

JUMBO SKIPS LTD, PLOT D, HOWLE CLOSE

JUMBO SKIPS LTD

SCC REFERENCE N.20/03/2014 W (NULBC REF 20/00823/CPO)

This is a consultation by Staffordshire County Council on an application for the use of the site for a skip hire and recycling facility handling up to 100,000 tonnes of waste per annum. Two steel framed sheds are proposed for storage of plant and machinery and for processing of non-hazardous waste, with a separate open area to the south for processing of inert waste.

The site is currently undeveloped. It is a former marl pit, then domestic and commercial waste site which was reclaimed some time ago.

The site is within the Newcastle and Kidsgrove Urban Neighbourhood as identified on the Local Development Framework Proposals Map, and is the subject of saved Policy 39 of the Local Plan.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the County Council by no later than 11th November.

RECOMMENDATION

That the County Council be informed that this Council raises NO OBJECTIONS to the proposed development subject to appropriate conditions that the County Council deem necessary including those recommended by Newcastle Borough Council's Environmental Health Division.

Reason for Recommendation

Although the application is not for traditional employment uses in the strictest sense (Class B uses), it would provide employment opportunities and given the nature of the site there is no loss of good quality employment land involved. The County Council will have to decide whether the information submitted with the application is sufficient, and appropriate conditions should be imposed to protect residential amenity.

Key Issues

The Borough Council has been consulted on this waste application by the County Council. The application is for the use of the site for a skip hire and recycling facility handling up to 100,000 tonnes of waste per annum consisting of the sorting, processing and storage of general mixed waste and various forms of inert waste such as soil and fines, crushed brick and concrete. Two steel framed sheds are proposed for storage of plant and machinery and for processing of non-hazardous waste, with a separate open area to the south for processing of inert waste. A weighbridge office building is also proposed.

The main issues for the Borough Council to consider are the principle of the development, whether there would be any adverse impact on visual amenity, highway safety or the environment.

Principle

NLP Policy E9 (2) states that on certain sites such as the Rowhurst Industrial estate where planning permission has already been granted for employment development, it is the Borough Council's policy that permission will be renewed, broadly in the same terms as currently given, unless new factors or other material considerations such as the need for access by non-car modes indicate otherwise; The Policy indicates that in the case of Rowhurst any viable reserves of Etruria Marl underlying the site should be proved and provision made for their extraction prior to development occurring in accordance with Mineral Local Plan policies 4 & 5 and that a nature conservation study will be required.

An Ecological Appraisal has been included as part of this application which makes a number of recommendations in respect of site clearance and construction works. The County Council will consider whether this is sufficient.

No mention has been made in the submission of the Etruria Marl position. It is your Officer's understanding that based upon the specific history of this site that this would not be relevant however it is something that the County will look into as the Minerals Planning Authority. Other consents have been

allowed on the industrial estate without requiring it to be demonstrated that there are no viable Etruria Marl reserves that would be prejudiced by such development.

Insofar as NLP Policy E9 is concerned the only permissions granted to date for this particular piece of land are for outdoor storage (in June 1990) and for a Driving Test Centre in 2005. The proposed use does not fall within Class B (as set out in the Use Classes Order). NLP Policy E11 does indicate that development, other than that within Class B that would lead to the loss of good quality business and general industrial land will be resisted where this would limit the range and quality of sites available. In this case the proposed use would generate 20 jobs and, notwithstanding that it is not a Class B use, it is a use that is acceptable in this location in principle.

Impact on visual amenity

The site is within an established industrial estate but is close to a site where residential development has previously been permitted and is subject to a further application for residential development on this agenda (20/00463/FUL).

The site is to be bounded by palisade fencing ranging from 1.8m to 2.1m in height which will be powder coated green in the more visually prominent positions, and galvanised for the other stretches of boundary.

The proposal also includes the construction of two storage sheds one with a floor area of approximately 450m² and up to 6m in height and the other slightly smaller at 250m² floor area and up to 5.5m in height. Both are sited close to Watermills Road. The external storage area is located to the south of the buildings, which will to some extent provide some screening. Additional screening is achieved by the existing woodland planting along the north and east boundaries which will be supplemented by additional tree planting

Given the mixed commercial nature of the area the appearance of the proposed development will be in keeping.

Impact on highway safety

The application is accompanied by a Transport Assessment and during the course of the application an Addendum has been submitted which takes into consideration the vehicular movements associated with the residential development proposed in 20/00463/FUL. The Assessment and addendum concludes that Watermills Road and its junction with Audley Road can accommodate the traffic generated by this proposed development and that generated by the proposed residential development without resulting any highway safety concerns.

Environmental impacts

One of the proposed buildings is to be used for the processing of non-hazardous waste, with inert waste being processed in an open area to the south of the sheds. There is the potential for the proposed use to generate environmental issues including noise, odour, pests, dust and mud on the highway.

Measures are proposed to mitigate the impacts that the site has on neighbouring properties which are being considered in details by the Council's Environmental Health Division who have been consulted directly by the County Council as Planning Authority.

Subject to the appropriate mitigation measures as recommended by the Environmental Health Division being implement it is not considered that the proposal would have any significant environmental impacts.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

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

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality

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

Policy E9: Renewal of Planning Permissions for Employment Development
Policy E11: Development of Employment Land for Other Uses
Policy T16: Development - General Parking Requirements

[Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026](#)

Policy 1.1 General Principles
Policy 1.3 Construction, demolition and excavation waste
Policy 2.1: Landfill diversion targets
Policy 2.3 Broad Locations
Policy 3.1 General Requirements for New and Enhanced Facilities
Policy 4.1 Sustainable Design
Policy 4.2 Protection of Environmental Quality

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\)](#)

[Planning Practice Guidance \(PPG\)](#)

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

Relevant Planning History

12/0082/CPO -
Proposed skip hire and recycling centre – Withdrawn

05/00793/CD – Construction of a driving test centre on this site incorporating a single building with car, motorcycle and LGV manoeuvring areas and associated parking - Subject of Planning Committee resolution (November 2005) that the Planning Authority had no objections to the application subject to certain conditions and requirements being met. Permission subsequently granted (Crown Development)

N19874 – The erection of light industrial buildings Class B1 on a wider site including this one – Permitted with this particular site identified as being for open storage only

N3824 – The construction of a tipping site for domestic refuse and colliery spoil – Permitted

Views of consultees

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

Applicant's Submission

The application is supported by the following documents: -

- Transport Assessment and Addendum
- Noise impact Assessment
- Noise and Vibration Management Plan
- Odour Management Plan
- Dust Management Plan
- Phase 2 Contamination Investigation Report
- Flood Risk Assessment
- Waste Development Statement
- Ecological Appraisal

These documents can be viewed on the County Council's website searching under reference [N.20/03/2014 W](#)

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

6th November 2020