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46/2017/0944

Scale: 1:1250

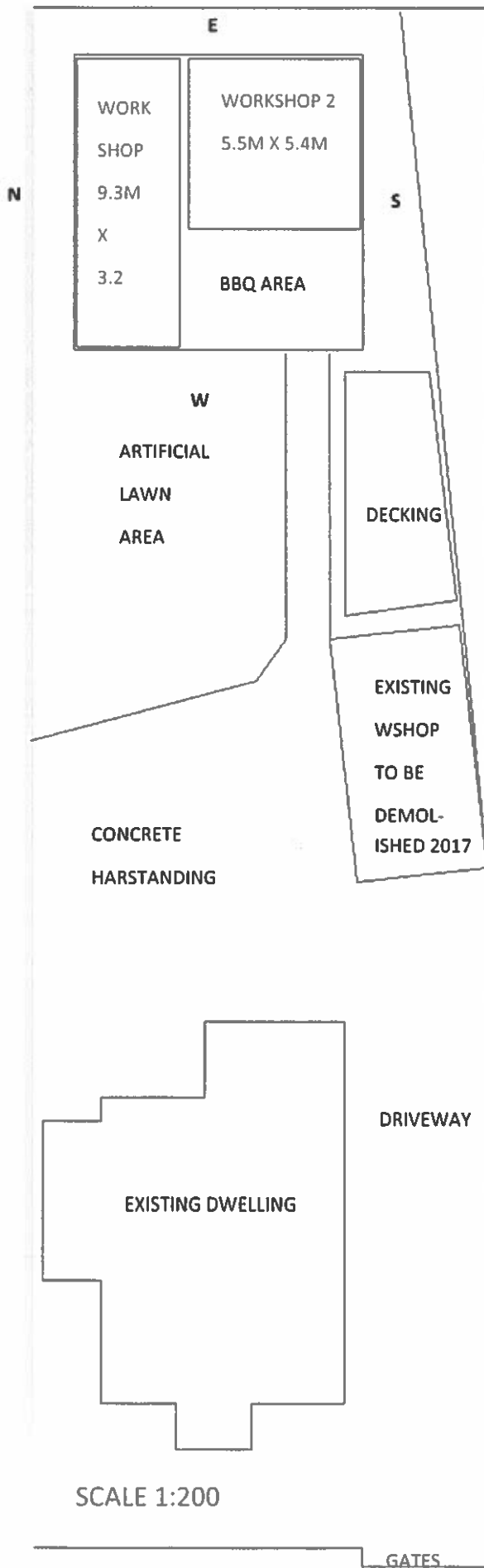
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SITE / FLOOR PLAN

FLOOR PLAN QUEENSLAND HOUSE



Areas in blue text are new buildings comprising of concrete blocks and render (to be completed 2017)

Roof structure wooden with galvanised roofing sheets

Total area of both buildings under 30m² each

Workshop one has windows front and rear and a upvc French door to the side leading onto the bbq area

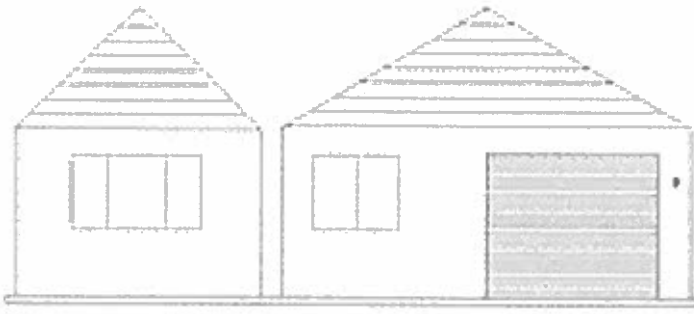
Building no two has an insulated roller shutter door to the front and a window to the side

SCALE 1:200

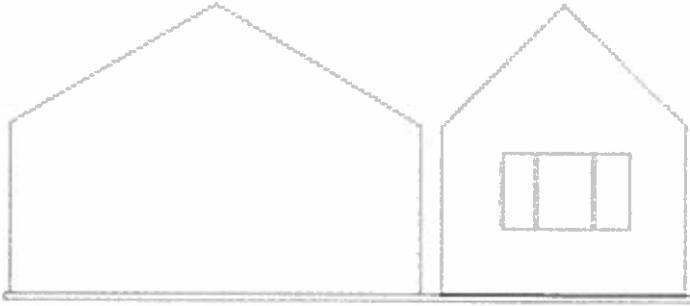
GATES

ELEVATION PLANS

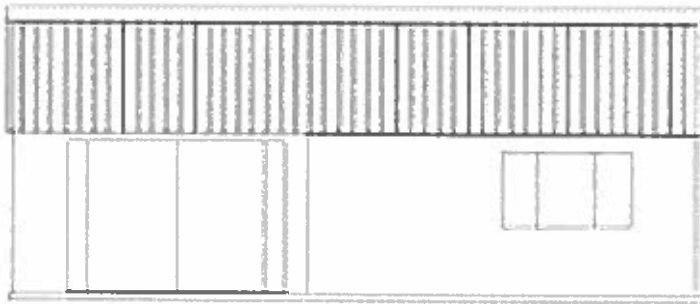
Queensland house workshops



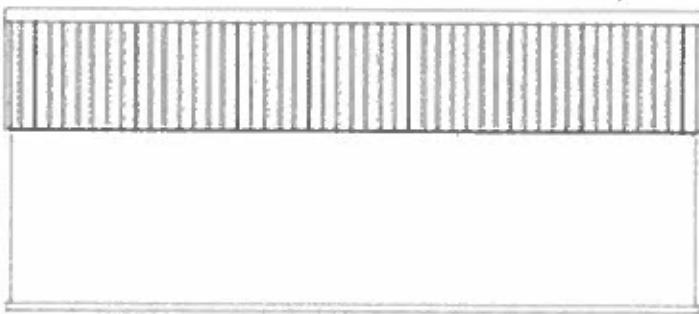
West elevation



East elevation



South elevation



North elevation

Buildings are 4m high from FFL to ridge cap

The over hang on workshop 2 creates the under-cover BBQ area

Scale 1:100

WARD : St Asaph West

WARD MEMBER(S): Cllr Peter Scott (c)

APPLICATION NO: 46/2017/0944/ PC

PROPOSAL: Retention of existing sheds used as a workshop (B1 light industrial use) and for personal use (retrospective application)

LOCATION: Queensland House The Roe St Asaph

APPLICANT: Mr Peter Hellyer

CONSTRAINTS: C1 Flood Zone

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

ST ASAPH CITY COUNCIL

'City Council Feedback regarding 46/2017/0944

1. We understand this request was originally opposed by the people that lived around the property.
2. We understand Bill Cowie took it to DCC Planning some years ago and it was delayed for further investigations, what was the outcome of this investigation?
3. We believe it should go back to DCC Planning to be reviewed again as this area should not be used for light industrial use.
4. Local residents have been suggesting there are smells of paint spraying of vehicles coming from within the building. Is there a lack of proper filtration systems?
5. The City Council would like this application to be reviewed again by DCC Planning as we object on the above grounds.'

NATURAL RESOURCES WALES

Flood Risk

The site lies entirely in Zone C1 as defined by the Development Advice Map (DAM) referred to within TAN15: Development & Flood Risk. NRW Flood Map information also confirms that the site lies within the extreme flood risk outline and Historic Flood Event information indicates that the site has been affected by flooding, most recently in November 2012.

NRW are in the process of completing an improved Flood Risk Management Scheme in St. Asaph, that will on completion, provide improved flood protection to existing properties and residents of St. Asaph. Whilst the improved flood defences will deliver significant flood risk improvements, it will not completely eliminate flood risks.

The retrospective planning application seeks approval to allow for a new "less vulnerable" development (see Figure 2 of TAN15) to be established within the rear garden of the property. NRW are of the view that the provision of additional commercial/light industrial units would constitute an increase in development density since it would be in addition to the existing residential unit, which would remain. Given the potential flood risks at this site, and recognising that development has already been completed, it is probable that the new premises would not

be able to comply with the requirements of Table A1.14 of TAN15. In particular, NRW would be concerned that the premises could, without the need for further planning permission, be sold to a separate owner, thereby increasing the number of people affected in the event of a flood. Additionally, it could set a precedent whereby additional commercial premises could be created within flood-zones, without considering compliance with TAN15.

Notwithstanding the above, NRW recognise that the development is relatively limited in scale and seeks approval to establish 60m² of new "less vulnerable" development. In addition, the development will result in the demolition of an existing workshop building, which from a flood risk perspective will partly offset the risks associated with the two replacement workshop units. In these circumstances, and in the absence of a Flood Consequences Assessment (FCA), your Authority may consider the flood risks to be acceptable on the basis of the Applicant being informed of the potential flood risks.

In light of the above, NRW recommend appropriate controls should be applied on any planning approval to ensure that the commercial/light industrial workshops are not sold / operated separately to the residential property.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highway Officer

No objection.

Suggest the inclusion of standard advisory notes.

Pollution Protection Officer

The case officer has been advised that due to proximity of the site to residential neighbours, the following controls are recommended:

6. Hours of operation need to be controlled. Suggested 8am – 6pm Monday to Friday and no weekend or bank holiday working permitted.
7. Noise generating activities including cutting, drilling, fabricating and welding should be carried out inside the workshop only, and not in the garden area.
8. Due to concern over odour / paint fumes, no painting should be permitted to be carried out onsite without prior written approval of LPA, and an odour management plan would need to be submitted with the written request.
9. Fitting beds into caravans / campers could be a source of noise, and therefore customer installations carried out onsite should be restricted to no more than 1 per day.
10. No details of building insulation / sound proofing has been provided or details or the duration of noise generating activities to be carried out and therefore a noise management plan should be submitted within a reasonable timeframe setting out mitigation measures proposed to minimise noise / impact on residential neighbours.
11. Need to control the potential intensification / expansion of the proposed B1 use, as should the business expand, it may no longer be of a scale which is appropriate for a residential setting.

RESPONSE TO PUBLICITY:

None.

EXPIRY DATE OF APPLICATION: 22/11/2017

EXTENSION OF TIME TO BE CONFIRMED

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is a retrospective application for the retention of existing workshop buildings in the rear garden of a residential property, to be used for B1 light industrial use.
- 1.1.2 Both workshop buildings have a pitched roof clad in galvanised roofing sheets and a wooden fascia to the front gable. Walls are formed by exposed concrete block walls which the floor plans indicate would be finished with render.
- 1.1.3 Workshop 1 measures 9.3m in length by 3.2m wide and has a ridge height of 4m. uPVC windows are installed in the in the front and rear with a uPVC French door to the side.
- 1.1.4 Workshop 2 measures 5.5m in length by 5.4m in width and has a ridge height of 4m. Workshop 2 has a window in the front and side elevation, with an insulated roller shutter door to the front elevation.
- 1.1.5 The Floor plan is annotated to indicate an existing workshop is to be demolished, and at the time of conducting the site visit, Officers can confirm this structure has already been removed from site.
- 1.1.6 The application is supported by a Planning Support Statement. This states:
- the business operating from the site consists of the manufacture of 'autoglide beds' for installation in caravans and camper vans, which has operated from the site since February 2016 and has a turnover of 3 units per month.
 - the business does not generate many vehicle movements, with one delivery every two months of the following:
 - 1.1.6.1. Steel (via a lorry which reverses into Mr Hellyer's drive and all contents are unloaded manually)
 - 1.1.6.2. 2. Bolts, nuts, catches etc (via UPS courier)
 - 1.1.6.3. 3. Upholstery foam (via courier)
 - Other materials required are collected from source by the applicant in his own transport.

The general process of the work carried out on site detailed in the Planning Statement are as follows:

- 1.1.6.4. One 8 hour day cutting and drilling material within the workshop;
- 1.1.6.5. Second day fabricating the frames within the workshop;
- 1.1.6.6. Delivery of the frames to North Wales metal finishers in Rhyl which are later collected when completed. These are then assembled on the applicant's patio area or in his workshop depending on the weather;
- 1.1.6.7. All work carried out on site using small hand tools and therefore there is no loud noise on site as a result;
- 1.1.6.8. Once completed, the 'autoglide beds' are then upholstered by the applicant and in some cases fitted to the customers vehicle on applicant's drive which takes approx. 15 minutes.
- 1.1.6.9. Other units where the purchases are not local, are delivered to Denbigh by the applicant to a couriers for delivery to customers;
- 1.1.6.10. The upholstery is made by hand and sewn either in the workshop or conservatory using a domestic sewing machine and scissors.

1.2 Description of site and surroundings

- 1.2.1 The site is within the residential curtilage of the dwelling at Queensland House, which has an access off The Roe (the A525 leading from St. Asaph on the approach to the roundabout with the A55, at junction 27).
- 1.2.2 There is a mix of residential and commercial properties along this section of the Roe.

- 1.2.3 The neighbouring property to the south, Elwood House, consists of a vets practice at ground floor level with a flat above. The neighbour to the north, Homestread, is a residential dwelling. To the rear (east), the site abuts the St. Asaph cricket club and there are a further 3 no. residential properties on the opposite side of the highway to the west.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the St. Asaph development boundary as defined in the Denbighshire Local Development Plan.
- 1.3.2 The site lies entirely in Zone C1 as defined by the Development Advice Map (DAM) referred to within Technical Advice Note 15: Development & Flood Risk (TAN15).

1.4 Relevant planning history

- 1.4.1 There is a record of permission for a conservatory extension granted in 2000.

1.5 Developments/changes since the original submission

- 1.5.1 In response to the comments made by the St Asaph City Council (CC), the agent has submitted the following:
1. *We note that the CC state that they “understand” that neighbours to the site had opposed the proposal. It is our understanding that in fact no objections have been received to this application (none are provided on the Authority’s site), and indeed the Applicant has confirmed to me that he has himself consulted his immediate neighbour and there was no objection whatsoever. We assume that the vets surgery has also not objected based on the lack of such a response on the Authority’s site, presumably as they are not concerned;*
 2. *It is not clear to what this comments relate, but it does not appear to relate to the current application or the issues consideration;*
 3. *We note that the CC have not actually set out their grounds for objecting to the proposed small workshop. You will note that the application has been made on the basis that proposal falls into Use Class B1 as a light industrial activity “appropriate in a residential area”, and this is because the nature of activity that takes place on the site (as per the Planning Support Statement) clearly falls into this description and as such it acceptable due to its limited and entirely acceptable impact upon the locality;*
 4. *No paint spraying takes place within the building and none is proposed, and any suggestion that such activity takes place is strongly refuted by the Applicant. The activity which takes place is instead fabrication/welding and related finishing work of the beds. All frames are powder coated off-site;*
 5. *We would submit that the objections raised by the CC do not constitute grounds for refusal, and indeed the points made are in large parts inaccurate.*

On a separate but related note we are troubled that the CC has at several points used phrases such as we understand, and residents suggest, which seems to indicate that the CC themselves are not aware whether the points that they make are accurate. This is concerning as the CC should assure themselves of the accuracy of any the points that they make in their capacity as an official body, especially as the points they have made are not in fact correct.

Overall I submit that the points raised do not accurately assess the proposal or its impacts, and as such do not form proper grounds for refusal of the application. ‘

1.6 Other relevant background information

- 1.6.1 The application has arisen from a planning compliance investigation.
- 1.6.2 The application is retrospective in nature for both the retention of the workshop buildings and for B1 use operating from them. For clarity, whilst householder permitted development rights do extend to outbuildings within the residential curtilage, however as the workshop buildings are sited within 2m of the boundary of the curtilage of the dwellinghouse and exceed 2.5m in height, the workshop buildings exceed the allowances under permitted development rights and would have

nevertheless required planning permission regardless of their original intended use.

2. DETAILS OF PLANNING HISTORY:

2.1 46/2000/1021. Erection of conservatory at rear of dwellinghouse (partly in retrospect).
Granted 21/12/2000

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC2 – Brownfield development priority

Policy PSE2 – Land for employment uses

Policy PSE 3 – Protection of employment land and buildings

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Parking requirements in new developments SPG

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 15 (TAN15): Development and Flood Risk (2004)

Technical Advice Note 23 (TAN23): Economic Development (2014)

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Drainage (including flooding)

4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD1 provides general support to development proposals within development boundaries providing detailed impact tests are met.

Policy PSE 2 relates to employment sites in the Local Development Plan's proposals maps and supports employment development in use classes B1, B2 and B8 on these sites.

Policy PSE 3 seeks to protect existing employment land and buildings

These policies are silent with respect to employment development on un-annotated sites within a development boundary.

Section 7 of Planning Policy Wales and TAN23 provide general policy guidance and advice with respect to employment developments. PPW 7.6.1 states local planning authorities should adopt a positive and constructive approach to applications for economic development.

The general principle of an appropriate business / industrial use may be acceptable within a development boundary. The location within the residential curtilage of a dwellinghouse requires detailed scrutiny of the localised impacts as contained in policy RD1 criteria, which is set out in the remainder of this report.

4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development;

test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside;

test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines;

and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The visual amenity impacts of a development proposal are a material consideration

There are no representations raising visual amenity issues.

The workshop buildings are functionally designed with concrete block walls with a pitched roof constructed from galvanized roofing sheets, however they are situated to the rear of the existing dwellinghouse and are not visible from along the public highway, and only the roofs are visible from neighbouring properties.

However, as there are now two large workshop buildings within the residential curtilage, if a permission were to be considered, to avoid a proliferation of outbuildings in the garden area, Officers would suggest a condition is attached to restrict permitted development rights with respect to outbuildings.

Having regard to the design, siting, scale, massing and materials of the workshop buildings, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposals do not have an unacceptable impact on visual amenity and are therefore in general compliance with the tests in the policies referred to.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making

planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

The City Council has raised concerns relating to the impact of the proposal on residential amenity, and have referred to odour / fumes from painting, Given the proximity to residential properties, Public Protection Officers have recommended a series of controls to be applied in the interests of residential amenity, should permission be granted.

The application site is within the rear garden area of the main dwellinghouse, and there are immediate residential neighbours to the north (Homestead House) and to the south (flat above vets practice at Elwood House), as well as further along The Roe and on the opposite side of the road.

The application is retrospective in nature, and from the information provided it is understood the applicant previously operated a business from an employment unit on the Colomendy Industrial Estate, but the business was scaled back due to the applicant's ill-health and it has since been operating from the applicant's home address. The Planning Support Statement sets out the existing business operations carried out from the workshop buildings and the agent has submitted further comments in response to the concerns raised by the Community Council. The business operating from the site is for the manufacture of metal frames 'autoglide' beds which are installed into caravans and camper vans, and the information provided indicates there are noise generating activities carried out on site such as cutting, drilling, fabricating and welding. Officers are satisfied that any potential noise could be controlled through conditions requiring noise generating activities to be carried out within the workshop buildings only, and for a noise management plan to be submitted should planning permission be granted.

In relation to the City Council's concerns over odour / fumes from painting, the applicants agent has clarified that no painting is carried out on site. In accordance with the advice of Public Protection Officers, Officers would suggest a condition can be attached to prevent any painting being carried out on site without the prior written consent of the local planning authority and to require an odour management plan to accompany any such written request.

If members consider it reasonable to grant a permission, in the interests of residential amenity, consideration needs to be given to a condition to restrict the hours of operation. The Public Protection Officer is suggesting controlling operations to 8am – 6pm Monday to Friday only.

Whilst Officers consider potential impacts of the existing business operation as described in the application documents could be satisfactorily controlled through appropriately worded planning conditions, the application is for a general B1 light industrial use, and should planning permission be granted, unless the use is restricted to the particular activities outlined, there is the potential for other, potentially more intensive B1 uses which have different impacts to operate from the site, and for the workshops to be subdivided from the main dwellinghouse creating a separate planning unit without the need for planning permission.

In these circumstances, having regard to the setting of the site in the rear garden area of a dwellinghouse close to residential neighbours, to retain long term control over the use of the site, Officers would suggest conditions are applied to tie the B1 workshops to the occupiers of the main dwellinghouse, preventing subdivision as a separate business. Additionally, as there is also the potential for the business to expand, which would intensify the industrial use of the site and may result in the business no longer being of a scale appropriate for a residential setting, Officers would also suggest

consideration is given to limiting this to a temporary permission to allow the situation to be reassessed as necessary.

The idea of a temporary consent is in accordance with the advice in the planning conditions Circular 016/2014, which advises at paragraph 5.27 that '*Where an application is made for permanent permission for a use which may be 'potentially detrimental' to existing uses nearby, but there is insufficient evidence to enable the authority to be sure of its character or effect, it might be appropriate to grant a temporary permission in order to give the development a trial run, providing that such a permission would be reasonable having regard to the capital expenditure necessary to carry out the development.*'

In this case, Officers do not have concerns relating to the physical structure of the workshops themselves, but rather the B1 use and accordingly it would be suggested that the temporary permission should relate only to the use of the workshops.

4.2.4 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales Section 13.2 and 13.4 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed. PPW 13.4 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts of a flood event

The application site is wholly within the C1 Flood Risk Zone as defined in TAN15 and NRW Flood Map information also confirms that the site lies within the extreme flood risk outline and Historic Flood Event information indicates that the site has been affected by flooding, most recently in November 2012.

Whilst NRW are in the process of improving flood defences in St. Asaph, they have advised that these will not completely eliminate flood risks.

No Flood Consequences Assessment has been submitted with the application and NRW are of the view that the provision of additional commercial/light industrial units would constitute an increase in development density since it would be in addition to the existing residential unit, which would remain. Given the potential flood risks at this site, and recognising that development has already been completed, it is probable that the new premises would not be able to comply with the requirements of Table A1.14 of TAN15, which provides guidance on acceptable thresholds for depth of flooding and velocity of floodwaters. In particular, NRW would be concerned that the premises could, without the need for further planning permission, be sold to a separate owner, thereby increasing the number of people affected in the event of a flood. Additionally, it could set a precedent whereby additional commercial premises could be created within flood-zones, without considering compliance with TAN15.

Notwithstanding these concerns, NRW recognise that the development is relatively limited in scale, and in these circumstances, and in the absence of a Flood

Consequences Assessment (FCA), they consider the flood risks to be acceptable on the basis of the Applicant being informed of the potential flood risks.

In light of the above, NRW recommend appropriate controls should be applied on any planning approval to ensure that the commercial/light industrial workshops are not sold / operated separately to the residential property.

As referred to in section 4.2.3, a condition is suggested in the interests of residential amenity to tie the workshops to the main dwelling, and the reason for such a condition is bolstered by NRW's comments in order to prevent an additional planning unit being created within an area of flood risk without a flood consequences assessment being undertaken.

Officers would therefore conclude that, subject to necessary planning controls being applied, the proposal would not result in an unacceptable adverse impact on flood risk.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Highways Officers have raised no objection to the proposal.

The information indicates that approximately 3 autoglide bed units are manufactured at the site per month, and these are installed into clients caravans or camper vans either by the applicant at the site, at the client's premises or the unit is dispatched to the client via courier. The worst case scenario in this instance is that approximately 3 vehicles will be fitted out at the application site per month. Deliveries to the site are estimated to be 1 per month.

The site is accessed directly from the A525 and the information provided demonstrates vehicular movements to and from the site in relation to the B1 use are minimal.

Having regard to the views of the Highway Officer and the information contained in the planning application documents, Officers do not consider the proposal would adversely affect highway safety.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The site is un-annotated land within the development boundary and therefore an employment development is supported in principle.
- 5.2 The site is within the residential curtilage of the main dwellinghouse and is adjacent to residential neighbours, and therefore necessary planning conditions are proposed to control the potential impacts of the proposal on residential amenity.
- 5.3 The site is within a C1 flood risk area and a Flood Consequences Assessment has not been submitted. However, the proposal is considered to be 'less vulnerable development' and having regard to the scale and location of the proposal, NRW have advised the flood risk could be considered to be acceptable in this case, subject to planning conditions being applied to prevent workshops being run independently to the main dwellinghouse, which would result in the formation of an additional planning unit and an increase in the density of development within a flood risk area.
- 5.4 Officers consider that owing to the siting of the proposal in the rear garden of a dwellinghouse, and the potential for the B1 use to change or expand which could result in different impacts, that a temporary planning permission should be considered to retain long term control over the use, and for other necessary conditions to be applied in the interests of protecting residential amenity.
- 5.5 Subject to the application of necessary planning conditions, the proposal is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Planning Support Statement (Drawing No. DH220/07/17) - Received 26 September 2017
 - (ii) Existing Elevations - Received 26 September 2017
 - (iii) Existing Site Plan (Floor Plan Queensland House) - Received 26 September 2017
 - (iv) Location Plan - Received 26 September 2017
2. The use hereby permitted shall be restricted solely to the manufacture of autoglide beds as described in the application documents, and for no other use within Use Class B1 of the Use Classes Order
3. The approved use shall cease no later than two years from the date of this permission.
4. The approved use shall be restricted to the 2 no. workshop buildings and the BBQ area shown on the approved site plan, and shall only be operated by person(s) living in Queensland House, The Roe, St. Asaph and at no time shall the business operate from the site independent from the main dwellinghouse.
5. The hours of operation of the use shall be restricted to between 08:00 hrs to 18:00 hrs Monday to Friday, and there shall be no operation on Saturdays, Sundays or Bank Holidays. Deliveries shall only be permitted within these hours of operation.
6. No cutting, drilling, fabricating, or other industrial activities which would be audible beyond the site boundary shall be carried out on any part of the site, except within the 2 no. workshop buildings hereby approved.
7. The use hereby permitted shall not be allowed to continue after 31st March 2018 unless the written approval of the Local Planning Authority has been obtained to a detailed noise management assessment and mitigation plan. The use shall only be permitted to continue in accordance with the approved noise management plan at all times.

8. No spraying / painting of manufactured beds or parts thereof shall be carried out on any part of the site without the prior written approval of the local planning authority of an odour management plan and method of operation. Any permitted spraying / painting shall only be permitted to continue in accordance with the approved odour management plan and method of operation at all times.
9. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. In the interests of the amenities of occupiers of adjacent residential properties.
3. To allow the Local Planning Authority to monitor the acceptability of the use, in the interests of residential amenity and to control long term use of the land.
4. In the interests of protecting the residential amenity of occupants of neighbouring residential properties and to ensure there is no increase in development density in an area of flood risk.
5. In the interests of the protecting the residential amenity of occupiers / users of nearby properties.
6. For the avoidance of doubt, and in the interests of the protecting the residential amenity of occupiers / users of nearby properties.
7. In the interests of the protecting the residential amenity of occupiers / users of nearby properties.
8. In the interests of the protecting the residential amenity of occupiers / users of nearby properties and pollution management and control.
9. In the interests of residential and visual amenity and to maintain long term control over the use of the land.