

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 18/0544/FUL **Grid Ref:** E: 316249
N: 294550
Community Council: Abermule And Llandyssil **Valid Date:** 03.10.2018
Community

Applicant: Mr Gareth Pugh

Location: G M Profiles, Station Yard, Abermule, Montgomery, Powys SY15 6NH

Proposal: Erection of lean-to extension to existing warehouse

Application Type: Full Application

The reason for Committee determination

This application is submitted by a County Councillor.

Site Location and Description

This site is accessed via a private access road off the B4368 classified highway and is located directly adjacent to the rear of the existing warehouse building occupied by G M Profiles. The application site is currently used as a storage area for equipment, materials and implements.

This application seeks consent for the erection of a lean to extension to the existing warehouse. The proposed extension will measure approximately 32.9 metres in length, 9.6 metres in width, 6 metres in height to the eaves and 98 metres in height to the ridge.

Consultee Responses

Consultee	Received
Community Council	7th Nov 2018
Unable to make comment as Council were not quorate	
Building Control	19th Oct 2018

Please be aware that Building Regulations approval will be required.

Wales & West Utilities - Plant Protection
Team

26th Oct 2018

Station Yard, Abermule, MONTGOMERY, Powys, SY15 6NH

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities have no objections to these proposals, however our apparatus may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

Wales & West Utilities apparatus may be directly affected by these proposals and the Information you have provided has been forwarded to Asset Management for their comments. If Wales & West are affected an Engineer will then contact you direct.

Please note this is in regard only to those pipes owned by Wales & West Utilities in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned may be present in this area and information with regards to such pipes should be obtained from the owners.

Wales & West Utilities - Plant Protection
Team

5th Dec 2018

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Highway Authority

12th Nov 2018

HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 30 Cars/Light Goods Vehicles together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

Environmental Health

23rd Oct 2018

Environmental Protection has no objection to the application.

County Ecologist

31st Oct 2018

Thank you for consulting me with regards to planning application 18/0544/FUL which concerns an application for the erection of a lean-to extension to existing warehouse at G M Profiles, Station Yard, Abermule.

I have reviewed the proposed plans, aerial images as well as local records of protected and priority species and designated sites within 500m of the proposed development.

The data search identified 108 records of protected and priority species within 500m of the proposed development with no records found for the site itself. Species recorded

within 500m of the proposed development include brown long eared bat, hare, house sparrow and grass snake.

Two statutory designated sites were identified within 500m of the proposed development;

- SAC - Montgomery Canal approximately 425m from the proposed development site
- SSSI - Montgomery Canal approximately 425m from the proposed development site

No non-statutory designated sites were identified within 500m of the proposed development.

Having taken into account the location of the designated sites in relation to the proposed development and the nature of the works proposed it is considered that there would be no likely negative impacts directly or indirectly to the designated sites and/or their associated features.

The proposed development is located on the site of an existing warehouse building and is likely to impact areas of hard standing which is a habitat considered to be of low ecological value.

Bats - European Protected Species

Given that the proposed development impacts an existing building, consideration has been given to the potential for the structures to support roosting bats - bats being a European Protected species.

Having reviewed the site photos it is considered that the existing building lacks suitable features to support roosting bats. The building is a steel portal warehouse with roof lights that offers negligible opportunity for bats to utilise the existing structure for roosting. Therefore it is considered that the proposed development will not result in impacts to or the loss of features or habitat suitable for use by roosting bats.

Having reviewed the submitted information and the nature of the proposed development it is considered that there is negligible potential for negative impacts to biodiversity at the proposed development site or in the wider environment

Cadw

23rd Oct 2018

Thank you for your consultation. Our records show there are no scheduled monuments or registered parks and gardens affected by the proposed development. We therefore have

no comments to make.

Clwyd Powys Archaeological Trust

18th Oct 2018

I can confirm that there are no archaeological implications for the proposed development at this location.

Representations

A public site notice was displayed at the site on the 19th of October 2018. No third party representations have been received by Development Management at the time of writing this report.

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN4	Retail and Commercial Development		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
TAN23	Economic Development		National Policy
TAN24	The Historic Environment		National Policy
SP2	Employment Growth		Local Development Plan 2011-2026
SP5	Settlement Hierarchy		Local Development Plan 2011-2026
SP7	Safeguarding of Strategic		Local Development

	Resources and Assets	Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM6	Land Drainage	Local Development Plan 2011-2026
DM10	Contaminated and Unstable Land	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
E2	Employment Proposals on Non-Allocated Employment Sites	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Principle of Development

In accordance with LDP policy E2, proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:

1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.

3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

This application is for the extension of an existing industrial building within the settlement development boundary of Abermule and has a site area of less than 0.5Ha. The proposed extension is considered to be subservient in scale, height and mass relative to the existing commercial building on site.

In light of the above, it is considered that the proposed development fundamentally complies with policy E2 of the Powys Local Development Plan 2018.

Scale, Design and Appearance

Policy DM13 of the Powys Local Development Plan seeks to ensure that development is designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail. Developments should not have an unacceptable detrimental impact upon the amenities enjoyed by the occupants or users of nearby properties by means of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

The proposed extension measures approximately 32.9 metres in length, 9.6 metres in width, reaching a ridge height of approximately 8 metres. The proposed extension has a pitched roof. The walls will be clad in preformed metal cladding (green) whilst the roof will be clad in fibre cement sheets (natural grey). Officers consider that the proposed extension is acceptable in terms of scale, siting and external appearance and therefore will not adversely affect the character and appearance of the existing building or surrounding area. For the reasons stated above, it is considered that the proposal is in accordance with policy DM13 of the Powys LDP.

Residential Amenity

LDP policy DM13 seeks to safeguard the amenities enjoyed by occupants of existing and proposed properties.

The existing warehouse accommodates a steel fabrication business with residential properties located within close proximity of the existing building (nearest dwelling being approximately 45 metres to the south east). Environmental Health has been consulted and raised no objection to the proposed development.

Officers consider that the proposed extension is sited as such that the proposal would not have an unacceptable adverse impact upon the amenities enjoyed by the occupants of the nearest residential neighbouring properties. In light of the above and Environmental Health observations, Officers consider that the proposed development is in accordance with policy DM13.

Highways Safety and Movement

Policies DM13 and T1 of the Powys Local Development Plan 2018 states that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon the network and mitigate adverse impacts.

The Highway Authority has been consulted and raised no objection to the proposed development subject to the recommended condition being attached to any planning permission in order to secure the implementation of onsite parking as detailed on the submitted plans. Officers consider that the proposed access and parking arrangements are acceptable and the proposed extension would not result in the loss of any turning or parking area associated with the existing business.

In light of the above, Officers consider that the proposed development is in accordance with planning policy, particularly policy DM13 and T1 of the LDP, Technical Advice Note 18 and Planning Policy Wales.

Ecology and Biodiversity

LDP policy DM2 indicates that development proposals should demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site. Proposals which unacceptably affect protected species or designated sites will not be supported. This is echoed within Technical Advice Note 5 and PPW.

The County Ecologist has been consulted and raised no objection to the proposed development stating that there is negligible potential for negative impacts to biodiversity at the proposed site or in the wider environment. The proposed site is located approximately 425 metres from the Montgomery Canal SSSI/SAC. The Ecologist considers that there would be no likely significant impacts directly or indirectly to the designated site and/or their associated features.

In light of the above, Officers consider that the proposed development is in compliance with policies DM2 and DM13 of the Powys LDP, Technical Advice Note 5 and PPW.

RECOMMENDATION

Officers are satisfied that the proposed development complies with the relevant policies within the Powys County Council Local Development Plan as considered above. The recommendation is therefore one of conditional consent subject to the conditions as set out below.

Conditions

1. The development shall begin not later than five years from the date of this decision.

2. The development shall be carried out in accordance with the following approved plans and documents (Existing and Elevation, Proposed Elevations, Proposed Plan, 929/18/1, 929/18/2)

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.

Case Officer: Bryn Pryce, Planning Officer
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