

The application is for full planning for the use of part of the existing Council Depot site as a materials recycling facility. External alterations to the building are also proposed.

The site lies within the Urban Area as specified on the Local Development Framework Proposals Map. On the Policy Map of the Waste Local Plan the site is indicated as lying within the North Staffordshire Conurbation, to which policy 2.3 on Broad locations applies (where proposals for sustainable waste management facilities of a local or sub-regional scale will be supported, subject to certain criteria being met)

The 8 week period for the determination of this application expires on 4th September 2015.

RECOMMENDATION

Subject to consideration to any comments received from the County Council as the Waste Planning Authority PERMIT subject to conditions relating to:

- 1. Time Limit**
- 2. Approved plans**
- 3. Provision of access, parking, servicing and turning prior to the use commencing.**
- 4. Construction hours restrictions**
- 5. Implementation of noise mitigation measures in accordance with submitted Noise Assessment prior to the use commencing.**
- 6. The permission is for the benefit of the Borough Council only**

Reason for Recommendation

The introduction of a materials recycling facility at the Depot is not considered will result in adverse impacts on residential amenity or highway safety subject to appropriate conditions and would broadly be in compliance with policies in the Joint Waste Local Plan provided conditions are imposed to ensure that residential amenity is not unacceptably affected. The alterations to the external appearance of the building will have a limited impact the overall appearance of the site when viewed from public vantage points.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues

The application is for the use of part of the Depot building and site to a materials recycling facility. The proposal also includes alterations to the building including the replacement of glazed panels with composite cladding panels and the introduction of roller shutter doors in place of glazed panels. Such alterations to the external appearance of the building will have a very limited impact on the overall appearance of the site when viewed from public vantage points.

The proposed use is not expected to result in an increase in vehicular movements and as such it will not give rise to any concerns regarding highway safety.

Regard in particular needs to be had to the general requirements for new waste management facilities as set out in Policy 3.1 of the Waste Local Plan – part of the approved development plan for the area

These requirements are that in the broad locations referred to in policy 2.3 (which given the location of the site within the North Staffordshire conurbation is satisfied) proposals for new waste management facilities should (inter alia)

- Be fully contained within well designed purpose built or appropriately modified existing buildings or enclosed structures appropriate to the technology or the process
- Be compatible with nearby uses, and appropriate in scale and character to their surroundings giving careful consideration to any cumulative effects that may arise
- Complement existing or planned activities or form part of an integrated waste management facility and demonstrate an overall enhancement of the site
- All proposals should be submitted together with details on the annual throughput and waste stream that the site would handle

With respect to criterion (i) some of the proposed waste management facilities will not be under cover, but those that are in the open are immediately adjacent to existing buildings. It could be argued that the use is not compatible with the residential properties adjoining the site, however that could be said of the existing activities on the Depot. Bearing this in mind and the proposals include screen walling and acoustic fencing the key issue to consider therefore is the impact of the proposal on residential amenity.

Residential amenity

The proposed use involves the storage, sorting and bulking of dry recyclable materials consisting of card, paper, mixed plastics, tin and food waste within part of the existing Depot building. The materials will arrive at the site by bulk trailers on a daily basis following collection from properties throughout the Borough.

Activity on the Depot site already generates some noise, however the introduction of the loading and sorting of materials will generate additional noise. There are residential properties close to the site that may be affected, however the submitted Noise Assessment concludes such noise can be suitably mitigated through the upgrading of the cladding of the building, which is proposed, the location of the loading area to the rear of the building and the introduction of a 2m high acoustic boundary treatment to the rear of properties on Knutton Lane.

The identified mitigation measures can be secured through condition and in light of this it is considered that the proposed development will not result in an unacceptable impact on residential amenity.

Policies and Proposals in the Approved Development Plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 -2026 (adopted 2009) (CSS)

Policy SP1	Spatial principles of Targeted Regeneration
Policy SP2	Spatial principles of Economic Development
Policy ASP5	Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1	Design Quality

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy T16	Development – General parking requirements
Policy T18	Development servicing requirements

Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026 (adopted 2013)

Policy 1.1	General Principles
Policy 2.1	Landfill diversion targets
Policy 2.2	Targets for new waste management facilities required by 20126 to manage municipal, commercial and industrial, and construction, demolition and excavation waste streams.
Policy 2.3	Broad Locations
Policy 3.1	General requirements for new and enhanced facilities

Other Material Considerations

National Planning Policy Framework (March 2012)

Planning Practice Guidance (March 2014)

Supplementary Planning Documents/Guidance

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Relevant Planning History

The site has a long history however it is not considered that there are any planning applications that are of particular relevance to the consideration of this application.

Views of Consultees

The **Lead Local Flood Authority** has no comment.

The **Highway Authority** has no objections subject to a condition requiring the access arrangements, parking, servicing and turning areas to be provided.

Environmental Health Division has no objections subject to conditions as follows:-

- Restrictions on hours of construction
- Mitigation measures as detailed in the noise assessment to be implemented in full prior to the development commencing.

The views of **Waste Management**, the **Environment Agency** and the **Waste Planning Authority** have been sought and any comments received will be reported.

Representations

The publicity period ends on 7th August. No representations have been received to date.

Applicant/agent's submission

A Noise Assessment has been submitted in addition to the require application form and plans have been submitted along with a Design and Access Statement. The application documents are available for inspection at the Guildhall and via the following link www.newcastle-staffs.gov.uk/planning/1500615DEEM3

Background Papers

Planning File
Planning Documents referred to

Date Report Prepared

31 July 2015.