

Planning Committee

19 March 2008

**Applications to be determined
by the County Council**



Report of Rod Lugg, Head of Environment and Planning

Purpose of the report: To enable the Committee to determine applications for planning permission which have been received in accordance with the requirements of the Town and Country Planning Act 1990.

Background

- 1 The applicant is a haulage and plant hire firm that operates throughout County Durham handling in excess of 80 silos which are filled with concrete at the 'Mega Mix' facility opposite the proposal site and transported to building developments throughout the area. The firm is also involved with site clearance work and buys and sells topsoil and re-cycled stone. As a result of their operations they are seeking permission to operate a material recycling facility and silo painting operation at Site 'S', Thornley Station Industrial Estate, Shotton.

The Site

- 2 The site is approximately 0.3ha in area and is located on the north east side of the Industrial Estate. It was formerly used for coal, coke and ash processing purposes and is currently used for the storage of scrap plant and equipment including an old crusher and screen, an assortment of waste plastics, large skips and approximately 8 - 10 'Mega Mix' silos awaiting refurbishment. There is one existing building of two storey height with a floor area of approximately 240m². Neighbouring businesses include the applicant's 'Mega Mix' facility, a ground works/landscape operation and concrete manufacturing plant. The site is accessed via the existing industrial estate from the B1280.

The Proposal

- 3 The proposal involves the change of use from general storage to a material recycling and silo painting facility. As part of the proposal the site would be cleared of all plant, machinery and existing waste materials. All waste recovery operations would be undertaken in the open and material would be stored in designated areas of the site. A banded hardcore crusher would be located in the southeast corner and a sub-soil screen near the northern boundary. A total of 5 people would be employed at the site as a result of the development.
- 4 200 tonnes of builders waste, soil and subsoil would be imported into the site per day by lorry, (22 vehicle movements anticipated). Soils and sub-soils would be separated, sieved and treated on site in order to produce a final soil product and builders rubble crushed to produce hardcore. Non recyclable waste would be separated and removed to an appropriate waste site (Sherburn) for final disposal.
- 5 Silo painting would take place within the existing building. Silos in need of refurbishment would be shot blasted and repaired before being painted and moved across the road to the applicant's 'Mega Mix' site for re-use. Both the material recycling operation and the silo painting would operate between 7.00am – 4.30pm Monday to Friday and 7.00am – 1.00pm Saturdays with no working on Sundays.

Consultations and Representations

- 6 Easington District Council view is not yet available (consulted 23 January 2008).
- 7 Shotton Parish Council has not commented (consulted 21 January 2008).
- 8 Wheatley Hill Parish Council has not commented (Neighbouring Authority consulted 21 January 2008).
- 9 The Environment Agency has no objection to the proposed change of use from a planning perspective but note that the applicant would be required to apply for a Waste Management Licence which must be in place before waste management activities commence.
- 10 The application has been advertised on site, in the press and neighbouring users on the industrial estate were notified. No representations have been received.

Planning considerations

- 11 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications should be made in accordance with the Development Plan unless material considerations indicate otherwise. Relevant policies are contained in the County Durham Waste Local Plan (April 2005) [WLP] and the Easington District Local Plan (Adopted 2001).
- 12 Policies W38 and W39 of the WLP support proposals for the recovery and recycling of inert waste materials including construction and demolition waste provided that they can be located on land identified for general industrial use or on previous development land in sustainable locations. Policy W33 requires waste developments to minimise any harmful impacts arising from operations.
- 13 The site is included within land designated as a small industrial estate, under Policy 54 of the Easington District Local Plan, on which B1 (business), B2 (general industrial), B8 (warehousing) and bad neighbour uses will be permitted.

Residential Amenity

- 14 The proposed site is located 460m to the south of Shotton Colliery and is within an established industrial estate. The nearest residential properties are located at Haywood Cottage and Throstle Nest House approximately 200m and 290m to the north west of the site respectively.
- 15 Given the location of the site some distance from residential properties, and the presence of other industrial uses of a similar type including a scrap yard to the north, there would not be any significant residential amenity impacts arising from the proposed development. Easington District's Environmental Health Officer has no objections to the proposal and notes that any Waste Management Licence would include measures

to deal with potential nuisance issues arising from noise, dust, litter or odour. These can also be limited through planning conditions should permission be granted.

- 16 The main source of noise would be from the crusher located at the south east corner of the site. The applicant has stated that this would be enclosed within 2.5m high block-work bund walls to reduce the impact of crushing operations.

Visual Impact

- 17 The site in its current state has no visual appeal. No new buildings are proposed as part of the development and the height of any stockpiles would not exceed 4 metres. The site is partially enclosed by a wall in excess of 2 metres in height and a small copse of mature trees is located immediately to the north that would help to screen stockpile mounds from views across open land from Shotton Colliery. The site is bordered to the south and west by existing industrial estate buildings and these would largely screen views from these directions and the B1280.

Recreational Amenity

- 18 The Haswell to Hart walkway runs adjacent to the eastern boundary of the application site and is defined as a Wildlife Link and cycleway/walkway in the Easington District Local Plan. The proposed change of use would have a minimal impact on the route and would not significantly affect the enjoyment of the cycleway/walkway by its users. A 2.5m high boundary wall encloses the site on its north and east sides and provides adequate segregation from both the walkway to the east and the public right of way to the north.

Traffic and Access

- 19 The site is well connected to the strategic road network and the industrial estate has direct access to the B1280 which connects to the A19 via the A181 approximately 1 mile to the south of the site. The applicant estimates that a maximum of 22 lorry movements per day (11 in 11 out) could be generated by operations at the site. The Head of Highways Management is satisfied that the vehicle numbers involved would not have a significant impact in traffic terms but requested that the condition of the existing site access be improved to match the arrangements at the adjacent 'Mega Mix' facility and prevent mud and debris being carried on to the public highway. The applicant has agreed to this and it can be made a requirement of a planning condition.

Recommendation and Reasons

- 20 National strategies and planning policies encourage the aim of recycling. The proposal would make a useful contribution to the wider objective of dealing with waste generated locally in a responsible way. The proposed site is located within an area designated for general industrial use which makes provision for bad neighbour uses. The proposal would also

accord with Policies W38, W39 and W33 of the County Durham Waste Local Plan.

- 21 Having considered the detailed elements of the development and its location on an existing industrial estate, I am of the view that the proposal can be satisfactorily conducted on the site in a manner that would not adversely affect residential or visual amenity. Subject therefore to appropriate conditions to limit any potential future impact of the use, I conclude that the development is acceptable.
- 22 I therefore **recommend** that, planning permission be granted for the change of use to a material recycling facility at Thornley Station Industrial Estate, Shotton for the following reason:
- (i) The proposed change of use of the site would not be unduly obtrusive or adversely impact on the local community or environment. The proposal accords with the relevant policies; Policies W38, W39 and W33 of the County Durham Waste Local Plan relating to the suitable location of Material Recycling Facilities and appropriate environmental mitigation measures, and Policy 54 of the Easington District Local Plan in relation to small existing industrial estates and bad neighbour uses.

No Departure

Background Papers

Planning application forms and plans dated 09 January 2008 and letters dated 25 October 2007 and 13 December 2007. Consultation letters and responses and other correspondence on the application file CMA/5/21

Contact: John Byers Tel: 0191 383 3408
Local Member: Councillor Wade

Easington District: Proposed change of use to material recycling facility and the painting of silo's, Site 'S', Thornley Station Industrial Estate, Shotton, County Durham for Burn and Hewitt Contracts Ltd

