

Item 7

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2006/0715/CM

APPLICATION DATE: 6 November 2006

PROPOSAL: PROPOSED END OF LIFE VEHICLE STORAGE AND DISMANTLING FACILITY

LOCATION: COMPOUND B DEAN AND CHAPTER INDUSTRIAL ESTATE
FERRYHILL CO DURHAM

APPLICANT: Durham County Council
Environment, County Hall, Durham

CONSULTATIONS

1. FERRYHILL TOWN COUNCIL
 2. Cllr. J. Higgin
 3. Cllr K Conroy
 4. Cllr. R A Patchett
 5. BUILDING CONTROL
 6. ENGINEERS
 7. ENV. HEALTH
 8. VALUER
 9. L.PLANS
 10. ECONOMIC DEV
 11. LANDSCAPE ARCH
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INTRODUCTION

This proposal refers to a planning application being dealt with by Durham County Council under The Town and Country Planning (Prescription of County Matters) (England) Regulations 2003. The views of Sedgefield Borough Council are therefore being sought on the proposal as a consultee. Durham County Council will determine the application.

PROPOSAL

This application proposes a change of use of a presently vacant industrial compound to an 'end of life' vehicle storage and dismantling facility. The proposal would include the erection of a 13 metre by 15 metre arched building (6.4 metres high), two 6 metre by 2.4 metre containers (2.6 metres high) to provide office and storage, and a smaller portable toilet unit. The latter would drain to a new septic tank installed below ground in the northwestern corner of the compound.

Access to the site is by way of existing gates from the industrial estate road.

The site operations can be summarised as follows:

- Vehicles moved onto site by recovery vehicle (typically 1 per day)
- Vehicles moved into workshop by fork lift truck for depollution and dismantling

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- Components stored for disposal or export
 - Vehicle shells taken off site for scrap

No mechanical breaking or crushing would be carried out on the site.

CONSULTATION AND PUBLICITY RESPONSES

Ferryhill Town Council have no objections to the proposal.

The Council's Landscape Architect has raised about the condition and appearance of the compounds area. This aspect is commented on below.

PLANNING CONSIDERATIONS

Policy IB16 (Materials Reclamation and Scrapyards) of the Borough Local Plan states that 'proposals for the establishment of materials reclamation facilities and scrapyards will be permitted only at three locations in the Borough, including the compound area of Dean and Chapter Industrial Estate. The policy requires that stringent conditions be applied to these sites to govern their appearance, relationship to adjoining land uses, the design of buildings, landscaping, screening and access in accordance with Policy D4.

In this instance the design of the workshop building would be of a simple and functional design that would be in keeping with its immediate surroundings. The main building would be positioned at the eastern side of the site, and screened by an existing 2.4m high palisade fence. The storage container and toilet block would be sited to the north, and the office to the western side of the site adjacent to the entrance. Existing self seeded trees on the eastern boundary would remain and would offer some screening in the summer months.

The Borough Council's Landscape Architect has expressed concern that no landscaping proposals accompany the application, and has pointed out that there have been previous concerns about the general condition and appearance of the area. Given the relatively small size of the compounds there is little scope to provide meaningful landscaping within the application site. Whilst it is recognised that the environmental quality of the compound area is poor, the overall appearance of the compound area is not a matter that can be addressed through this application.

In view of the above it is considered that the proposed development is of an appropriate design, which is compatible with the surrounding buildings and would not have any adverse impact on the surrounding area. As such the proposal is considered to comply with Policies IB16 and D4 of the Sedgefield Borough Local Plan.

RECOMMENDED

That Sedgefield Borough Council offers no objections to the proposal.
