



PLANNING & DEVELOPMENT COMMITTEE

21 JANUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1072/10 (KL)
APPLICANT: Tubex Ltd,
DEVELOPMENT: Erection of a detached building to be used for warehousing (Amended red line boundary received 03/12/2020).
LOCATION: UNIT 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA
DATE REGISTERED: 03/12/2020
ELECTORAL DIVISION: Aberaman South

RECOMMENDATION: Approve

REASONS: The proposal relates to the construction of an additional industrial building which would be used for storage purposes in association with an existing industrial unit on Aberaman Park Industrial Estate. The building would provide improved facilities for the operational requirements of the business.

The building is considered to be acceptable in terms of its siting, scale and design and it would not have an adverse impact upon the character and appearance of the site and surrounding area or upon the nearest neighbouring occupiers.

The proposal would not result in any additional employees as a result of the development and the existing access and parking arrangements are considered to be acceptable. The Council's Highways and Transportation section have not raised any objection to the proposal in this regard.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

Full planning permission is sought for the construction of a new industrial building on land immediately adjacent to an existing industrial unit on Aberaman Park Industrial Estate, Aberaman. At the time of the officer's site visit, it was clear that the construction of the building had mostly been undertaken and so permission is sought for the retention and completion of the building.

The building has been constructed to the north of Unit 12 to 14 (Tubex Ltd) Aberaman Park Industrial Estate. It measures 15.05 metres in width by 40.2 metres in depth with a pitched roof design that measures 7.8 metres in height to the ridge and 5.4 metres to the eaves. Externally, the building has been finished with steel trapezoidal sheet metal wall panel cladding and PVC tarpaulin (industrial grade standards). Access to the building is via a roller shutter door to the front elevation.

The building would be used for storage/warehousing purposes only (in association with the existing industrial unit).

The application is accompanied by the following:

- Planning Statement;
- Building Specification Brochure.

SITE APPRAISAL

The application site relates to a broadly rectangular shaped parcel of land which is situated to the north of and within the grounds of an existing industrial unit (units 12 to 14) on an established industrial estate in Aberaman. It is relatively flat in ground profile and is largely screened from the surrounding area by its position at the north-western corner of the industrial estate and by a number of trees and vegetation along the A4059 to the north and west.

The site is accessed via an existing internal estate road to the eastern boundary. Parking for the wider site is situated to the front of the existing unit and on a parcel of land opposite the site.

PLANNING HISTORY

20/0743/10: UNIT 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA
UNIT 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDAR, CF44 6DA
Proposed 'lantern' roof alteration to allow installation of new machinery within warehouse
Decision: 21/09/2020, GTD

20/0865/10: UNIT 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA
Installation of a semi-permanent building to store products assisting with COVID-19.
Decision: Undecided (Invalid)

PUBLICITY

The application has been advertised by means of direct neighbour notification to the nearest neighbouring property and through the erection of a number of site notices in the vicinity of the site. No letters of objection or representation have been received as a result of this process.

Further consultation was undertaken following the submission of an amended red line boundary plan however, no letters of objection or representation had been received at the time of writing this report.

CONSULTATION

Flood Risk Management: No objection raised or condition suggested in relation to surface water flood risk as this will be managed by both building regulations and Schedule 3 of the Flood and Water Management Act 2010.

Highways and Transportation: No objection raised or condition suggested

Public Health and Protection: No objection, subject to conditions relating to noise, dust and waste. Further conditions are suggested in relation to contaminated land.

Welsh Water: The proposal does not involve discharge to a public sewer and Welsh Water do not have any comments to make in relation to the proposal.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located within the defined settlement boundary and is not allocated for any specific purpose. The following policies are considered to be relevant to this application:

Policy CS1 - emphasis on building strong, sustainable communities which will be achieved by promoting commercial development in locations which will support and reinforce the roles of the Principal Towns and Key Settlements.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA26 - supports development that will contribute to the achievement of the Cynon Valley River Park Strategy.

Supplementary Planning Guidance

Design and Placemaking

Access Circulation and Parking

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to the construction of a detached industrial building that is located immediately adjacent to an existing industrial unit on an established industrial estate in Aberaman. The building would be used for storage purposes in association with the existing unit and, given that there are a number of different industrial units and industrial uses in the immediate vicinity, the principle of the proposal is considered to be acceptable, subject to consideration of the following material planning considerations:

Impact on the character and appearance of the area

The building has been constructed to the north of an existing industrial unit and, due to its corner position and the location of trees along the northern and western boundaries, it is not considered to be highly visible from the surrounding area. The building is of an acceptable scale and design and is in-keeping with the scale and design of other industrial units in the wider industrial estate. As such, it is not considered to have an adverse impact upon the character and appearance of the surrounding area.

Impact on residential amenity and privacy

The building has been constructed within a secluded corner of an existing industrial estate and it is not considered that it would have any impact upon any surrounding unit or neighbouring occupier. Indeed, the nearest units form part of the existing industrial estate and are situated approximately 70 metres to the east and approximately 75 metres to the south-west.

Access and highway safety

The application has been assessed by the Council's Highways and Transportation section in order to determine the potential impact of the proposal upon highway safety in the vicinity of the site. An objection was originally raised in relation to insufficient off-street car parking however, following discussions with the applicant, an amended red line boundary plan was submitted which indicates a separate parking area immediately opposite the site (the necessary notice has been served on the landowner). The Council's Highways and Transportation section consider this to be acceptable and, taking into account that the proposal will not increase staff numbers, the original objection raised has been withdrawn. As such, the proposal is considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site.

Other Issues:

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

Drainage

The proposal would result in the construction of a building that would be greater than 100m² and the applicant will therefore be required to submit a separate application for sustainable drainage approval prior to works taking place. As indicated previously, the building has already been constructed however no application has been made for sustainable drainage approval. This issue is currently being dealt with by the Sustainable Drainage Approval Body however, as it is separate to the planning process, the planning application cannot be refused on this basis.

The Council's Flood Risk Management team have not raised any objection to the proposal and have not recommended any conditions.

Public Health

The application has been assessed by the Council's Public Health and Protection division who have recommended a number of conditions in relation to hours of operation, noise, dust and waste. Whilst these recommendations are noted, the issues outlined above are better dealt with by separate Environmental Health legislation and it is not considered necessary to duplicate these issues in planning conditions.

It is also indicated that the site is located within 250m of a landfill and the Public Health and Protection division consider that there is potential for contamination to exist on site. However, taking into account that the building has already been constructed and that no ground works were necessary to facilitate the building (as indicated in the building specification brochure and confirmed by the applicant), no contaminated land conditions are necessary in this instance.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the development, the impact it would have upon the character and appearance of the site and surrounding area, the impact

it would have upon the amenity and privacy of the nearest neighbouring occupiers and in respect of the impact it would have upon highway safety in the vicinity of the site.

RECOMMENDATION: Grant