

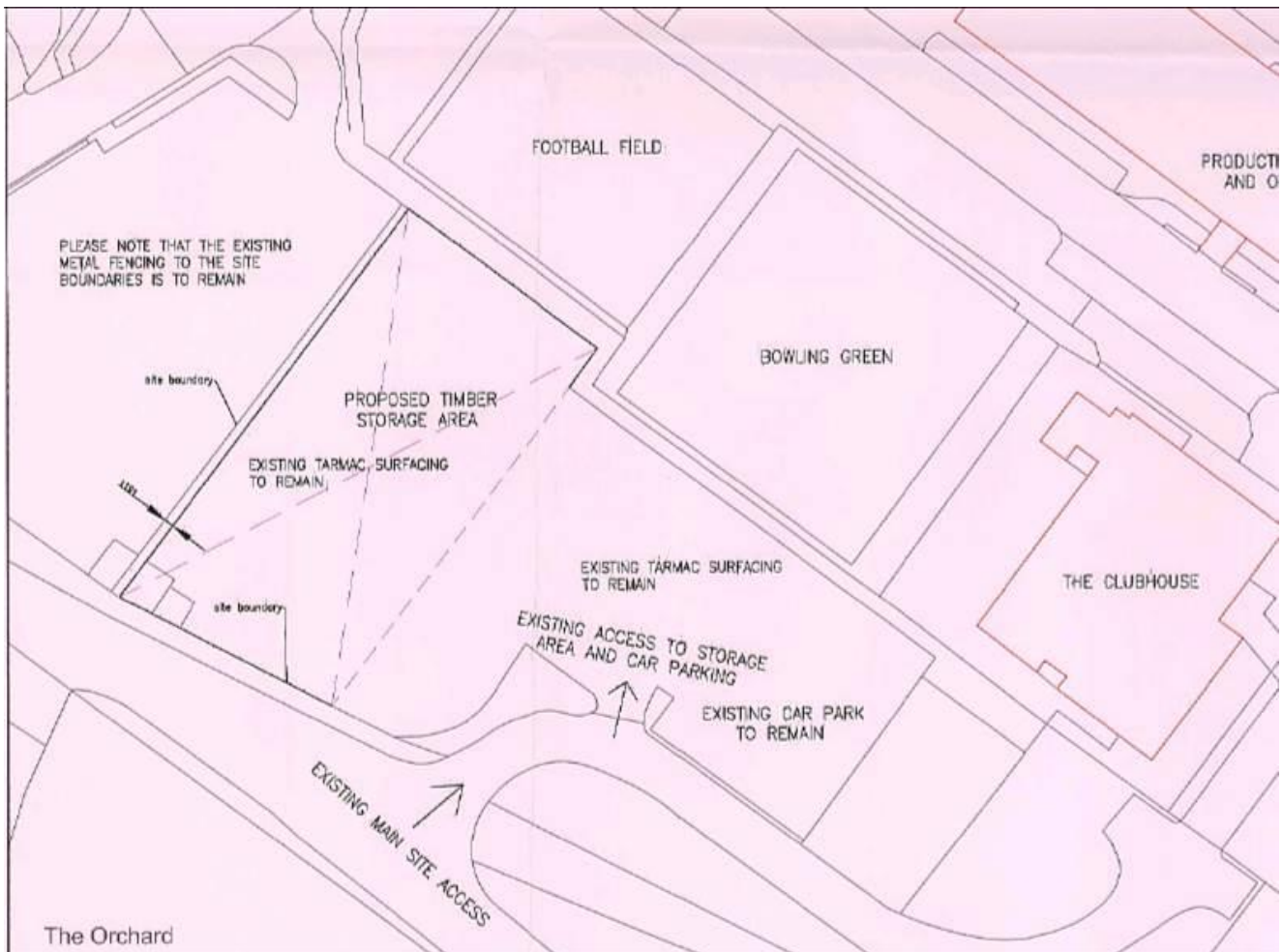
CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council					✓
Local member(s)				✓	
Highways					
Public Protection					
Natural Resources Wales					
Welsh Water					
Other					
Neighbours					✓

RELEVANT HISTORY	P/2019/0487 Change of land to industrial use Granted 4/12/2019 P/2021/0217 Biomass building Current
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	✓	✓	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
26 Employment development and landscaping		✓

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity				
Design		✓		
Highway safety				
Parking				
Conservation/LB				
Ecology				
Trees				
Other				



OBSERVATIONS:

The condition referred to restrict the height of pallets stored near the entrance to the site. It restricts the height to 3 metres which is the height of security fencing, but the applicants request 6 metres which they state is the normal height for pallet storage.

In view of the prominent height close to the site entrance with dwellings opposite it is considered that 6 metres would be excessive for this location. A possible variation to 4 metres when supplies are plentiful could be applied for as an alternative.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106	