

CHERRY HILL WASTE, HIGH CARR FARM, CHESTERTON

CHERRY HILL WASTE

SCC REF: N.19/02/294 MW (NULBC REF 19/00489/CPO)

This is a consultation by the County Council as the relevant Planning Authority on an application for planning permission for a proposed covered building for waste storage and processing purposes.

The application site lies within Green Belt, which is also designated locally as an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

The Planning Committee has the authority (within the Borough Council) to make comments upon such an application

For any comments that the Borough Council may have on this proposal to be taken into account, they have to be received by the County Council by no later than the 19th July 2019.

RECOMMENDATION

Subject to Staffordshire County Council being satisfied that there are very special circumstances that justify the granting of planning permission for inappropriate development in the Green Belt as they clearly outweigh the harm of the proposed development, including that arising from its impact on the openness of the Green Belt and includes conditions in any planning permission which secure the building being finished in a dark green colour, then the County Council be informed that the Borough Council raises NO OBJECTIONS to this planning application.

Reason for Recommendation

If the County Council are satisfied that there are very special circumstances, which justify the granting of planning permission for inappropriate development in the Green Belt as they clearly outweigh the harm to the Green Belt including its openness, then the Borough Council are satisfied that the proposed building, if finished in a dark green colour, would not have a significant and adverse impact on the landscape or visual amenity of the area when compared to the existing outdoor activities associated with the waste recycling facility which already are harmful in appearance on the landscape.

Key Issues

The planning application to be determined by the County Council is for a proposed covered building for waste storage and processing purposes.

The site lies within the Green Belt, which is designated locally as an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

The Borough Council is being asked for its views on this proposal – the County Council being the Planning Authority for such an application.

The Planning Committee, at least with respect to “major developments”, is the part of the Borough Council which has the authority to decide what comments are to be put to the County Council, on the Borough Council’s behalf.

The application is supported by a ‘Waste Development Statement’ which sets out that the site is a fully licensed Waste Transfer Station that deals with waste storage and currently processes inert, biodegradable and non-inert inorganic waste in the open.

The proposal is for a new covered building for storage and processing of waste. It would have a footprint of 55.4 metres by 33.4 metres with an approximate height of 16.3 metres and would be

constructed from profile metal sheeting.

Paragraph 133 of the recently published revised NPPF details that "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

The NPPF further indicates in paragraph 145 that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt, however exceptions to this include, amongst other things, buildings for agriculture and forestry, the provision of appropriate facilities for outdoor sport and outdoor recreation, the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The proposed building does not meet any of the identified exceptions and would represent a large building that would harm the openness of the Green Belt. It is therefore considered to represent inappropriate development within the Green Belt and should not be approved except in very special circumstances.

The NPPF at paragraph 144 details that very special circumstances (to justify inappropriate development) will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

It is understood that the preference is for these waste storage and processing activities to take place indoors and it will be the County Council as the Waste Planning Authority to decide whether very special circumstances do exist that would outweigh the harm caused to the Green Belt.

The existing waste recycling facility is operated outside and the activities generate noise and general disturbance.

The proposed building is likely to result in a reduction in noise and disturbance on the amenity of the area, however the facility is relatively isolated from residential properties. The building would contain the activities within the building and this would control the existing activities, which currently harm the appearance of the landscape.

The size and height of the proposal is likely to result in the building being seen from longer distance views within the area but the topography of the surrounding area would result in views from the wider area being limited, particularly from the south and west.

The main views would be from the north but views from public vantage points would be interrupted by the A500 and other industrial and commercial areas. There is also natural screening from trees which are located adjacent to the northern boundary and the A500.

It is considered that if the proposed building is finished in an appropriate colour it would reduce its impact on the landscape and the visual amenity of the area. In this instance your officer considers that the building should be coloured a dark green which would sit against the backdrop of the landscape when viewed from the north.

The overall improvement in the appearance of the site, and the reduction in noise, could amount to very special circumstances that would warrant the granting of planning permission and for these reasons it is considered that the Borough Council should raise no objections to the proposed development.

APPENDIX

Policies and Proposals in the approved development plan relevant to this matter: -

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

Policy SP1: Spatial Principles of Targeted Regeneration
Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality

Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026

Policy 1.1 General principles
Policy 1.2 Make better use of waste associated with non-waste related development
Policy 3.1 General requirements for new and enhanced facilities
Policy 4.1 Sustainable design
Policy 4.2 Protection of environmental quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011 \(saved policies\)](#)

Policy S3: Development in the Green Belt
Policy N17: Landscape Character – General Consideration
Policy N21: Area of Landscape Restoration

Other Material Considerations include:

National Planning Policy

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (March 2014)

Supplementary Planning Guidance/Documents

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

None relevant

Views of consultees

It is the responsibility of the County Council to carry out consultations on this application.

Applicants' submission

The application documents are available to view on the Staffordshire County Council Planning web page www.staffordshire.gov.uk/planning. 'Find a current application', enter the County Council reference number N.14/06 and click on the 'documents' tab.

Background Papers

Planning file
Planning Documents referred to

Date report prepared

1st July 2019