

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0165/FULL 07.03.2017	T G Howell And Sons Limited Clifton Street Rogerstone Risca Newport NP10 9YU	Erect office extension to front and woodburning boiler system flues T G Howell And Sons Limited Clifton Street Rogerstone Risca Newport NP10 9YU

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application site is located on land adjacent to Clifton Street, Risca.

Site description: Sawmill and associated buildings.

Development: Retention of new office building and 3 flues serving woodburning boiler system.

Dimensions: The office building measures 14.1 metres in width, 4.2 metres in depth, with a height of 4.0 metres to ridge level.  
Each of the 3 flues measures approximately 6.8 metres in height.

Materials: Office building: Horizontal timber cladding walls, profiled metal sheet roof (green colour), and white upvc windows and doors.  
Flues: Metal.

Ancillary development, e.g. parking: Formalisation and creation of additional parking areas. 21 car parking spaces in total, including 2 disabled bays.

**PLANNING HISTORY 2005 TO PRESENT**

None.

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## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy SP6 (Place Making, CW2 (Amenity), CW3 (Design Considerations - Highways) and CW15 (General Locational Constraints).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

### CONSULTATION

Countryside And Landscape Services - Requests a condition to secure breeding bird provision on the office building in the interests of biodiversity enhancement in the area.

Rights Of Way Officer - Provide advice to the developer regarding a public right of way that crosses the site.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Provide advice to the developer regarding land drainage.

Transportation Engineering Manager - No objection subject to a condition requiring the parking area be formalised onsite within 3 months of the date of permission being granted.

Dwr Cymru - Provide advice to the developer regarding a public sewer that crosses the application site.

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### ADVERTISEMENT

Extent of advertisement: Ten neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: One letter of objection was received.

Summary of observations: Concerns that proposed office would over look rear of neighbouring properties, and concern that the wood burning system could have a detrimental impact on the air quality of the surrounding area.

### 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? Crime and disorder are not considered to be an issue for this application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. A condition will be attached to the permission in the interests of biodiversity, i.e. breeding bird provision.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application proposes to retain a timber clad office building and three flues to serve a wood burning boiler room. The development has been considered in accordance with local and national policy.

Policy CW2, which relates to amenity, states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy as the office building will have little impact on the amenity of neighbouring properties. Furthermore, the office use is compatible with the adjacent sawmill operation it will serve as well as the adjacent residential properties. It is not considered that the development represents over-development of the site as appropriate levels of parking can be provided, as well as operational space for the existing sawmill business.

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Policy CW3 relates to Highway Safety. The Transportation Engineering Manager raises no objection to the proposed development subject to a condition to formalise the car parking to serve the sawmill business. This will be controlled by way of condition.

In terms of the three wood burning boiler flues, these are considered acceptable in terms of their location, overall height and design. It is not considered that they will detract from the visual or residential amenity of the surrounding area.

Comments from Consultees: No objections subject to conditions and advice.

Comments from public: As the office building is situated to the side of No. 8 Clifton Street, a condition will be attached to the permission requiring the glazing in the two doors serving the office that face No. 8 to be obscurely glazed.

In terms of possible air pollution from the wood burning boiler stacks, any pollution aspects of the stacks is covered by an Environmental Permit.

Other material considerations: None.

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 areas indicated for the parking of vehicles shall be laid out in accordance with the submitted plans within 3 calendar months from the date of this consent, and those areas shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.

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- 02) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, house martin or Swift) on the new office extension at T G Howells and Sons Limited, Rogerstone, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new office extension hereby approved is first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

- 03) The doors facing no: 8 Clifton Street shall be glazed with obscure glass at all times.

REASON: In the interest of residential amenity.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, The Senior Engineer (Land Drainage), The Transportation Engineering Manager, The Council's Ecologist that are brought to the applicant's attention.

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: Policies CW2, CW3 and CW4.

