

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **20<sup>TH</sup> APRIL 2016**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF JOINERY WORKSHOP AT ‘JOINERY YARD’, VALLEY ROAD, FFRITH**

**APPLICATION NUMBER:** **054266**

**APPLICANT:** **MR BRETT JEFFERIES**

**SITE:** **‘JOINERY YARD’, VALLEY ROAD, FFRITH**

**APPLICATION VALID DATE:** **7/9/2015**

**LOCAL MEMBER:** **COUNCILLOR H.T. ISHERWOOD**

**TOWN/COMMUNITY COUNCIL:** **LLANFYNYDD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **REQUESTED BY THE LOCAL MEMBER DUE TO FLOODING CONCERNS**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 Planning permission is sought for the erection of a joinery workshop at ‘Joinery Yard’, Valley Road, Ffrith. The building replaces one damaged by fire and the main issues for consideration are the impact on the public footpath, drainage and noise.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

**2.01 Conditions**

1. Time limit on commencement
2. In accordance with plans and particulars
3. Hours of operation

4. Surface water drainage details to be approved prior to commencement.
5. Adequate facilities to be provided and retained within the site for the loading, unloading, parking and turning of vehicles

### **3.00 CONSULTATIONS**

#### **3.01 Local Member**

Councillor H T Isherwood

Requested Planning Committee determination with a site visit due to drainage concerns.

Llanfynydd Community Council

No response received at time of writing.

Head of Assets and Transportation

Recommend a condition relating to parking and turning.

Head of Public Protection

Assessed the noise reports and the insulation etc proposed for the new structure. Confirm that there have been no complaints about this existing operation. However, in order to keep the potential for noise to a minimum would recommend that hours of operation are controlled and are limited to what is proposed by them in the application form, which are as follows:

1. Hours of operation are limited to:  
09.00hrs to 17.00hrs Monday to Friday  
No working on Saturdays, Sundays and Bank Holidays

Rights of Way

Public Footpath 14 crosses the site but is unaffected by the development. The path must be protected and free from interference from the construction.

FCC Engineering (Drainage)

The proposed development shows no increase in hard-standing area when compared to the existing site layout. On this basis, there would be no increase in run-off rates generated from the proposed development when compared to the existing set-up. A soak-away is proposed, which should offer an amount of betterment. However, given the nature, scale and details of the proposed development we would have no reason to object to the development on the basis of increasing surface water flows off site.

Coal Authority

Standing advice is relevant – issue advisory note.

Welsh Water/Dwr Cymru

No comments to make.

Natural Resources Wales  
No objection.

Clwyd-Powys Archaeological Trust  
There are no archaeological implications for the proposed development at this location.

CADW  
No comments to make on the proposed development.

#### **4.00 PUBLICITY**

- 4.01 Site Notice and Neighbour Notifications  
Objections received from two local residents on the following grounds:
- Disposal of surface water; and
  - Visual impact.

#### **5.00 SITE HISTORY**

- 5.01 No planning history.

#### **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
Policy GEN1 – General Requirements for Development  
Policy AC18 – Parking Provision and New Development  
Policy EWP13 – Nuisance

#### **7.00 PLANNING APPRAISAL**

- 7.01 Introduction  
Planning permission is sought for the erection of a joinery workshop at 'Joinery Yard', Valley Road, Ffrith.
- 7.02 The proposal is to erect a single storey industrial style building to replace an existing building that was destroyed by fire. The proposed building is smaller than the old building and measures 18.2 metres by 17.9 metres. This results in a building of approximately 326 sq. metres. The building has a height of 4.8 metres to the eaves and 7.8 metres to the ridge. The application form and drawings submitted state that the building will be clad in green plastisol coated steel sheeting with a roller shutter door on the south east elevation.

7.03 Main Issues

The main issues with this application are the impact on the public footpath, noise and drainage. Public footpath No. 14 crosses the site and as originally submitted, the position of the proposed fence would have enclosed some or all of the public footpath. The applicant was advised of the situation and asked to relocate the security fence back towards the buildings, which amended plans now clearly show. Rights of Way Officers were re-consulted and have confirmed that Public Footpath 14 crosses the site but is unaffected by the development.

7.04 In terms of potential noise, the applicant is currently using the old office building on the site as a small workshop with associated sawdust extraction system. The existing office building is inadequate for their needs because of the lack of space for all their equipment and storage of raw materials etc., resulting in this planning application. Public Protection Officers are satisfied that the proposed insulated structure and layout will prevent noise affecting the amenity of nearby residences. The doors are at the North end of the proposed building facing away from residential properties and the sawdust extraction unit will also be positioned on the North facade and will be enclosed in an acoustic enclosure. For these reasons, Public Protection Officers consider the proposal to be acceptable and in order to provide further reassurance, have recommended that a condition is imposed limiting hours of operation.

7.05 With regards to drainage there is an existing soakaway within the site, which the adjoining landowner considers to be insufficient as he considers that water discharges onto his land. Drainage Engineers have visited the site and are of the opinion that the proposed soakaway shown on the proposed plans should offer some betterment. This is difficult to fully assess without further information so it is appropriate to impose a condition for full details of the surface water drainage to be submitted prior to the commencement of works.

7.06 All of these matters have resulted in further consultations with the relevant departments who have now received enough information to confirm that they are satisfied with the proposed development, subject to the imposition of appropriate planning conditions.

7.07 Visual amenity

In terms of appearance the proposed building is an industrial style building that is appropriate for the application site and will be clad in green in order to minimise any possible visual impact. The proposed building has a footprint that is considerably smaller than the original building and will be built on the existing concrete base.

## **8.00 CONCLUSION**

- 8.01 The proposal is considered acceptable in principle and detail subject to appropriate conditions as recommended above
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention, and has had due regard to its public sector equality duty under the Equality Act 2010.

### **LIST OF BACKGROUND DOCUMENTS**

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

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