

WILTSHIRE COUNCIL

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	31 August 2011		
Application Number	N/11/01816		
Site Address	Units 3-5, No. 2 Porte Marsh Road, Porte Marsh Industrial Estate, Calne, SN11 9BW		
Proposal	Temporary Change of Use to a Recyclables Management Facility, with ancillary activities		
Applicant	Hills Waste Solutions Ltd		
Town/Parish Council	Calne		
Electoral Division	Calne North	Unitary Member:	Cllr Chuck Berry
Grid Ref	400261 172029		
Type of application	County Matter		
Case Officer	Jason Day	01225 770315 jason.day@wiltshire.gov.uk	

Reason for the application being considered by Committee

The Director of Development considers it inappropriate, having considered the public representation and consultee responses, to deal with this application under delegated powers.

1. Purpose of Report

To consider the above application and the recommendation that planning permission be GRANTED, subject to conditions.

2. Main Issues

The main issues to consider are:

- Waste Management
- Traffic impacts
- Effect on Amenity

Neighbourhood Responses

Two representations were received objecting to the proposal

No representations of support received

Calne Town Council - object

3. Site Description

The application site is located within the established Porte Marsh Industrial Estate, located on the northern fringe of Calne. It comprises an existing building situated at the southern end of the Estate.

The building is of brick construction with pitched roofs, divided into five units. Unit 1 is occupied, but Unit 2 and Units 3-5, the subject of this application, are vacant. The internal floor space is approximately 2,385 square metres. The external yard area is hard surfaced and provides adequate space for vehicle turning and parking. Fencing that once enclosed the front of the site has been removed and it would appear that others are making use of the yard for parking.

A mix of B2/B8 uses neighbour the application site, with areas of residential development and a school to the south. Access is from Porte Marsh Road, the main distributor/link road through the Industrial Estate, onto the A3102 which links to the A4 to the south.

4. Relevant Planning History

None.

5. Proposal

Planning permission is sought to change the use of existing industrial buildings to a recyclables management facility/waste transfer station for a temporary period of three years.

The waste managed at the site would comprise recyclable plastics and cardboard collected from across the county as part of Wiltshire Council's new waste and recycling collection service to be provided from October 2011. The collected materials would be unloaded, separated and temporarily stored within the building. The materials would then be compressed into bales to reduce their bulk prior to being transported by articulated lorry to specialist recycling companies outside the county to be made into other products.

A temporary permission is sought because there is currently insufficient capacity to handle increased tonnages of these recyclable materials at any of the applicant's existing waste management facilities. The applicant will be submitting other planning applications over the summer to provide new facilities and to upgrade and rationalise existing operations. A temporary facility is therefore being sought in the interim to support the implementation of the new collection service until such time as other long-term facilities are available.

The building would be open to receive and dispatch materials during the following hours:-
07.00 to 18.00 Monday to Friday
07.00 to 13.00 Saturdays
07.00 to 18.00 Saturdays that follow Public/Bank Holidays

It is estimated that up to 12,000 tonnes of materials will be handled at the facility.

The proposal would create up to seven jobs in what is currently a vacant building.

6. Planning Policy

Wiltshire and Swindon Waste Core Strategy DPD

WCS1 - The need for additional waste management capacity and self sufficiency

WCS2 - Future waste site locations

WCS3 - Preferred locations of waste management facilities by type and the provision of flexibility

Wiltshire and Swindon Waste Development Control Policies DPD

WDC2 – Managing the impact of waste management

WDC11 – sustainable transportation of waste

7. Consultations

Local Member, Cllr Berry – no comments received.

Calne Town Council – object. Consider the planning application is flawed because of overall lack of consultation and contains no clear indications of number of vehicles moving to and from the site. Concerned about odour from plastics when warm, risk of pollution and noise and proximity of a bungalow within 150 metres of application site. Consider any increase in HGV traffic across the Town would be unacceptable to local residents. Suggest that because of the impending short term need, the proposal has been rushed through, and given close proximity to residential properties and the school, is not appropriate. Do not consider three years as being temporary.

Environment Agency – no objection in principle to the proposal. Advise that the proposed development would require an Environmental Permit.

Local Highway Authority – raise no objection. Comment that the proposal will involve a good number of vehicular movements with the majority of these being larger vehicles. However, note that the application site is located within an industrial area which will easily accommodate this change of use. Proposal is of temporary nature and satisfied that there will be minimal effect on the adjacent highway.

Public Protection Officer – no adverse comments regarding this application.

8. Publicity

The application has been publicised in the local press and by site notices. A neighbour notification exercise was also carried out.

Two letters of objection has been received, one from the owners of the neighbouring unit and the other from the Campaign to Protect Rural England (North Wilts and Swindon Group of the Wiltshire Branch). The following concerns have been raised:-

- High volume of increased traffic that this use will cause
- The use is likely to cause bad smells which could affect materials/products stored in other units
- Increase in noise and general rubbish
- Will there be a system in place to ensure courtyard does not become a dumping ground?
- No Transport Assessment has been submitted
- The proposal does not comply with WDC11, minimising transport distances and impact on the highway network
- The proposal does not comply with WDC2 under bullet points i) [*amenity*] and v) [*transportation of waste*]
- The application pre-empts wide ranging consultation on the forthcoming proposal for the Lower Compton site by not engaging in a detailed, transparent consultation with the public on the inter-relationship of this proposal with longer term waste objectives and future of the site which will accompany the subsequent application

9. Planning Considerations

Waste Management

The proposal involves bringing collected recyclable plastics and cardboard to the building for sorting and bulking-up, prior to these being transported for reprocessing. This should assist in increasing amount of waste that is recycled and reduce the amount of unsorted waste taken for final disposal. This temporary facility would provide additional capacity to handle the increased tonnages of these recyclable materials that will result from the implementation of the new collection service until such as new or improved permanent facilities can be provided elsewhere. Given the relatively small amount of waste involved, a central facility, rather than dispersed but proximate sites, is considered more feasible for this waste stream.

The site's location within an industrial estate, in a centrally located part of the County, with suitable links to the HGV route network, is considered appropriate for the proposed temporary use. In this respect, the proposal would make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.

Traffic impacts

The site is located within an established industrial estate, with an existing level of traffic that is generated daily and which is accommodated by the existing highway network. The recyclable plastics and cardboard would be delivered to the site mainly by Refuse Collections Vehicles (RCVs), operated by Wiltshire Council and its contractor for the west area, Focsa. It is estimated that an average of 17 RCVs and 1 HGV would deliver to the site per day. The removal of bulked materials in articulated vehicles would generate around 2 loads a day. Traffic generation would therefore be in the order of 40 vehicle movements per day.

This is a small number of movements in comparison to, for example, a B2 unit of this size. The change of use proposed is therefore likely to lead to considerably less traffic than many uses that could occupy the building without the need for any form of planning permission. The location on the Porte Marsh Industrial Estate provides suitable links with the Wiltshire HGV Route Network and the applicant has volunteered to approach the site from the north to reduce any impact on nearby residents. Given the very low levels of traffic, no formal transport assessment is required. The advice from the Local Highway Authority is that the industrial area within which the application site is located could easily accommodate the proposed change of use. The proposed use should therefore have minimal impact on the adjacent highway and it thereby accords with Policy WDC11 of the Waste Development Control Policies DPD.

However, concerns have been raised about the impact of waste vehicles using streets in Calne, with reference to Wood Street and the southern part of Oxford Road, which is a potential access route to the Porte Marsh Industrial Estate. There are also some concerns about the impact of waste vehicles upon residents of housing that adjoins the southern stretch of Porte Marsh Road through the Estate and upon the nearby St Dunstan Primary School on William Street.

These concerns are addressed to a large degree by the existing vehicle weight restrictions to the nearby stretch of Oxford Road (7.5 tonnes) and the lower part of Portemmarsh Road (17.5 tonnes). These restrictions require that larger vehicles utilise the A3102 regardless of what direction they approach the town. Nevertheless, Wiltshire Council's waste collection service has also put forward vehicle routeing plans for use by all plastic and cardboard collection vehicles visiting Porte Marsh Industrial Estate.

These routes would require vehicles to use the A3102 Beversbrook Road or Stainer Road to the north of the application site and avoid Wood Street, the southern stretch of Oxford Road (south of the roundabout with Sandpit Road) and the southern part of Portemarsh Road (past the application site).

In the event of the facility being permitted, the applicant and waste collection service would instruct all drivers to use these routes and would take disciplinary action against any drivers found to be using the sensitive roads listed above. As all vehicles accessing the facility would be under the control of the applicant and/or under contract with the waste collection service, a planning condition requiring the detail of these arrangements could be imposed and enforced through site induction procedures for all drivers accessing the site.

Effect on Amenity

The site is within an industrial estate, which has an existing level of vehicle movements, noise and activity. Due to the nature of the waste and because all waste sorting and storage would be confined to the building, there would be little potential for noise, dust, odour or litter to affect the locality. All waste would be transported in enclosed or sheeted vehicles. Given these factors and the relatively low number of vehicle movements involved, the proposed temporary use is therefore considered unlikely to have any significant impact on the amenity of neighbouring businesses or the nearby residential area.

The Environment Agency has advised that the proposed use will also require an Environmental Permit, which will regulate the operations and ensure that they are carried out in a way that protects the environment and human health. Subject to the recommended conditions, the proposed use should have no unacceptable effect on amenity and it thereby accords with Policy WDC2 of the Waste Development Control Policies DPD.

10. Recommendation

That planning permission be **granted**.

For the following reason(s):

The Council is of the opinion that the proposed development is in accordance with the Development Plan and that there are no material considerations that indicate the decision should be made otherwise. The proposal is of modest scale and temporary nature and is considered acceptable in this industrial area. This temporary facility would support wider initiatives to increase the amount of waste that is recycled until such time as permanent facilities can be provided elsewhere.

The policies relevant to this decision are: Policies WCS1, WCS2 and WCS3 of the Wiltshire and Swindon Waste Core Strategy DPD and Policies WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD.

Subject to the following condition(s):

1. The use hereby permitted shall be discontinued and the site cleared of any plant, machinery or materials associated with the use not later than the expiration of three years from the date of commencement of the development. Written notification of the date of commencement shall be sent to the Waste Planning Authority within seven days of such commencement.

Reason: To ensure the development is carried out in accordance with submitted application and approved details.

2. No development shall take place until details of a sign[s], advising drivers of vehicle routes to be taken upon exiting the site, have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details with the sign[s] being erected and thereafter maintained at the site exit for the duration of the development hereby permitted.

Reason: In the interests of safeguarding local amenity.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

3. No development shall take place until a Lorry Routeing Plan, detailing the routeing of HGVs to and from the site, has been submitted to and approved in writing by the Waste Planning Authority. The plan shall identify the arrangements for:

- i) monitoring of the approved arrangements;
- ii) ensuring that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements, and;
- iii) the disciplinary steps that will be exercised in the event of default.

The approved plan shall be implemented for the duration of the development hereby permitted.

Reason: In the interests of safeguarding local amenity.

Policy: WDC2 and WDC11 of the Wiltshire and Swindon Waste Development Control Policies DPD

4. No waste other than those waste materials defined in the application details shall enter the site.

Reason: Waste material outside of the aforementioned would raise alternate additional environmental concerns, which would need to be considered afresh.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

5. No deposition, processing, handling or transfer operations shall take place on site outside the confines of the building hereby approved for this purpose and no loose waste materials shall be deposited or stored on the adjacent open area.

Reason: To ensure an acceptable form of development is achieved in the interests of the appearance of the site and local amenity.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

6. Deliveries of waste to the site and dispatch of materials, inclusive of movement of vehicles to and from the site, shall be confined to between the hours of:

07.00 to 18.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

07.00 to 18.00 on Saturdays that follow Public/Bank Holidays

No waste shall be delivered or accepted or dispatched on Sundays or Bank or Public Holidays.

Reason: In the interests of limiting the effects on local amenity.

Policy: WDC2 of the Wiltshire and Swindon Waste Development Control Policies DPD

Appendices:	Site Location Plan
Background Documents Used in the Preparation of this Report:	