

FALKIRK COUNCIL

Subject: EXTENSION AND RE-DEVELOPMENT OF RECYCLING CENTRE. WORKS TO INCLUDE UPGRADE OF EXISTING SITE ROAD, CONSTRUCTION OF SKIP BAYS, CONSTRUCTION OF NEW HARDSTANDINGS, INSTALLATION OF NEW HANDRAILS AND INSTALLATION OF NEW LIGHTING AT ROUGHMUTE REFUSE TRANSFER STATION, BONNYBRIDGE FOR FALKIRK COUNCIL – P/11/0827/FUL

Meeting: PLANNING COMMITTEE

Date: 4 April 2012

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward – Bonnybridge and Larbert
Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: Alan Scott (Assistant Planning Officer), Ext. 4909

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is located within Roughmute Recycling Centre on the south side of the A883 and to the east of the Checkbar Roundabout.
- 1.2 Full planning permission is sought to extend the existing recycling facility to accommodate additional recycling skips. A new raised concrete access road would be constructed around the edge of the new bays. New galvanised tubular handrails are proposed along the inner side of the road and around the new bays. New 8 metre high lampposts are also proposed around the outer edge of the proposed new road.
- 1.3 The proposed change to the facility will allow for a split level arrangement which will enable customers to tip waste over a guard rail into a container positioned at a lower level.
- 1.4 The applicant has confirmed that additional litter netting will be the subject of a separate planning application in the future.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been submitted on behalf of Falkirk Council and, under the Scheme of Delegation, requires to be considered by the Committee.

3. SITE HISTORY

- 3.1 There is no planning history of relevance to this application.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have no objections to the proposal and have not requested any conditions to be attached should the application be granted.
- 4.2 The Environmental Protection Unit has raised no objection to the proposal, however they have requested that informatives relating to contaminated land and noise during construction work be attached should the application be granted.

5. COMMUNITY COUNCIL

- 5.1 No comments have been received from Larbert, Stenhousemuir and Torwood Community Council.

6. PUBLIC REPRESENTATION

- 6.1 No letters of representation have been received as a result of neighbour notifications and advertisement of the application in the Falkirk Herald.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no policies relevant to this proposal contained in the Structure Plan.

Falkirk Council Local Plan

7a.2 Policy EQ20 – ‘Green Belt’ states:

“There will be a strong presumption against development in the Green Belt except where it can be demonstrated that:

- 1. The proposal satisfies Policy EQ19 and any relevant countryside policies as set out in Table 3.3;*
- 2. The proposal will not undermine the role of the Green Belt by*
 - detracting from its existing landscape character;*
 - reducing the visual separation between settlements;*
 - comprising its existing or potential future use for countryside recreation.*

Where proposals satisfy these criteria, developer contributions to landscape improvement, access and countryside recreation will be sought in accordance with Policy EQ21.”

7a.3 Policy EQ20 seeks to protect areas within the designated Green Belt from unsuitable development. This proposal seeks to improve and expand an established recycling facility and it is considered that this would not have a significant adverse impact on the overall Green Belt designation. The area to be developed is within the boundary of the existing facility and would be well screened from the surrounding area including the A883.

7a.4 Accordingly, it is considered that the proposal accords with the Development Plan.

7b Material Considerations

7b.1 Material considerations of relevance to the proposal are the consultation responses.

Consultation Responses

7b.2 No objections have been received from either the Council’s Roads Development Unit or the Environmental Protection Unit.

7c Conclusion

7c.1 The proposal is considered to be an acceptable form of development and accords with the terms of the Development Plan, in particular Policy EQ20 of the Falkirk Council Local Plan. There are no material planning considerations that warrant a refusal of planning permission in this instance.

8. RECOMMENDATION

8.1 It is therefore recommended that Committee grant permission subject to the following condition(s):-

- 1. The development to which this permission relates must be begun within three years of the date of this permission.**

Reason(s):

1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informative(s):

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A & 02.
2. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.
3. The applicant shall ensure that noisy work which is audible at the site boundary shall **ONLY** be conducted between the following hours:

Monday to Friday	08:00 – 18:00 Hours
Saturday	09:00 – 17:00 Hours
Sunday / Bank Holidays	10:00 – 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

pp
.....
Director of Development Services

Date: 27 March 2012

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504909 and ask for Alan Scott, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan

P/11/0827/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2012. All rights reserved.
Ordnance Survey Licence number 100023384