

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY, 23 MARCH 2016**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **GENERAL MATTERS - TO AGREE THE WORDING OF REFUSAL FOR PLANNING APPLICATION 053957 - DISPLAY RECYCLING LTD AT UNIT 8A – 8B, ANTELOPE INDUSTRIAL ESTATE, RHYDYMWYN**

1.00 APPLICATION NUMBER

1.01 053957

2.00 APPLICANT

2.01 DISPLAY RECYCLING LIMITED

3.00 SITE

3.01 UNIT 8A-8B,
ANTELOPE INDUSTRIAL ESTATE, RHYDYMWYN

4.00 APPLICATION VALID DATE

4.01 31/07/2015

5.00 PURPOSE OF REPORT

5.01 To agree the reason for refusal of planning application 053957 following a resolution for refusal of planning permission at the Planning and Development Control Committee meeting on 24th February 2016.

6.00 REPORT

6.01 A resolution was made to refuse application 053957, Unit 8a-8b, which sought to vary condition 4 of planning permission 043879 to extend the hours that deliveries can be made to the premises from 08:00-18:00 hrs to 07:00-19:00 hours and associated outdoors working.

- 6.02 Concern was expressed by the Committee that the extra time being requested would mean that more feedstock would be brought into the site without any evidence that it would be processed and removed, and therefore risks adding more material to the existing mounds of processed and unprocessed glass and steel currently occupying the rear of the premises.
- 6.03 The operator is currently in breach of a planning condition governing the height of the storage mound, and the consequence of this is that the lack of space is having knock on effects to the operations, causing further non-compliance, such as unloading HGVs at the front of the premises due to a lack of space at the rear of the premises, which is giving rise to noise being experienced at distant properties at a level more noticeable than would otherwise be the case compared with unloading at the rear of the premises.
- 6.04 Glass is being spilled on the private access road and any dust generated as a result of loading and unloading activities at the front of the premises is not subject to dust suppression sprays, and material held at the front and side of the premises is detracting from the visual amenity. Other concerns were raised regarding contamination arising from the stored materials and liabilities for removal and clean up in the event that the operator cease trading.
- 6.05 It is proposed that the following wording be used on the decision notices for applications 053957.

Reason for Refusal of 053957 Unit 8:

- 6.06 The proposed increase in delivery hours and outside working has the potential to increase the duration of delivery handling practices and an increase in materials put into open air storage which are causing poor operating practices in breach of existing planning controls. This risks giving rise to a detrimental impact on the local environment and amenity, and the potential for increased noise disturbance, and is therefore contrary to Flintshire Unitary Development Plan Policies GEN1 General Requirements for Development, EWP8 Control of Waste Development and Operations, and EWP 13 Nuisance.

7.00 RECOMMENDATIONS

- 7.01 That the Planning and Development Control Committee approves the reasons for refusal given above for application 053957.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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