

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No: P/2017/0898 **Grid Ref:** 305895.32 261864.02

Community Council: Llandrindod Wells **Valid Date:** 04/08/2017 **Officer:** Tamsin Law

Applicant: Powys County Council

Location: Household Waste Recycling Centre Waterloo Road Industrial Estate
Llandrindod Wells Powys LD1 6BH

Proposal: Section 73 application to vary condition 2 of planning approval
RAD/2007/0520 in regards to the approved plans

Application Type: Application for Removal or Variation of a Condition

The reason for the update

Comments have been received from Cllr Gary Price the local member for the area.

Representations

Cllr Gary Price

As the Local Member for the area that this application is situated It is normal practise that the Local Member is notified that a planning application has been received giving them the right to exercise that it be called in on planning grounds and determined by the Councils Planning Committee, and make comment. I note that the application was received on 4th August 2017 and I've to date not received any notification in relation to this application. I however acknowledge that I was suspended at the time and accept that that may well be the reason why. However, I still would have expected some notification following the end of my suspension and enquire if this should have been the case?

I also note that the above application is listed for determination by the Planning Committee on Thursday, 5th October 2017 and again I've not received any notification from the Planning Department allowing me my right to address the committee should I wish. Again I enquire why?

I also highlight that the committee report on page 2 under Local Councillor states: - *"No comment received by Development Management at the time of writing this report."*
How could I comment if not notified?

Again the committee report on page 4 under background states:- *"The current Recycling Centre is open to the public (08:00 – 18:00 Monday to Friday, 09:00 – 17:00 Saturday and Sunday, and no public access on bank holidays) and has been in operation since approximately 2008 and currently accepts a variety of household/municipal waste, such as*

cardboard, glass and aluminium etc. Works vehicles currently access the site between 08:00-17:00 Monday to Saturday.”

This is incorrect and misleading as the current Recycling Centre was open 24/7 the whole year and needs correcting publically.

I respectfully ask that the application therefore be deferred given that errors have be made and that due process in line with Council protocols haven't been adhered to.

Finally, I note from the Press Statement:- <http://www.powys.gov.uk/en/communications/view-council-news/news-article/article/4984-new-household-waste-recycling-centre-to-open-this-week/> that the site will be operational from the 4th October 2017 and the day prior to the Powys CC Planning Committee determining its own application on the 5th October 2017. Given the conditions listen within the committee report on page 6 (namely conditions 5, 6, 7 and 8) should the site be operational from the 4th October 2017 Powys County Council would be doing so retrespectfully and pre determining the decision of its own Planning Committee. Again, I respectfully ask that the site doesn't become operational until such time as the Planning Committee determine application P/2017/0898 and written notification received.

Officer Appraisal

In light of comments received form the Local Member this report provides clarification on the original Committee Report.

When originally granted consent the site was not restricted by hours of operation and could be used any time of the day, any day of the week. A planning application was received in 2015 which sought a variation of condition to change delivery hours and the application also limited the operating hours of the site and this was granted consent subject to conditions.

These conditions have been duplicated as part of this consent in order to ensure that the impacts on residential amenity are limited.

The application currently being determined seeks consent to replace the existing fence with a fence 3 metres in height. The fence is to be constructed from material that will reduce noise impacts on the surrounding area.

Recommendation

Whilst the addition of this fence would raise the fence line by 1 metre it is not considered that this, would have any adverse impacts upon residential amenity. There is a variety of different fencing styles in the surrounding area and the proposed fences would not be incongruous, and would also help to bring more control to the site and minimise the potential for people accessing the site at unsociable hours and/or fly tipping at the site. The proposed fence would also aid in reducing noise impacts on the surrounding area. In light of this the application is recommended for approval.