

Development Control Committee

Meeting to be held on 10th December 2014

Electoral Division affected: Garstang
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Wyre Borough: Application number LCC/2014/0153

Continued use of recycling centre including an additional six containers for use for staff welfare, storage, repair and resale of items and including the stationing of up to five HGV's. Former Garstang Household Waste Recycling Centre, Brockholes Way, Claughton, Catterall.

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Executive Summary

Application - Continued use of recycling centre including an additional six containers for use for staff welfare, storage, repair and resale of items and including the stationing of up to five HGV's. Former Garstang Household Waste Recycling Centre, Brockholes Way, Claughton, Catterall.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, colour of containers, hours of opening, site operations, control of noise and landscaping.

Applicant's Proposal

Planning permission is sought for the continued use of the former Garstang Household Waste Recycling Centre (HWRC) as a site for the acceptance of paper, card, books, glass, textiles, shoes, metals, some plastics, waste electrical and electronic equipment (WEEE), vegetable and mineral oils, batteries and green garden waste. The site would also include a workshop for the reconditioning and repair of goods brought to the site. Such goods would be available for sale to members of the public visiting the site.

Six shipping containers would be sited at the HWRC; three would measure 12.2m long x 2.5m wide and be used as an office/welfare building, a workshop/ electrical testing/ materials repair workshop, and a shop for the sale of re-used goods, and three would measure 6.1m long x 2.5m wide and be used for the storage of re-saleable items and higher value waste materials. All containers would be 2.9m high but they may have an overall height of 3.4m should they require some foundations / plinths. All containers would be coloured mint green (RAL6029). An area measuring 12m x 6m wide would be used for the siting of moveable skips for the deposit of green garden waste.

The site would also be used for the overnight parking of five vehicles (not exceeding 7.5 tonnes in weight) associated with the collection of waste materials and road maintenance, and possibly a Wyre Borough Council road sweeper and van.

The proposed opening hours for members of the public would be 08.00 to 19.00 Monday to Sunday inclusive for the receipt of waste from the public. Slightly longer hours would exist for the servicing of the site, chiefly the removal of full skips. The applicant estimates that 1,000 tonnes of waste would be delivered to the site per year, consisting of 760 tonnes of municipal waste (green garden waste, paper, card, books, glass, textiles, shoes, metals and some plastics) and 240 tonnes of hazardous waste (televisions, small and some large WEEE, fluorescent lamps, fridges and freezers, used engine oil and portable and automotive batteries). These quantities are based on the amount of waste delivered to the previous Garstang HWRC during its last 12 months of operation.

Description and Location of Site

The site is located on and accessed from the south side of Brockholes Way (via the B6430 Garstang Road) in Cloughton Industrial Estate on the south-east side of Cloughton-on-Brock and south of Catterall. The site measures approximately 40m by 64m (0.26 hectares) and has a tarmac surface enclosed by 1.8m high close boarded wooden fencing and trees and shrubs, except for the access where a 1.8m high metal gate is sited. There are 5 existing lighting columns inside the perimeter of the site. A mixture of commercial and light industrial usage surrounds the site.

The site is currently vacant but was last used as a Household Waste Recycling Centre. The containers and area for the siting of moveable skips would be located on the northern, eastern and southern sides of the site.

The nearest residential properties are located 110 metres to the west with other industrial units occupying the majority of the intervening space.

Background

The site was previously used as a Household Waste Recycling Centre until March 2012 when the site became vacant.

Planning permission for the provision of a household waste disposal centre was granted in May 1984 (ref. 2/84/0400).

Planning permission for the provision of fencing and landscaping works was granted in March 1989 (ref. 2/89/0066)

Planning permission for the modification of planning permission 2/84/400 so as to extend the hours for servicing the site was granted in March 2000 (ref. 2/99/0362).

Planning permission for the variation of condition 3 of planning permission 02/99/362 to extend the public opening hours to between 0800 and 1900 Monday to Sunday was granted in January 2003 (ref. 02/02/1173).

Planning Policy

National Planning Policy for Waste

National Planning Policy Framework (NPPF): Paragraphs 11 – 14, 17 - 19, 56 – 66, 111, 123 and 125 are relevant with regard to the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, the requirement for good design and conserving and enhancing the natural environment, the reuse of a brownfield site and the mitigation or reduction of any adverse impacts.

National Planning Practice Guidance

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP)

Policy NPPF 1 Presumption in favour of sustainable development
Policy DM2 Development Management

Wyre Borough Local Plan

Policy SP5 Definition of the Main Rural Settlements
Policy SP14 Standards of Design and Amenity
Policy ENV7 Trees on Development Sites
Policy CIS1 Provision for Community Services

Consultations

Wyre Borough Council – No observations received.

Cloughton Parish Council – No observations received.

LCC Developer Support (Highways) – No observations received.

Environment Agency - No observations received.

Representations – The application has been advertised by press and site notice and neighbouring residents have been notified by letter. Two representations have been received and can be summarised as follows:-

One representation supports the development and highlights the value of the HWRC as a site to accept household waste.

The other representation objects to the development on the grounds that Goose Lane is affected by the traffic to this site and is of insufficient width to accommodate the traffic, that the junction of Goose Lane with Garstang Road is substandard and that Goose Lane should be closed to through traffic. It is also stated that the additional HGV's stationed at the site will increase noise and that hours of working restrictions should be imposed on any permission that is granted.

Advice

Planning permission is sought for the continued use of the former Garstang Household Waste Recycling Centre (HWRC) to provide a recycling centre for use by householders within the Garstang area to recycle their household and garden waste.

The site would operate in a similar way to previous but would include six shipping type containers; one for use as an office/welfare building, one as a workshop/ electrical testing/ materials repair workshop for the reconditioning of goods brought to the site, one as a retail facility for the sale of reconditioned goods, and three for the storage of re-saleable items and higher valuable waste materials brought to the site. An area of the site would be used for the siting of moveable skips for the deposit of green garden waste. The site would also be used for the overnight parking of a total of five vehicles associated with the collection of waste materials and road maintenance, and possibly a Wyre Borough Council road sweeper and van.

The site would accept paper, card, books, glass, textiles, shoes, metals, some plastics, waste electrical and electronic equipment (WEEE), vegetable and mineral oils, batteries and green garden waste but would not accept other waste commonly deposited at HWRC sites such as general waste, rubble / hardcore / soil, plasterboard, asbestos, wood, tyres and gas bottles.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making process.

The Development Plan for the site is made up of the Joint Lancashire Minerals and Waste Core Strategy and Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP) and the Wyre Borough Local Plan. National Planning Policy encourages recycling and the re-use of waste to reduce reliance on land filling. The recycling centre would provide improved services to the public while meeting the needs of current and future waste management legislation and will also assist the Council to meet national legislative pressures to increase recycling rates. The retail function would assist in the diversion of waste from landfill and move waste up the waste hierarchy whilst providing re-usable goods.

The site is located within Claughton Industrial Estate on the south-east side of Claughton-on-Brock and south of Catterall. The site was used as a HWRC for many years and therefore the principle of the use of the site for a similar activity to that currently proposed has already been established.

The containers and area for the siting of moveable skips would be located on the northern, eastern and southern sides of the site. Shipping containers would be used for the repair, retail and site welfare activities as they would provide additional security when the site is closed. The height of the containers would mean they could

be seen from outside the site but the 1.8m high close boarded wooden fencing and trees and shrubs around the site would help to provide some screening. A condition is proposed to require that no boundary vegetation is removed so as to ensure that they continue to help screen the site. All containers would be coloured mint green (RAL6029) which would be acceptable and should be the subject of a condition to retain them in that colour.

One representation objecting to the application has been received on the grounds that Goose Lane has insufficient capacity to accommodate the traffic generated and that the junction of Goose Lane with Garstang Road is substandard. Although the concerns of the resident are acknowledged, the reopened facility will probably generate less traffic than previous given the more limited range of wastes that would be accepted. The resident also raises a number of general issues regarding traffic on this highway which have been referred to Developer Support (Highways) for comment. Given the good highway access to the site and the previous use of the site, the highway impacts are considered acceptable.

The proposed opening hours would be 07.30 to 19.30 Monday to Sunday inclusive for servicing the site, with the site opening 08.00 to 19.00 Monday to Sunday inclusive for the receipt of waste from the public. The applicant has advised that the site is intended to only open 4 days per week initially but, as this may be subject to change dependent upon demand, the applicant requires the flexibility of opening 7 days a week. These hours are the same as the former Garstang HWRC and would be acceptable subject to a condition and which would address the comments in the representation. The vehicles parked overnight would leave the site prior to the facility opening to the general public. It is not anticipated that their presence would create any issues and hence the overnight parking would be acceptable.

The hours of working may require the site to be illuminated at the start and end of the working day during autumn and winter. There are 5 existing single arm lighting columns inside the perimeter of the site that were used when the former Garstang HWRC was open. No complaints were received about the impact of such lighting and hence light pollution is not considered to be an issue.

In conclusion, the proposed recycling centre would provide an improved service and facility to the public for use by householders within the Garstang area to recycle their household and garden waste. It would assist in meeting targets to increase recycling rates and assist in the diversion of waste from landfill and move waste up the waste hierarchy whilst providing re-usable goods. The use would not generate any unacceptable adverse impacts and therefore complies with the requirements of the NPPF and the policies of the Development Plan and can be supported.

In view of the scale, location and nature of the proposed development it is considered that no Convention Rights as set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The Planning Application received by the County Planning Authority on 03 November 2014.

b) Submitted Plans and documents received by the County Planning Authority on 03 November 2014:

Drawing No. PL01 - Location Plan

Drawing No. PL02 - Site Plan

Reason: To enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policies NPPF 1 and DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policies SP5, SP14, ENV7 and CIS1 of the Wyre Borough Local Plan.

Building Materials

3. The external elevations of the containers shall be painted mint green (RAL 6029) within two months of them being positioned at the site and shall thereafter be maintained in that colour.

Reason: To protect the visual amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP14 of the Wyre Borough Local Plan.

Hours of Working

4. The site shall not be open for the delivery of waste materials by the general public or for the repair and retail sale of recycled goods except for between the hours of 08.00 to 19.00 Mondays to Sundays

The above hours shall not apply to the movement of HGV's associated with the removal of full skips, delivery of empty skips and the import and export of waste materials which shall be able to be undertaken between the hours of 07.30 to 19.30 Mondays to Sundays.

This condition shall not, however, operate so as to prevent the carrying out, outside these hours, of essential repairs to and maintenance of plant and machinery used on site.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policy SP14 of the Wyre Borough Local Plan.

Control of Noise

5. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One.

Landscaping

6. All vegetation forming part of the site boundaries shall be protected from any damage and maintained throughout the development.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One and Policies SP14 and ENV7 of the Wyre Borough Local Plan.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2014/0153	03 November 2014	Rob Jones/Environment/534128

Reason for Inclusion in Part II, if appropriate

N/A