

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0306/FULL 18.04.2017	Seda UK Ltd Mr G Davies 1 Hawtin Park Gelli-haf Pontllanfraith Blackwood NP12 2EU	Construct new road junction, erect new gates, proposed loading bay extension, steel canopy and closed mesh boundary fence to site perimeter Seda UK Ltd 1 Hawtin Park Gelli-haf Pontllanfraith Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated at the entrance to Hawtin Park Industrial estate on the eastern side of Gelli-haf Road.

Site description: The application site is a large detached industrial building set within extensive grounds. It encompasses a large building clad in profile sheeting with servicing and delivery areas to the rear and car and lorry parking areas to the front. The site also includes large grassed areas to the front, side and rear of the building with access to the south.

Development: This application seeks full planning consent for the erection of a small loading bay extension to the front of the building, the creation of a new entrance junction on the eastern boundary of the site and the erection of a new boundary fence to the boundary of the site.

The loading bay extension will be six new roller shutter doors beneath a canopy with a new hard surface for trailers to park on. The new vehicular access will allow deliveries and distribution to access the site separately from the staff access to the site which will continue to use the southern access into the site. The fence is intended to improve security at the property. The original scheme included for fencing to the boundary of the site down to Gelli-haf Road but this has now been amended such that the fence on the western side of the building will be sited at the top of the steep embankment there.

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Dimensions: The loading canopy measures 27m wide by 24m deep by 4m high. The fence will be 2m high.

Materials: To match the host building with the fence being a weldmesh steel fence.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

08/0811/COU - Erect dormer extension to front and rear - Granted 29.11.06.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

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COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, an advisory note should be attached to any consent granted.

CONSULTATION

Transportation Engineering Manager - No objection.

Countryside And Landscape Services - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: One letter of objection was received.

Summary of observations: 1. The fencing off of all of the site is unacceptable as this would affect the character of the adjacent conservation area.
2. There is a right of way passing through the site and this should be retained.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application seeks minor alterations and improvements to an existing industrial and storage unit on an established industrial estate and as such the principle of the development is acceptable. The works would only improve the functioning of the site and would not have a detrimental impact on the amenity of the area. The new access would be acceptable from a highway safety perspective and sufficient parking would be retained for the use.

Comments from Consultees: No objections raised.

Comments from public: 1. The fence has now been amended such that it does not include the grassed embankment fronting onto Gelli-haf Road and it is considered that this adequately addresses the concerns of the objector.
2. There is no right of way through this site. There may be a desire line from the Coal Hole Public House to the estate, but this is not statutorily protected.

Other material considerations: None.

In conclusion the proposal is considered to be acceptable subject to conditions.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: A.01-rev1, A.02-rev1, A.03, A.04, R.1 and EX-OS A1.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Notwithstanding the submitted plans, no works shall commence on site until after full engineering details of the road layout with sections, street-lighting and surface water drainage etc have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 05) The area indicated for the parking of staff vehicles shall be maintained free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 06) The proposed means of access on both the existing and proposed junctions shall be laid out, constructed and maintained thereafter, with vision splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the adjacent footways shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 07) Any gates shall be located and fitted so as not to open out over the highway.
REASON: In the interests of highway safety.
- 08) The building shall not be occupied until the area indicated for the parking and turning of delivery vehicles has been laid out in accordance with the submitted plans to the satisfaction of the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and turning of delivery vehicles.
REASON: To ensure that adequate staff parking, and parking and operational space for HGVs visiting the site is provided.
- 09) The proposed new parking area for HGVs shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.
REASON: To ensure that adequate staff parking, and parking and operational space for HGVs visiting the site is provided.

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Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission:
CW2.

