

FALKIRK COUNCIL

Subject: **ERECTION OF RECYCLING BUILDING AND FORMATION OF CONCRETE HARDSTANDING AT ROUGHMUTE REFUSE TRANSFER STATION, BONNYBRIDGE FOR FALKIRK COUNCIL - P/12/0831/FUL**

Meeting: **PLANNING COMMITTEE**

Date: **27 February 2013**

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: **David Paterson (Planning Officer), Ext. 4757**

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application refers to land at Roughmote Refuse Transfer Station at the south side of the A883, Bonnybridge. The area of the transfer station where it is proposed to erect the recycling building is not at present a concrete hardstanding.
- 1.2 It is proposed to erect a recycling building measuring 15 metres long x 6 metres wide x 3.8 metres in height to ridge level. The building would be of metal cladding construction with a masonry base and polycarbonate rooflights. It is proposed to form a concrete hardstanding base on which to secure the proposed building.
- 1.3 The proposed building would be utilised to extract a greater percentage of recyclable materials from the waste currently being imported into the site.
- 1.4 The proposed building is intended as a shelter. It is not proposed to connect the proposed building to the water main. The proposed development would require additional drainage provision. Drainage details have been submitted in support of the proposal.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application site is owned by Falkirk Council. The application has been made by Falkirk Council. Under the Council's Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 The planning history in respect of the waste transfer station at Roughmute Refuse Transfer Station is:-
- 3.2 F/2003/1086 - Alterations to waste transfer station, including installation of lighting columns (Notice of Intention to Develop) was approved on 7 October 2004.
- 3.3 F/2004/1218 - Erection of messing/office block (Notice of Intention to Develop) was approved on 2 March 2005.
- 3.4 05/1110/LA - Erection of messing and office facilities (Notice of Intention to Develop) was approved on 20 March 2006.
- 3.5 P/08/0066/FUL - Reconstruction and extension to waste transfer station was approved on 19 June 2008.
- 3.6 P/11/0711/DMO - Prior notification for demolition of buildings was approved on 5 December 2011.
- 3.7 P/11/0827/FUL - Extension and re-development of recycling centre. Works to include upgrading of existing site road, construction of skip bays, construction of new hardstandings, installation of new handrails and installation of new lighting was approved on 10 April 2012.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has raised no objections and advised that no Roads related conditions need be attached.
- 4.2 The Environmental Protection Unit has advised that an informative be attached to advise the applicant or procedures should contamination be encountered during the development.
- 4.3 The Scottish Environmental Protection Agency has advised that, notwithstanding drainage details submitted with the application, a condition be attached to ensure the approval of further drainage details prior to the commencement of development.
- 4.4 There is no impact in terms of the Health and Safety Executive planning advice for developments near hazardous installations (PADHI+).
- 4.5 Scottish Gas Networks and the National Grid Plan Protection agencies have raised no objections.

5. COMMUNITY COUNCIL

- 5.1 No objections received.

6. PUBLIC REPRESENTATION

6.1 No objections received.

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 Structure Plan

7a.1 There are no strategic issues raised by the proposed development.

Falkirk Council Local Plan

7a.2 Policy EP5 - "Business and Industrial Development In 'The Countryside'" states:

New business and industrial development in the countryside will only be permitted in the following circumstances:

- (1) Areas specifically identified for business and industrial development on the Proposals Map;*
- (2) Business/industrial development where the need for a countryside location is demonstrated and the proposal could not more appropriately be accommodated within the Urban or Village Limits;*
- (3) Proposals involving the reuse of vacant industrial, commercial or institutional land or premises, or the conversion of farm or other buildings for business use where the scale and nature of the activity is compatible with the location;*
- (4) Limited extensions to existing established businesses in the countryside which can be accommodated without any additional adverse impact on the rural environment;*
- (5) Proposals for the processing of secondary materials including construction and demolition wastes at existing mineral sites in addition to industrial sites; or*
- (6) Appropriate leisure and tourism development that accords with Policy EP16. Proposals will be subject to rigorous assessment of their impact on the rural environment, having particular regard to Local Plan policies protecting natural heritage (EQ19-EQ30) and built heritage (EQ12-EQ18).*

7a.3 The proposed development constitutes an additional facility within an existing Class 5 industrial waste recycling facility which is established in the countryside setting. The proposed development would be compatible with the existing waste transfer station in terms of scale and design. There would be no increase in the volume of waste being imported into the site.

7a.4 The proposed development accords with Policy EP5. Furthermore, in being in accordance with Policy EP5 in respect of a site in a countryside setting, the proposed development accords with Policy EQ19 - "Countryside", detailed in section 7.a.8 of this report.

7a.5 Policy EP18 - "Major Hazards" states:

Within the Major Hazard and Pipeline Consultation Zones identified on the Proposals Map, proposals will be judged in relation to the following criteria:

- (1) The increase in the number of people exposed to risk in the area, taking into account the advice of the Health and Safety Executive, any local information pertaining to the hazard, and the existing permitted use of the site or buildings;*
- (2) The extent to which the proposal may achieve regeneration benefits, which cannot be secured by any other means; and*
- (3) The potential impact that the proposals may have upon chemical and petrochemical establishments*

7a.6 The proposed development would not significantly increase the number of people exposed to risk in the area. The advice of the Health and Safety Executive referred to in section 4.4 of this report is noted.

7a.7 The proposed development accords with Policy EP18.

7a.8 Proposal EQ19 - "Countryside" states:

- (1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:
it can be demonstrated that they require a countryside location;
they constitute appropriate infill development; or
they utilise suitable existing buildings.*
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:
the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;
building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Councils Design Guide for Buildings in the Rural Areas; and
boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.*

7a.9 Sections 7a.3 and 7a.4 of this report are noted.

7a.10 The proposed development accords with Policy EQ19.

7a.11 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; and*

- (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; or compromising 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.12 The proposed development would not have a significant impact on the visual amenity, or the settlement separation and recreational functions, of the Green Belt setting of the Roughmote site.

7a.13 The proposed development accords with Policy EQ20.

7a.14 Policy ST18 - "Waste Management Facilities" states:

Proposals for large scale waste management facilities will be directed to locations within or adjacent to existing waste management facilities and general industrial areas as indicated by Policy EP2.

Proposals must:

- (1) comply with the objectives of the Zero Waste Plan;*
- (2) promote sustainable transport and the proximity principle;*
- (3) consider the need for the facility;*
- (4) demonstrate that the impact on the environment and local communities is acceptable; and*
- (5) comply with other Local Plan policies.*

7a.15 The proposed development would increase the volume of waste being extracted and recycled at the Roughmote Recycling Centre. There would be no significant impact on the environment.

7a.16 The proposed development accords with the principles of Policy ST18.

7a.17 Policy ST11 - 'Sustainable Urban Drainage' states:

Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation. A drainage strategy, as set out in PAN 61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.

7a.18 It is noted that the development as proposed includes drainage details. Notwithstanding the drainage details submitted it is noted that the Scottish Environmental Protection Agency (SEPA) has advised that further drainage details be approved prior to the commencement of development. SEPA has recommended that a condition be attached to ensure the approval of further drainage details.

7a.19 The proposal accords with Policy ST11.

7a.20 The proposed development accords with the Falkirk Council Local Plan.

7a.21 Accordingly, the proposed development accords with the Development Plan.

7b Material Considerations

- 7b.1 The material considerations to be assessed are Scottish Planning Policy, Planning Advice Note 63 "Waste Management Planning", the Forth Valley Area Waste Plan and Consultation Responses.

Scottish Planning Policy

- 7b.2 In respect of waste management, Scottish Planning Policy (SPP) promotes a zero waste goal. The achievement of which will require eliminating unnecessary use of raw materials by a variety of means, including recovering value from products when they reach the end of their life by recycling. Furthermore, the SPP advises that an increase in the number, range and type of waste management installations will be required, including waste transfer stations and recycling facilities.
- 7b.3 It is noted that the proposed development would increase the efficiency of the recycling of waste materials at the Roughmote waste transfer station. The proposed development accords with the principles of Scottish Planning Policy.

Planning Advice Note 63 "Waste Management Planning"

- 7b.4 Planning Advice Note (PAN) 63 highlights a number of environmental issues which must be considered and safeguarded when waste related proposals are being considered. These issues include visual amenity and protection of water sources. Furthermore, it is advised that area waste plans should be considered together with the potential requirement for an Environmental Impact Assessment (EIA).
- 7b.5 It is not considered that the proposed development would have an impact in terms of visual amenity, flooding or drainage. It is not considered that an EIA is required in this instance. The Forth Valley Area Waste Plan is detailed in section 7b.7 of this report.
- 7b.6 The proposed development accords with PAN 63.

Forth Valley Area Waste Plan

- 7b.7 The Forth Valley Area Waste Plan (FVAWP) is consistent with the aims of the National Waste Strategy and promotes sustainable development and making the maximum possible contribution to reducing society's impact. The FVAWP seeks to adopt an integrated, systematic and coherent approach to sustainable waste treatment, including recycling. In 2003, less than 6% of municipal solid waste (MSW) was recycled or composted. It is the aim of the FVAWP to recycle 28% of MSW by 2020, with composting a further 25% of MSW.
- 7b.8 The proposed development would contribute towards the achievement of the recycling target of the FVAWP. The proposal accords with the Forth Valley Area Waste Plan.

Consultation Responses

- 7b.9 It is noted that no objections have been raised by consultees. It is not recommended that any conditions be attached.

7c Conclusion

- 7c.1 The proposed development accords with the Development Plan. Furthermore, the proposal accords with Scottish Planning Policy in respect of waste management, Planning Advice Note 63 "Waste Management Planning" and the Falkirk Council Waste Strategy.
- 7c.2 The proposed development would have no impact in terms of drainage or flooding. The visual impact would not be significant. The amenity of the Green Belt countryside setting would be safeguarded.
- 7c.3 The proposed development would increase the efficiency of recycling at the Roughmote Waste Transfer Station.

8. RECOMMENDATION

- 8.1 It is therefore recommended that Committee grant planning permission subject to the following conditions:-

- (1) There shall be no commencement of work on site until such time as details of the exterior colour(s) of the proposed development has been submitted to, and approved in writing by, the Planning Authority.
- (2) Notwithstanding details previously submitted, the proposed development shall not commence on site until such time as a detailed drainage scheme has been approved in writing by the planning authority, details to include treatment of surface water runoff by sustainable urban drainage methods.

Reason(s):-

- (1) To safeguard the visual amenity of the area.
- (2) To ensure adequate drainage.

Informative(s):-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
- (2) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02.

- (3) If at any time during the course of the development contamination, as defined in the Part 11A of the Environmental Protection Act 1990, is encountered, the applicant should contact the Environmental Protection Unit.

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Director of Development Services

Date: 19 February 2013

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.
2. Scottish Planning Policy.
3. Planning Advice Note 63 "Waste Management Planning".
4. Forth Valley Area Waste Plan.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson, Planning Officer.

P/12/0831/FUL



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