

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 053959 - DISPLAY RECYCLING LTD AT UNIT 6, ANTELOPE INDUSTRIAL ESTATE, RHYDYMWYN**

1.00 APPLICATION NUMBER

1.01 053959

2.00 APPLICANT

2.01 DISPLAY RECYCLING LIMITED

3.00 SITE

3.01 UNIT 6, ANTELOPE INDUSTRIAL ESTATE, RHYDYMWYN

4.00 APPLICATION VALID DATE

4.01 31/07/2015

5.00 PURPOSE OF REPORT

5.01 To agree the reasons for refusal of planning application 053959 following 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 053959, Unit 6, which sought to vary conditions 3 and 4 of planning permission 048179 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. This is a sister premises to unit 8a-8b which is located to the immediate south, which is operated by the same organisation. Unit 6 is a waste electrical and electronic equipment recycling centre, and any glass TV and monitor screens recovered are sent to Unit 8a-8b as a feedstock for glass recycling.

6.02 Concerns were expressed that an increase in the output of glass from Unit 6 would increase the quantity of feedstock to neighbouring Unit 8a-8b, and would in turn add to the material held in storage and exacerbate environmental, noise and amenity impacts arising from non-compliances at Unit 8a-8b. Concern was also expressed about loading and unloading taking place outside of the designated areas, and if done during the proposed extended period could give rise to adverse amenity impacts, such as noise.

6.03 It is proposed that the following wording be used on the decision notice for application 053959.

Reason for Refusal of 053959 Unit 6:

6.04 The proposed increase in delivery hours and outside working has the potential to increase the duration of delivery handling practices at the premises and an increase in materials put into open air storage at the adjacent Unit 8a-8b 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, 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 reason for refusal given above for application 053959.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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