

Application Number

P/2017/1066

Site Address

Storage Land
Inter-line
Woodland Close
Torquay
TQ2 7BD

Case Officer

Verity Clark

Ward

Tormohun

Description

Proposed waste storage and recycling facility

Executive Summary

The proposal seeks the addition of a single storey structure for the storage of plastic and cardboard waste. A bailing machine will be situated inside the structure which will be utilised prior to the collection of the materials for recycling. The building will be used by the builder's merchant business situated on part of the site and will not be processing waste from outside the site. It is required to regularise the existing recycling operation on the site.

The principle of an additional commercial structure in this location is accepted and the proposal is considered to be of a suitable size, scale and visual appearance for the location within the industrial estate. The proposal is not considered to impact on the amenity of the surrounding users and is acceptable in terms of highways and drainage issues. Further confirmation is required from the Council's Arboricultural Officer on any potential impact on surrounding trees.

The application is recommended for conditional approval.

The application has been referred to the Development Management Committee as the application relates to waste and officers do not have delegated authority to determine waste applications.

Recommendation

Subject to the receipt of satisfactory further information from the Council's arboricultural officer Conditional approval with final drafting of conditions to be delegated to the Executive Head of Assets and Business Services.

Reason for Referral to Development Management Committee

The application has been referred to the Development Management Committee in accordance with the Council's constitution which states that applications relating

to the handling, transfer or disposal of waste or hazardous waste must be determined by the Development Management Committee.

Statutory Determination Period

8 weeks. The determination date is the 1st January 2018.

Site Details

The application site is part of a wider area of industrial units forming part of the Old Woods Trading Estates at the end of Woodland Close. The site of the proposed storage shed is located to the north of an industrial unit used by a window company and a gym and is currently in use as an open storage area for light industrial activity.

Date of Officer Site Visit: 16/11/17

Detailed Proposals

The proposal seeks the addition of a single storey building 15m x 5m with a maximum height of 4.7m. The structure includes a lean-to roof design with 8 rooflight and 2 roller shutter doors. The proposed building will be used for the storage of plastic and cardboard waste and recycling facilities in the form of a bailing machine.

The applicant has advised that the proposal will allow for the continued recycling of;

Plastic and cardboard average 1.5 tonnes per month mixed load

Wood and pallet waste average 3 tonnes per month.

These will then be collected from the site by specialist recycling companies. The application has been submitted because the Fire Authority have deemed the existing area within the site used for this activity as being unsatisfactory.

The on-site procedure is that incoming goods are stripped of plastic and cardboard packaging. These are separated into recyclable materials, baled and stored to await a full load for collection by recycling companies. Timber recycling takes place elsewhere on the site and is not part of this application.

Summary Of Consultation Responses

Community Safety: No comment.

Future Planning (Highways): The Supporting Statement indicates that this storage and bailing facility (for cardboard and plastic) is entirely ancillary to the function of the main employment unit and that (HGV) Vehicle Movements for collection of materials are limited to two per month. From a transport perspective, this would appear to reflect the existing vehicle operations of the site and therefore there would be no Highway objection. However, the use of the site (ancillary for the current user only and the No. of HGV collections (2 per month) may be conditioned.

Waste: No comments to make regarding this application as it does not

involve the collection of municipal waste by Torbay Council or its waste collection contractor.

Arboriculture: Awaiting comment.

Environment Agency: Awaiting comment.

Summary Of Representations

Publication type: Neighbour notification letters/Site notice

The consultation period for the application expires on the 6th December and at the time of writing no representations have been received. The neighbour consultation period for this application is due to expire on the 06/12/17; any representations received before the date of the December Development Management Committee meeting will be reported verbally at that meeting.

Relevant Planning History

P/2004/2040 2 Storey Side Extension; Single Storey Front Extension To Office And Showroom. Approved 14/02/05

P/1997/1439 Non Illuminated Fascia Signs (As Annotated By Agent On Plans 16/12/97). Approved 23/12/97

Key Issues/Material Considerations

The key issues to consider in relation to this application are:

1. Principle of development
2. Impact on the character and appearance of the streetscene
3. Impact upon the amenity of neighbouring properties
4. Drainage
5. Transport Issues
6. Trees

1. Principle of development

The proposed structure will sit to the north of an existing industrial unit used by a window company and a gym within an industrial estate to the rear of the Old Woods Trading Estate. The principle of a commercial structure in this location is therefore acceptable.

The proposed use of the structure is for storage of cardboard and plastic waste and the bailing of this material prior to collection by a recycling company. The provision for recycling within the site is considered to accord with Policy W1 of the Torbay Local Plan 2012-2030 which promotes the waste hierarchy and the use of recycling before recovery or disposal of waste.

2. Impact on the character and appearance of the streetscene

The proposed structure will be sited within an industrial setting, located to the north of existing industrial units. The lean-to roof structure will include PVC coated box profile steel sheets on the walls and roof with galvanised steel painted roller shutter doors. The design and visual appearance is considered to be appropriate for the siting within the industrial estate and appears similar in design to the existing structures in the area. The proposed structure will have limited visibility from the Woodland Close streetscene. The siting and massing of the proposed structure is considered to be appropriate for the location.

As such the proposal is considered to accord with Policy DE1 of the Torbay Local Plan 2012-2030.

3. Impact upon the amenity of neighbouring properties

The proposed structure is not considered to impact on the privacy and amenity of the surrounding users. The site is located within an industrial estate with no residential units located in close proximity. The proposed structure will be used for the storage of cardboard and plastic waste in addition to a bailing machine which will bail the waste prior to its collection by an external recycling contractor. The bailing of waste currently takes place within the site, however the current facilities have been deemed unsatisfactory by the Fire Authority. The machinery and processing is therefore currently taking place on the site, but will be moved to the proposed location of the new structure. This use within the site is considered to be acceptable and without detriment to neighbouring amenity.

As such the proposal is considered to accord with Policy DE3 of the Torbay Local Plan 2012-2030.

4. Drainage

The applicant has indicated that surface water drainage from this development would be discharged using a soakaway or other sustainable drainage system. As such the proposal would comply with Policies ER1 and ER2 of the Torbay Local Plan 2012-2030 with the addition of a planning condition.

5. Transport Issues

Consultation from the Council's senior Strategy and Project Officer has noted that the supporting statement indicates that this storage and bailing facility is entirely ancillary to the function of the main employment unit and that (HGV) Vehicle Movements for collection of materials are limited to two per month. From a transport perspective, this would appear to reflect the existing vehicle operations of the sites and therefore there would be no Highway objection. It is recommended that a condition is added ensuring the use of the structure is ancillary to the existing builder's merchant.

As such the proposal is considered to accord with Policy TA1 of the Torbay Local Plan 2012-2030.

6. Trees

The siting of the proposed structure is adjacent to a number of trees situated on the adjacent land bounding the Bridge Retail Park. As the proposal could have the potential to impact on the existing trees comments are awaited from the Council's Arboricultural Officer. The members will be verbally updated on this at the Committee Meeting.

Human Rights and Equalities Issues -

Human Rights Act: The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights.

In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

CIL -

CIL:

The application is for commercial development in zone 2 where the Community Infrastructure Levy (CIL) is £0 per square metre of additional gross internal floor area created.

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

EIA -

Installations for the disposal of waste constitute Schedule 2 development under class 11(b). The size of the site and the operation of the building are below the applicable threshold for EIA development and therefore it is concluded that the development does not constitute EIA development.

Conclusions

The proposed development constitutes a relatively modest form of development on an existing industrial site. It will regularise an existing process being carried out on the site and will support recycling of materials used by the existing builder's merchant. Subject to a satisfactory consultation response from the Council's arboricultural officer the proposals are considered to accord with the provisions of the Torbay Local Plan 2012-2030 and all other material considerations and therefore is recommended for conditional approval.

Condition(s)/Reason(s)

- 01. Ancillary use
- 02. Drainage

Relevant Policies

- DE1 Design
- DE3 Development Amenity
- ER1 Flood Risk
- ER2 Water Management
- TA2 Development access
- W1LFS Waste hierarchy_