

PLANNING COMMITTEE – 8TH OCTOBER 2014

SUBJECT: SITE VISIT - CODE NO. 14/0070/FULL - ST DAVID'S SERVICE STATION AND UNIT 9 PENGAM ROAD INDUSTRIAL ESTATE, PENGAM.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors H. Davies, L. Gardiner and A. Lewis.

Councillor D.V. Poole having previously declared an interest in that his son is related to the applicant by marriage did not attend the site visit.

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, N. George, Mrs J. Summers and J. Rogers (Principal Solicitor)
2. The Planning Committee deferred consideration of this application on 10th September 2014 for a site visit. Members and Officers met on site on Wednesday, 24th September 2014.
3. Details of the application to erect an extension to the retail section of the service station and relocate the valeting and car wash facilities at St David's Service Station and Unit C Pengam Road Industrial Estate, Pengam, Blackwood, NP12 3QY were noted.
4. Those present walked the site from both Pengam Road and St David's Industrial Estate and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the rear of the application site lies partly within the identified employment site at St David's Industrial Estate but the majority of the site is outside of that allocation. The site consisted of a petrol filling service station, shop, commercial vehicle sales showroom together with a two-bay jet wash and valeting business 9 starter units and three industrial units within the identified employment site. Members were advised that the relocation of the car wash facility adjacent to the existing petrol service station building and the construction of a three bay valeting building within the existing curtilage of Unit C2, C2A and C2B of St David's Industrial Estate had already been undertaken without the necessary planning consents. All works had now ceased on the site pending the determination of the Planning Committee. Officers confirmed that access and egress to the site could be obtained from both Pengam Road and St David's Industrial Estate.
6. Concerns were raised in relation to the noise levels generated by the car wash facility and the impact that its relocation had on the turning head to the rear of the site within the St David's Industrial Estate, which had been blocked by vehicles using the car wash. The Officer confirmed that the applicant had written to the operators of the car wash and advised that their lease would be withdrawn should they fail to keep the turning head clear and this practice had

stopped. The Officer also confirmed that the application would be conditioned to ensure that all activities remained within the confines of the site.

In relation to noise levels the Environmental Health Officer confirmed that when considering the sites existing use and its position within an industrial estate the levels of noise generated were considered to be acceptable, subject to condition, and therefore they raised no objection to the application. It was also noted that roller shutter doors would be attached to the back of the jet wash in order to secure the facility at night and discourage any anti-social behaviour.

7. Members discussed the impact of noise nuisance on neighbouring properties and the position of the nearest dwelling in relation to the jet wash facility was noted to be 72m away from the application site. The possible erection of acoustic fencing was discussed as a way to mitigate noise levels and Members requested that this option be discussed with the applicant and an update provided at the next Planning Committee meeting.
8. Officers confirmed that following advertisement to 9 neighbouring properties and a site notice being posted, 11 letters and 2 emails of objection (9 letters and 2 emails from the same person) had been received. Details of the objections are within the Officer's report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 10th September 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	M. Davies	Team Leader (Planning)
	G. Mumford	Senior Environmental Health Officer
	R. Crane	Solicitor
	L. Cooper	Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 24th September 2014