



PLANNING COMMITTEE – 10TH JUNE 2015

SUBJECT: SITE VISIT - CODE NO. 15/0087/COU – FORMER ROWECORD ENGINEERING, COMMERCIAL STREET, NEWPORT ROAD, PONTYMISTER, RISCA, NEWPORT, NP11 6EY

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

PRESENT:

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

Councillors N. George, A. Lewis and D. Rees.

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, J. Bevan, L. Gardiner, Mrs P. Griffiths and Mrs J. Summers
2. The Planning Committee deferred consideration of this application on 6th May 2015 for a site visit. Members and Officers met on site on Wednesday, 20th May 2015.
3. Details of the application to change the use to industrial coating/painting of steel with associated assembly and storage (use class B2), former Rowecord Engineering, Commercial Street, Newport Road, Pontymister, Risca, Newport, NP11 6EY were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that all unloading, loading, blasting, painting/coating and assembly would be undertaken within the existing building. The position of the blast booths and painting areas were confirmed and it was noted that the sites operations would be governed by condition and its hours of operation restricted in order to mitigate the impact on residential amenity. Schemes for lighting and dust mitigation would also need to be submitted by the applicant.
6. Members raised concerns in relation to the previous issues at the site including noise, dust and traffic movements in and out of the site, often at unsociable hours. The Local Ward Member having regard to the previous history of the site but without prejudice to the present application requested that consideration be given to attaching the following additional conditions to the granting of any permission.
 - (i) The replacement of the current chipping/gravel road surface to the rear of the site for a permanent road surface in order to mitigate dust generation.

- (ii) That the applicant agrees to maintain the trees and hedgerows on the boundary of the site to an acceptable level in order to prevent the overshadowing of adjacent residential dwellings.
 - (iii) The rear of the site is kept clean and tidy and free of any exterior storage in order to maintain the visual amenity of the local landscape.
 - (iv) That a delivery schedule be agreed with the Local Planning Authority prior to the commencement of any operations regulating the hours of delivery and the number of vehicles accessing the site, in the interest of residential amenity.
 - (v) That a traffic management plan be considered to re-orientate vehicle movements within and around the site to limit the impact on the neighbouring residential properties in the interest of residential amenity.
7. Officers confirmed that they would discuss the issues raised with the applicant and the outcome of these discussions would be reported at the next Planning Committee meeting. Further information on High Hedges Regulations and whether these could be applied in this instance would also be sought. Members were asked to note that increased acoustic protection within the building through noise attenuation insulation would also be the subject of an additional condition, the details of which would also be provided to the next Planning Committee.
8. Officers confirmed that following advertisement to 33 neighbouring properties, advertisement in the press and a site notice being posted, 12 letters of objection had been received. Details of the objections are within the Officer's original 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 6th May 2015 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	M. Davies	Principal Planner
	M. Noakes	Senior Engineer (Highway Development Control)
	C. Davies	Senior Environmental Health Officer
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 6th May 201