

LAND AT CHEMICAL LANE, TUNSTALL, STOKE-ON-TRENT

LAND RECOVERY LIMITED

SOTCC ref 62057/FUL (NuIBC ref 348/251)

The Borough Council has been consulted by the City Council on an application for full planning permission for the redevelopment of Former Esso Depot including change of use to accept waste ballast, stone and hardcore (including those contaminated with hazardous substances) for the purpose of recycling, erection of a recycling facility including waste containment and transfer buildings, construction of a rail freight terminal to provide general storage and distribution facilities, recyclable materials transfer and general storage and distribution facilities, associated gantry crane, offices, parking, landscaping, vehicular access and retrospective permission for the erection of 3m high security fencing and the use of outside storage areas for the purpose of recycling

The site is located within the Stoke-on-Trent Inner Urban Core Area as indicated on the Local Development Framework Proposals Map. The site is also within the Ceramic Valley Enterprise Zone, forming part of the Highgate / Ravensdale site.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 28th February 2018.

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed development subject to any appropriate conditions that the City Council deem necessary, with particular regard to the visual impact and the colour of the crane, highways matters, flooding, noise, air quality and artificial lighting.

Reason for Recommendation

The proposed development, including the crane, should not significantly harm views from within the Borough. Furthermore, the supporting information indicates that the development will not affect the interests of the Borough by virtue of highway impacts, flood risk, noise, air quality and artificial lighting.

Key Issues

As indicated above, the Borough Council has been consulted by the City Council on an application for full planning permission for the redevelopment of the former Esso Depot and the construction of a rail freight terminal to provide recyclable materials transfer as described above.

The application is a resubmission following the withdrawal of a previous planning application SOTCC ref 61315/FUL (NuIBC ref 348/243) upon which the Borough's Planning Committee decided its views on the 10th October 2017.

The Borough Council made the following comments on the previous application;

"That the City Council be informed that the Borough Council has no objections to the proposed development subject to the City Council assessing the impact of air quality and noise on the residential amenity of a residential caravan on Copp Lane, which lies to the south east of the most westerly Tunstall Bypass roundabout on the site (sometimes known as Chatterley Gateway) and controlling lighting through a condition of any permission in accordance with the recommendations of the Borough Council's Environmental Health Division."

The Borough Council has once again been asked for its views on this revised proposal – the City Council being the Planning Authority. The Planning Committee is the part of the Borough Council which decides what comments are to be put to the City Council in response to such consultations. The boundary between the Borough and the City lies on the western side of the application site, on the other (western) side of the West Coast Main railway line.

The scheme primarily remains the same as the previous proposal but further details of the operations of the Rail Freight Hub have been submitted and the scheme now includes a gantry crane that would straddle railway sidings.

The Borough Council's Environmental Health Division have already commented directly to the City Council upon this application and they now raise no objections following the information which now supports the resubmitted application addressing their previous concerns regarding noise, air and artificial light impacts.

In the circumstances it would appear appropriate for the Borough Council in its comments to focus upon the new element – the crane.

Impact on the visual amenity

The proposed crane is a substantial structure that would have an approximate height of 24 metres and a width of approximately 28 metres.

The application site is set within an industrial setting but due to the topography of the area and the size of the crane it will be clearly visible from surrounding vantage points from within the Borough.

It is not considered that any screening would mitigate the visual impact because of its scale.

Notwithstanding the point that the crane would be visible from vantage points within the Borough it is set within an heavy industrial setting. Therefore it is not considered that the proposed development would significantly harm views from within the Borough.

The colour of the proposed crane is not known and it is considered that an appropriate colour should be secured via condition and the City Council should be advised of this.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation:

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

Policy SP1 - Spatial Principles of Targeted Regeneration

Policy SP2 - Spatial Principles of Economic Development

Policy SP3 – Spatial Principles of Movement and Access

Policy ASP3 - Stoke-on-Trent Outer Urban Core Area Spatial Policy

Other Material Considerations include:

National Planning Policy Framework (March 2012)

Planning Practice Guidance (2014)

Relevant Planning History

The site has in the past been granted permission for employment, and more recently in 2014 planning permission was granted for the change of use of part of the site to accept waste ballast, stone and hardcore for the purposes of recycling to produce aggregates and concrete products. The Borough Council was not consulted on that particular application.

The application is a resubmission of a previous planning application that was withdrawn, SOTCC ref 61315/FUL (NuIBC ref 348/243) that came before the Planning Committee on the 10th October 2017.

Applicants Submission

The application is supported by a number of documents including:-

- Transport Statement
- Planning Statement
- Flood Risk Assessment
- Heritage Impact Assessment
- Noise Impact Assessment

All these documents, and other application documents, are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications> using the City Council reference 62057/FUL. The website also shows the comments of the Environmental Health Division.

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

6th February 2018