

REFERENCE: P/21/484/FUL

APPLICANT: Irvin GQ Bettws Road, Llangeinor, Bridgend, CF32 8PL

LOCATION: Irvin GQ Bettws Road Llangeinor CF32 8PL

PROPOSAL: Construction of new enlarged building (to replace recently demolished structure) for product testing

RECEIVED: 21 May 2021

SITE INSPECTED: 26 August 2021

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks full Planning permission for the erection of an extension for product testing at Irvin GQ, Bettws Road, Llangeinor.

The extension will replace a building that has recently been demolished and is proposed to measure 11 metres in width, 21 metres in depth and 13 metres in maximum height. It will be positioned on the northern elevation of the existing building and will comprise a steel frame with metal cladding to match the existing building with a flat roof, as shown below:

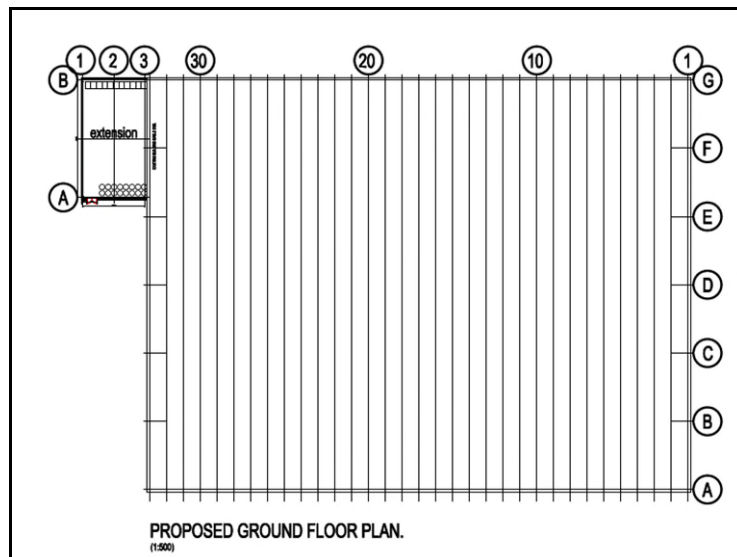


Fig. 1: Proposed Ground Floor

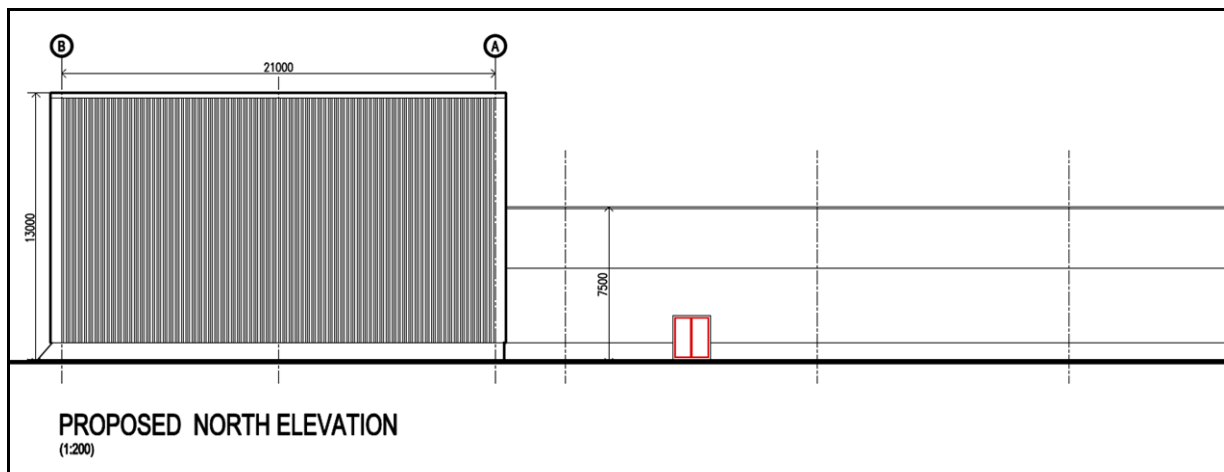


Fig. 2: Proposed North Elevation

The extension to the building will accommodate product testing in relation to the existing production at the company's European HQ in Llangeinor. Irvin GQ employs over 350 personnel in South Wales with additional locations in Letchworth, Brize Norton and Toulouse. Their key business is based around naval decoy systems, parachutes, aerial delivery equipment and services operating within the Aerospace and defence market.

SITE DESCRIPTION

The application site lies within the Small Settlement boundary of Llangeinor, as defined by Policy PLA1 of the adopted Local Development Plan (2013), and is identified under Policy REG1(30), known as Green Meadow, Llangeinor, as being an Employment Site.

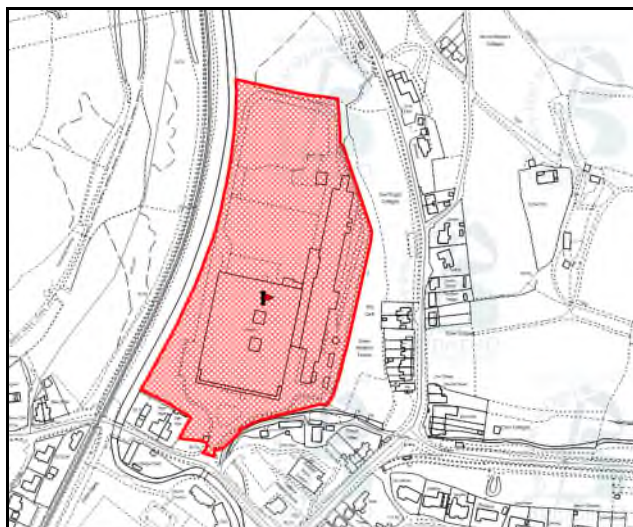


Fig. 3: OS Map Extract of Application Site

The site has housed the existing factory since the 1970s and the current owners, Irvin GQ, have operated from the site since April 2002. There is residential housing to the east and south of the site, a disused railway line to the west and countryside beyond, as shown in the OS Map Extract above.

The existing building has metal clad elevations and a flat roof and is positioned towards the southern boundary of the application site with parking areas to the front, side and rear. The site is flat in nature and sits on the valley floor where land to the east and to the west gradually rises. It is accessed from Bettws Road on the southern site boundary and is bordered to the north, east and west by a buffer of mature trees and vegetation, as shown in the aerial image below:



Fig. 4: Aerial Image (2020)

RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/96/1014/FUL	Erection of detached external compressor house	Unconditional Consent	27/01/1998
P/03/222/FUL	Extension to existing stores and press shop	Withdrawn	26/06/2006
P/11/557/FUL	Extension to increase height of an existing building for product testing	Unconditional Consent	23/09/2011
P/17/304/FUL	Extension of existing building to accommodate product testing	Withdrawn	13/09/2017

CONSULTATION RESPONSES

CONSULTEE

COMMENTS

Cllr Stirman
1 July 2021

No adverse comments received from residents/constituents; no further comment.

Highways Officer
14 September 2021

No objection.

Land Drainage
6 July 2021

No objection subject to the inclusion of the recommended planning condition and informative notes.

Dwr Cymru/Welsh Water
27 July 2021

Recommends the inclusion of an informative note.

The Coal Authority
14 July 2021

No objection.

Natural Resources Wales
20 July 2021

No objection to the proposed development, subject to the developer being made aware of the potential flood risks to these areas.

REPRESENTATIONS RECEIVED

The application has been advertised through direct neighbour notification. The period allowed to provide a response to consultations expired on 26 July 2021.

Three letters of objection have been received in response to the consultation undertaken, from occupiers of Llyston, 2 The Croft and Tynton House, Llangeinor, raising objection to the scheme on the following grounds:

- The proposed height of the extension is an *eyesore* and will be viewed as a *tower* during winter months when the trees have shed their leaves;
- Concerns are raised in respect of noise emanating from the factory and the increase in noise levels due to the proposed extension;
- Any increase in the number of trees would reduce the levels of light afforded to the property known as 2 The Croft, Llangeinor;
- Property value will decrease as a result of the proposed development;
- The area is described within the Planning Statement as being *urban* which is disputed;
- Inappropriate location for industrial sized buildings and industrial activity.

COMMENTS ON REPRESENTATIONS RECEIVED

Factors to be taken into account in making Planning decisions must be Planning matters, that is they must be relevant to the proposed development and use of land in the public interest. The matters raised in the objections received which are material to the determination of the Planning application are addressed in the appraisal section of the report.

Other matters, such as the existing levels of noise emanating from the factory, the impact of the development on property value and the description of the area as being *urban* within the Planning Statement are not considered to be material to the determination of the application and will not be addressed further.

RELEVANT POLICIES

Local Policies

The Bridgend Local Development Plan 2006-2021 (LDP) was formally adopted by the Council in September 2013 and within which the following Policies and supplementary Planning guidance are relevant:

Policy PLA1	Settlement Hierarchy and Urban Management
Policy SP2	Design and Sustainable Place Making
Policy SP3	Strategic Transport Planning Principles
Policy PLA11	Parking Standards
Policy SP4	Conservation and Enhancement of the Natural Environment
Policy SP6	Minerals
Policy ENV10	Development within Mineral Buffer Zones
Policy SP9	Employment and the Economy
Policy REG1	Employment Sites

Supplementary Planning Guidance 17 Parking Standards

National Policies

In the determination of a Planning application regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this Planning application:

Future Wales – the National Plan 2040

Planning Policy Wales Edition 11

Planning Policy Wales TAN 11	Noise
Planning Policy Wales TAN 12	Design
Planning Policy Wales TAN 15	Development and Flood Risk
Planning Policy Wales TAN 18	Transport
Planning Policy Wales TAN 23	Economic Development

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales

- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

THE SOCIO ECONOMIC DUTY

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

APPRAISAL

PRINCIPLE OF DEVELOPMENT

The Planning system manages the development and use of land in the public interest contributing to improving the economic, social, environmental and cultural well-being of Wales as required by the Well-being of Future Generations (Wales) Act 2015 and as stated in paragraph 1.2 of Planning Policy Wales (Edition 11, February 2021) (PPW11).

The application site lies within the Small Settlement of Llangeinor, as defined by Policy PLA1 of Bridgend County Borough Council's adopted Local Development Plan (2013) and is also identified as an Employment Site, known as Green Meadow, Llangeinor, under Policy REG1 (30) of the Local Development Plan (2013).

The adopted Local Development Plan (2013) seeks to focus development in four strategic regeneration growth areas with the objective of delivering more sustainable patterns of development. In order to meet the varying requirements of business and to provide access to employment and training for all residents of the County Borough, a range and choice of vacant sites on 120 hectares of land are identified and protected for employment (B1, B2 and B8 uses) purposes. This is inclusive of Green Meadow which is allocated and protected for employment development falling within B1, B2 and B8 Use Classes.

The extension of the existing building is considered to comply with the requirements of Policy REG1(30) of the Local Development Plan (2013) and will promote and expand upon the existing operation. Given this, the proposal is considered to be acceptable in principle.

DESIGN/IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Whilst the area of land is accepted as an area which is capable of redevelopment in principle in accordance with Policies PLA1 and REG1(30) of the Local Development Plan (2013), consideration must be given to the importance of placemaking in decision making.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. It adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into Planning decisions. Therefore, due regard must be given to Policy SP2 of the Local Development Plan (2013) as it incorporates the concept of placemaking.

Policy SP2 stipulates that "all development should contribute to creating high quality,

attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment". Design should be of the highest quality possible and should be appropriate in scale, size and prominence.

The development comprises of an extension to the existing building which proposes an increase in floor space of 231 square metres. In comparison to the floor space of the existing factory building, the proposed increase is minor in nature and is considered to be of a scale which is acceptable. The extension is to be finished in materials which match the existing building and will therefore not detract from its character or appearance.

Regard must be given to the height of the proposed extension as this will be the most prominent element of the proposal. The existing building has a height of 7.5 metres in comparison to the extension which will measure 13 metres in height. The letters of objection received refer specifically to the height of the extension, stating that it will be an *eyesore* and will be detrimental to the views into the site from public vantage points. Whilst these concerns are noted, the height of the extension is justified within the Planning Statement as follows:

The new building is to facilitate the testing of parachutes which are manufactured at the application premises. The Local Planning Authority will recall that planning permission was approved for a similar building with a height of circa 12m in 2011 (planning application P/11/577/FUL). The occupancy of the building will be two employees at a maximum at any one time as the building will be used for an inflation area which will be government classified work.

Whilst the extension proposed extends beyond the height of the existing building, its prominence is not considered to be so detrimental to the wider area to warrant a refusal on such grounds. The site lies on the valley floor and is bordered to the north, east and west by mature trees and vegetation. Views into the site from public vantage points are minimal and therefore, whilst the extension would be a relatively prominent addition to the existing factory building, it will not be prominent when viewing the site from the north, east or west. It is therefore considered that despite the objections received, the extension is of an appropriate prominence and will not detract from the visual amenities of the surrounding area to warrant a refusal of planning permission on such grounds.

The scheme on balance, is considered to be compliant with criterion (3) of Policy SP2 of the Local Development Plan (2013)

NEIGHBOURING/RESIDENTIAL AMENITY

Turning to the impact of the development on residential amenity, regard is given to criterion (12) of Policy SP2 of the Local Development Plan (2013) which seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers is not adversely affected by development proposals.

The introduction of the extension in the proposed location will not result in overlooking into residential properties, owing to its position on the northern elevation of the building and the distance between the extension and the closest neighbouring properties, separated by a buffer of large mature trees and vegetation.

In this case, the objections received mostly refer to the noise levels emanating from the existing factory and the increase in noise levels caused by the proposed extension. Criterion (8) of Policy SP2 of the Local Development Plan (2013) refers specifically to noise, stipulating that development should avoid or minimise noise, air, soil and water pollution.

The levels of noise which emanate from the existing factory are not a matter for the determination of this Planning application and will not be addressed further. The Public Protection Section were consulted on the proposal and raise no objections or queries which relate to noise. Therefore the scheme is considered to be acceptable in this regard.

Owing to the above, the proposed development is considered to be compliant with criteria (8) and (12) of Policy SP2 of the Local Development Plan (2013) and is considered to be acceptable from an amenity perspective.

HIGHWAY SAFETY AND PARKING PROVISION

Policy PLA11 of the Local Development Plan (2013) states that “all development will be required to provide appropriate levels of parking. This should be in accordance with the adopted parking standards”.

The proposed extension of 11 metres by 22 metres would require the provision of two additional parking spaces, to meet the requirements of Supplementary Planning Guidance Note 17 Parking Standards (SPG17) however, it is noted that the existing factory footprint of approximately 11,177 square metres would require a maximum quantum of 93 car parking spaces (based on 1 space per 120 square metres). It appears from reviewing aerial imagery of the site that there are 191 spaces provided and therefore, the existing provision exceeds the maximum car parking requirements stipulated by SPG17. As such, the applicant is not required to provide 2 additional car parking spaces in this instance.

In addition, it is noted that the extension proposed is for the testing of products and will not increase the production area. Therefore, the requirement within SPG17 to provide an increased operational area for deliveries etc. is not required.

Given the above, the Highway Officer considers that the proposed development is acceptable and no objection is raised in respect of highway safety. The development is considered to be compliant with Policy PLA11 of the Local Development Plan (2013).

DRAINAGE

Criterion (13) of Policy SP2 of the Local Development Plan (2013) states that developments should incorporate “appropriate arrangements for the disposal of foul sewage, waste and water”.

In this case, whilst the developable area does not lie within a Flood Zone, parts of the main site are bordered by both main river and ordinary watercourse and are identified as being within Zone B and Zone C2, as defined by the Development Advice Map, referred to under Technical Advice Note (TAN) 15 Development and Flood Risk. Given this, the applicant is advised to give consideration to the incorporation of flood resistance/resilience measures into the development which could include flood barriers on ground floor doors, windows and access points, implementation of suitable floor proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible floor levels.

No objection is raised by Natural Resources Wales, Dwr Cymru Welsh Water or the Land Drainage Section and therefore, the proposal is considered to be acceptable from a drainage perspective, in accord with criterion (13) of Policy SP2 of the Local Development Plan (2013).

MINING

The application site lies partially within the Development High Risk Area defined by The Coal Authority, as shown edged diagonally below:

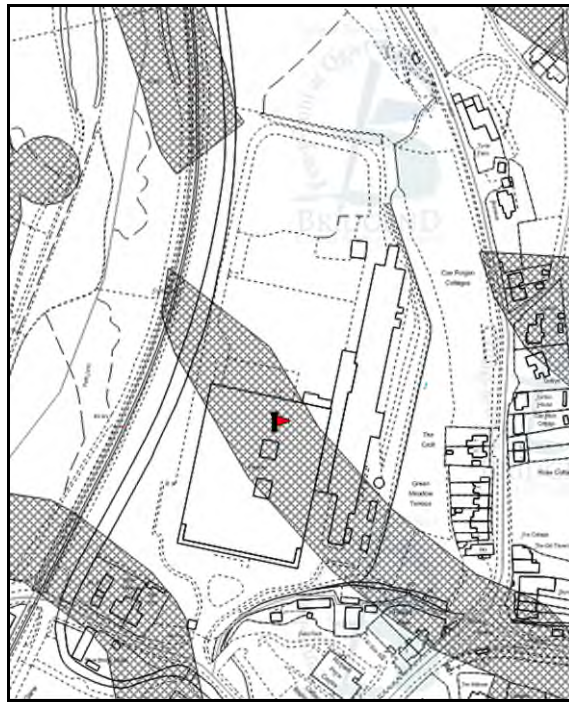


Fig. 5 - Development High Risk Area

The Coal Authority records indicate that the application site lies within an area where coal seams outcrop at or close to the surface may have been worked in the past, however, it is noted that the area of the application site which is proposed to accommodate the extension lies outside of the defined High Risk Area and, therefore, The Coal Authority does not consider that a Coal Mining Risk Assessment (CMRA) is necessary to support the Planning application and raises no objection to the proposal.

Subject to the inclusion of an informative note, the development is considered to be acceptable in this regard.

CONCLUSION

Having regard to the above and notwithstanding the objections raised, on balance, it is considered that the extension to the existing factory building is acceptable.

The extension is of a scale which is appropriate given the existing floor space of the factory and whilst of a height which is greater than the existing building, is not considered to detract from the visual amenities of the area to the extent that would warrant a refusal of Planning permission on such grounds. The height of the extension is justified in that it is required in order to test the products made at the factory.

Given the position of the extension on the northern elevation of the existing building and given that the northern, eastern and western boundaries of the site are bordered with mature trees and vegetation, no concern is raised in respect of the impact of the development on the character or appearance of the area.

Turning to the impact on neighbour amenity, the extension will not result in any overlooking of nearby residential properties given their proximity, position of the extension and existing vegetation which borders the site and no objection has been raised by Public Protection which relates to noise.

The scheme is considered to be acceptable from a highway safety perspective, and on balance, taking into account the economic benefits this facility has a key employer in Bridgend, it is considered to be an acceptable form of development in this established

location. The application is therefore recommended for approval.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following drawings:
 - Location/Block Plan 21.13 01 received on 21 May 2021;
 - Proposed Location/Block Plan 21.12 02 received on 21 May 2021;
 - Proposed Ground Floor Plan 21.13 05 received on 21 May 2021;
 - Proposed Ground Floor Extension Plan 21.13 06 received on 21 May 2021;
 - Proposed Elevations (Sheet 01 of 02) 21.13 09 received on 21 May 2021;
 - Proposed Elevations (Sheet 02 of 02) 21.13 10 received on 21 May 2021.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. The materials to be used in the construction of the external surfaces of the extension hereby approved shall match those used in the existing factory building.

Reason: To secure the maximum degree of unity between existing and proposed development.

3. No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul, road and roof/yard water will be dealt with, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme must be implemented prior to beneficial use.

Reason: to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

4. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS *
 - a. Having regard to the above and notwithstanding the objections raised, on balance it is considered that the extension to the existing factory building is acceptable.

The extension is of a scale which is appropriate given the existing floor space of the factory and whilst of a height which is greater than the existing building, is not considered to detract from the visual amenities of the area to the extent that would warrant a refusal of Planning permission on such grounds. The height of the extension is justified in that it is required in order to test the products made at the factory.

Given the position of the extension on the northern elevation of the existing building and given that the northern, eastern and western boundaries of the site are bordered with mature trees and vegetation, no concern is raised in respect of the impact of the development on the character or appearance of the area.

Turning to the impact on neighbour amenity, the extension will not result in the overlooking of nearby residential properties given their proximity, position of the extension and existing vegetation which borders the site and no objection has been raised by Public Protection which relates to noise.

The scheme is considered to be acceptable from a highway safety perspective, and on balance, is considered to be an acceptable form of development in this

location. The application is therefore recommended for approval.

- b. No surface water is permitted to discharge to the public highway.
- c. No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.
- d. From 7 January 2019, new developments of 2 or more properties or development over 100m² of construction area require sustainable drainage to manage on-site surface water. The surface water drainage systems must be designed and built in accordance with standards for sustainable drainage. These systems must be approved by the SuDS Approving Body (SAB) before construction work begins. The applicant shall submit a sustainable drainage application form to the Bridgend County Borough Council SAB. Further information in relation to the new legislation including the sustainable drainage application forms can be obtained from the following link:
<https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/sustainable-drainage-systems/>
- e. Due to the proximity of the site to the Garw River, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works and maintenance in or near water' and 'Working at construction and demolition sites' which are available on the following website: <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/guidance-for-pollution-prevention-gpps-full-list/>
- f. The applicant should be advised that if the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru Welsh Water. Please note that the issuing of a Discharge Consent is independent of the Planning process and a consent may be refused although Planning permission is granted.
- g. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
<https://www.gov.uk/government/organisations/the-coal-authority>

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None