

FALKIRK COUNCIL

Subject: USE OF LAND FOR END OF LIFE VEHICLE DECONTAMINATION AND DE-LIQUIDISING FACILITY AND STORAGE OF SCRAP MATERIAL (RETROSPECTIVE) AT ALL PARTS AUTO SALVAGE, HILLVIEW ROAD, HIGH BONNYBRIDGE, BONNYBRIDGE FK4 2BD FOR ALL PARTS AUTO SALVAGE - P/14/0094/FUL

Meeting: PLANNING COMMITTEE

Date: 24 February 2016

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Baillie Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Bonnybridge Community Council

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

UPDATE REPORT

1. Members will recall that this application seeking full planning permission for the use of land for an end-of-life vehicle decontamination and de-liquidising facility and storage of scrap metal (retrospective) was granted by the Planning Committee on 25 June 2015.
2. Members will also recall that update reports were prepared for the Planning Committee meetings on 28 October 2015 and 1 February 2016 in respect of progress in discharge of the conditions attached to the permission. At the 1 February 2016 meeting, the Committee

'Agreed to request updated reports to future meetings until the matters detailed in the report were resolved with the report to the next meeting on 24 February 2016 detailing the enforcement responsibilities of SEPA'

3. At the time of writing this report, the outstanding matters in respect of the conditions of the planning permission related to landscaping (condition 5), the site entrance works (conditions 7 to 10) and the method statement for relocation of scrap metal to the lower site level (condition 11).
4. The report dated 1 February 2016 advised that the site had been visited on 10 December 2015 to view the recently completed planting works and a number of concerns had been identified. Since the Committee meeting on 1 February 2016, a further site visit took place on 3 February 2016 and the following actions have been agreed with the applicant's landscape contractor:
 - owing to the recent stormy weather, the planting will be checked and loose plants firmed in or replaced where the plant roots have been exposed and dried out;

- two areas of the new bund shown on the approved plan for planting have not been planted. Plant material will be ordered and these areas planted;
 - the top of the bund rather than the south face of the bund will be seeded with a wildflower seed mix. This is because the south facing slope is quite steep leading to concerns that some of the seed could get washed away by rain resulting in a poor germination rate;
 - those trees with bark damage at the base of the trunks will be replaced and guards added to all of the new trees to prevent future damage; and
 - the tree ties are to be adjusted and secured to the tree stakes.
5. Any update in respect of the outstanding matters will be provided to the Committee at the meeting. At the time of writing this report, a response was awaited from the applicant to confirm the anticipated timescales for completion of the outstanding works.
6. SEPA advised on 12 February 2016 that they are currently dealing with an application to modify the waste management license to bring into compliance the currently unlicensed area where the scrap metal is being stored. They are unable to give a date when the application will be determined but it is likely to be within the next few weeks. By mutual consent, the appeal against the SEPA enforcement notice remains on hold until SEPA have completed determination of the current application. No other enforcement action is currently being taken by SEPA at this site.

7. RECOMMENDATION

7.1 It is recommended that Committee agree to:

- (a) note the contents of this report; and**
- (b) consider further update reports at future Committee meetings until the matters detailed in the report are resolved.**

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pp Director of Development Services

Date: 15 February 2016

FALKIRK COUNCIL

Subject: USE OF LAND FOR END OF LIFE VEHICLE DECONTAMINATION AND DE-LIQUIDISING FACILITY AND STORAGE OF SCRAP MATERIAL (RETROSPECTIVE) AT ALL PARTS AUTO SALVAGE, HILLVIEW ROAD, HIGH BONNYBRIDGE, BONNYBRIDGE FK4 2BD FOR ALL PARTS AUTO SALVAGE - P/14/0094/FUL

Meeting: PLANNING COMMITTEE

Date: 1 February 2016

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Baillie Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Bonnybridge Community Council

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

UPDATE REPORT

1. INTRODUCTION

- 1.1 Members will recall that this application seeking full planning permission for the use of land for an end-of-life vehicle decontamination and de-liquidising facility and storage of scrap metal (retrospective) was granted by the Planning Committee on 25 June 2015. A copy of the decision notice, dated 29 June 2015, is attached to this report as Appendix 1. It had been issued for the October meeting but as it's duplicated it's not now included in that report.
- 1.2 Members will also recall that a report was prepared for the 28 October 2015 Planning Committee meeting. This report provided an update in respect of the conditions of the planning permission and is attached to this report as Appendix 2.
- 1.3 The purpose of this report is to provide a further update in respect of the conditions of the permission as requested by Members on 28 October 2015.
- 1.4 At the time of writing this report, the outstanding issues in respect of the conditions of the planning permission related to landscaping (condition 5), the site entrance works (conditions 7 to 10) and the method statements (condition 11).

2. LANDSCAPING (CONDITION 5)

- 2.1 The report dated 28 October 2015 advised that a revised landscape scheme and details in respect of the profile and extension of the bund had been approved by the Council's Development Management Unit.

- 2.2 The site was visited by Council officers on 27 October 2015 and it was observed that the existing bund had been reprofiled and extended. The profiling works and bund extension were considered to be acceptable. This was reported to Committee on 28 October 2015.
- 2.3 The applicant subsequently advised that the approved planting works were due to commence on 27 November 2015 with completion anticipated by 4 December 2015.
- 2.4 The site was further visited by Council officers on 10 December 2015 to view the planting works. A number of queries / issues were identified at the site visit and these related to the plant species, the spacings between the plants, the use of whips rather than root trainers, damage to several trees (probably due to loose tree ties) and the condition of many of the plants due to the strong winds and wet weather following the planting.
- 2.5 At the time of writing this report, a response to these points was awaited from the applicant. Any update in respect of this matter will be provided at the meeting.
- 2.6 Once the planting has been carried out to the satisfaction of the Development Management Unit, it is anticipated that the mesh screen fence will be erected in accordance with a timescale to be agreed. It can also be noted that a wild flower mix is proposed on the south facing slope of the bund and that the appropriate time to carry out this work would be in Spring 2016.

3. SITE ENTRANCE WORKS (CONDITIONS 7 TO 10)

- 3.1 The report dated 28 October 2015 advised that the applicant intended to commence the agreed upgrade works to the two site entrances in the week commencing 28 September 2015.
- 3.2 The upgrade works to the two site entrances have been inspected by the Council's Roads Maintenance Support Team. They advise that the bellmouth entrances have been satisfactorily constructed and that remedial works have been agreed to ensure a satisfactory tie-in into the existing road carriageway at the secondary (lower) entrance. In addition, they have advised that the visibility splay requirements of condition 9 of the planning permission have not been satisfied.
- 3.3 At the time of writing this report, a response in respect of the visibility splays was awaited from the applicant. Any update in respect of this matter will be provided at the meeting.

4. METHOD STATEMENTS (CONDITION 11)

- 4.1 The report dated 28 October 2015 advised that a method statement will need to be approved before movement of scrap metal to the lower level. It is anticipated that this matter will be progressed in early 2016. Any update in respect of this matter will be provided at the meeting.

5. CONCLUSION

- 5.1 Since the last update to Committee on 28 October 2015, work has continued at the site to satisfy the conditions of the permission. As detailed in this report, there remain several outstanding matters which are being discussed with the applicant. Discussions and conditions monitoring will continue as appropriate.

6. RECOMMENDATION

6.1 It is recommended that the Committee note the contents of this report.

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pp Director of Development Services

Date: 20th January 2016

Reference No. P/14/0094/FUL

Please note: this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments.



Town and Country Planning (Scotland) Act 1997 as Amended

Falkirk Council

Planning Permission

Agent
Space Solutions
FAO Morag Phillips
2 Lochrin Square
96 Fountainbridge
Edinburgh
EH3 9QA

Applicant
All Parts Auto Salvage
2 Hillview Road
Bonnybridge
FK4 2ER

This Notice refers to your application registered on 24 February 2014 for permission in respect of the following development:-

Development Use of Land for End of Life Vehicle Decontamination and Deliquidising Facility and Storage of Scrap Material (Retrospective) at

Location All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge, FK4 2BD

The application was determined by the Planning Committee. Please see the attached guidance notes for further information, including how to appeal against the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Grants Planning Permission

This decision is issued subject to the following condition(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.
2. The north-west area of the site shall be used solely for either (a) the continued storage of the scrap metal existing on this part of the site at the date of grant of this planning permission or (b) the storage of vehicles in accordance with approved drawing 03D.
3. This permission insofar as it applies to the north-west area of the site shall be valid for a temporary period of 2 years until 25 June 2017 and at the end of that time, unless a further permission is granted, the site shall be vacated, cleared and left in a neat and tidy condition in accordance with details to be approved in writing by this Planning Authority.
4. No scrap material shall be stored at a height in excess of 5 metres above ground level.

5. Notwithstanding the approved plans, within one month of the date of this permission a scheme of soft landscaping works shall be submitted to and approved in writing by this Planning Authority. Details of the scheme shall include (as appropriate):-
- (i) Existing and proposed finished ground levels in relation to a fixed datum, preferably ordnance;
 - (ii) An indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their replacement;
 - (iii) The location of all proposed new trees, shrubs, hedges and grassed area;
 - (iv) A schedule of plants, to comprise species, plant size and proposed numbers/density;
 - (v) The profile of the bunding and the material to comprise the bunding;
 - (vi) The provision of temporary mesh fencing (position, height and period of retention to be agreed with the Planning Authority; and
 - (vii) A programme for implementation of the approved landscaping scheme and subsequent maintenance. Implementation to commence within 3 months of approval of the scheme.

Thereafter, the scheme of landscaping shall be carried out in accordance with the approved details.

6. Subject to condition 9 of this permission, the existing woodland along the eastern site boundary shall be retained in perpetuity and managed in accordance with the submitted Woodland Management Plan prepared by Sid Nodes, Treescapes Scotland.
7. Within one month of the date of this permission, or any other timescale that may be agreed in writing by this Planning Authority, both the main and secondary site entrances shall be reconstructed with 10.5 metre kerbed radii to form bellmouths, of 6 metres minimum width.
8. Within one month of the date of this permission, or any other timescale that may be agreed in writing by this Planning Authority, both the main and the secondary site entrances shall be surfaced (and thereafter maintained) to ensure that no loose material is carried out, and no surface water is discharged, onto the public carriageway.
9. Within one month of the date of this permission, or any other timescale that may be agreed in writing by this Planning Authority, visibility splays measuring 2.4 metres x 90 metres at the secondary entrance, and 4.5 metres x 90 metres at the main entrance, shall be provided (and thereafter maintained), within which there shall be no obstruction to visibility above carriageway level.
10. Within one month of the date of this permission, or any other timescale that may be agreed in writing by this Planning Authority, the section of damaged carriageway at the main site entrance shall be reinstated in accordance with details to be approved in writing by this Planning Authority.
11. Before (a) the formation of the approved bunding or (b) any movement of the scrap metal stored on the north-west part of the site, details of the proposed method, programme and timescale in respect of these matters shall be submitted to and approved in writing by this Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.
12. Within one month of the date of this permission, portacabin (D) as shown on approved drawing 03D shall be repositioned in a southerly direction, in accordance with an exact location to be approved in writing by this Planning Authority.

Reason(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission.
2. To ensure that the use of the land is suitably controlled, in the interests of the amenity of the area.
3. To provide a suitable trial period to monitor any additional impacts as a result of the proposed extension area.
- 4-5. To safeguard the visual and residential amenity of the area.
6. To safeguard the visual amenity of the area.
- 7-10. To safeguard the interests of the users of the highway.
11. To safeguard the residential amenity of the area.
12. To remove the risk arising from a load bearing structure being located within the zone of influence of a recorded mine entry.

The Council's decision is based on the following reason(s):-

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

This application is not subject to a planning obligation in terms of Section 75 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) 01, 02A, 03D, 04, 05A, 06A, 07A, 08 and 09A.
2. The applicant is advised that the required upgrade works to the site entrances will require Minor Roadworks Consent, issued by Falkirk Council Roads Services.
3. SEPA have advised that a Waste Management License is required to carry out waste management activities in the north-west part of the site.
4. The applicant is advised that noise would be regulated by SEPA if a waste management Licence is issued for the north-west area of the site. The Planning Authority would be notified of any such application for a Licence and would have the opportunity to provide comments on suitable controls / assessments in relation to the range of matters controlled by the waste management licensing regime including noise and hours of operation. The applicant is also advised that it is within the gift of SEPA to review any condition of an existing waste management Licence to suitably address any complaint received which they found to be justified.
5. The applicant is advised to contact SEPA prior to any importation of material or any remedial/excavation/ground preparation works (including any re-use of site won materials for bunds), as any importation, disposal or re-use of waste materials would be subject to Waste Management Regulations and require the appropriate approvals, including licensing and exemptions.
6. The applicant is advised to contact the Planning Authority immediately should any made ground, suspect odours or substances be encountered during any site works, as there would be a requirement to undertake a contaminated land risk assessment. The assessment would be subject to review and approval by the Planning Authority.

7. The following will be required to satisfy the terms of condition 5 of the planning permission:-

The planting of standard trees along the top of the bund at 4 metre centres, 10-12cms girth, 300-350cms height and double staked;

The planting of a second row of trees along the top of the bund, offset from the first row to create a double staggered row of trees;

The remaining trees to be planted as whips (125-150cms in height), planted in tubes at 2 metre spacings in a random mix;

The percentage of evergreens to be 25%;

The import of suitable topsoil to be spread evenly to a minimum depth of 450mm over the planting areas. Ground preparation details will be required to determine the precise depth of topsoil;

The provision of a temporary mesh fence (position, height and period of retention to be agreed with the planning authority)

Completion of the bunding/planting within 3 months of the approval of the landscaping scheme or such other timescale as may be agreed with the planning authority and prior to the relocation of the scrap metal to the lower level (with the exact timescale for completion to be agreed with the Planning Authority); and

The undertaking of a subsequent visual assessment to consider the need for bunding/planting at a higher level of the site.

29 June 2015


Director of Development Services
IAN JONES

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FALKIRK COUNCIL

Subject: USE OF LAND FOR END OF LIFE VEHICLE
DECONTAMINATION AND DE-LIQUIDISING FACILITY
AND STORAGE OF SCRAP MATERIAL (RETROSPECTIVE) AT
ALL PARTS AUTO SALVAGE, HILLVIEW ROAD, HIGH
BONNYBRIDGE, BONNYBRIDGE FK4 2BD FOR ALL PARTS
AUTO SALVAGE - P/14/0094/FUL

Meeting: PLANNING COMMITTEE
Date: 28 October 2015
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Baillie Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Bonnybridge Community Council

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

UPDATE REPORT

1. Members will recall that this application seeking full planning permission was granted by the Planning Committee on 25 June 2015. A copy of the decision notice, dated 29 June 2015, is attached to this report.
2. The purpose of this report is to provide an update to Members in respect of the conditions of the permission. The update is provided as follows: -

Conditions 1 to 4

3. These conditions require to be complied with for the lifetime of the permission (valid until 25 June 2017.)

Condition 5 (Landscaping)

4. Informative 7 of the decision notice set out the landscape details to satisfy the terms of this condition. These details were based on the applicant's landscape proposals at that time. However, since the grant of planning permission there has been a change in circumstances as the applicant appointed a new landscape consultant (David Jenkins Associates, Chartered Landscape Architects), who proposed changes to the previously agreed details. The Council's landscape officer has approved the new landscape architect's revised landscape scheme and noted that there is usually more than one acceptable design solution for a development site (as is the case here).
5. The main changes can be summarised as follows: -
 - The original proposal was to import suitable topsoil and spread it evenly over the planting areas. The bund material itself is of poor quality and this has been taken into account by the new landscape architect in his specification. His revised proposal to overcome the poor material and lack of moisture is to pit plant the new trees into recycled compost (PAS 100) to which a water retaining polymer and fertiliser have been added. The tree species he has selected are those which grow quickly and naturally colonise areas where ground conditions are poor. He also noted that the poor quality of bund material between the tree planting pits will reduce the competition of weeds to the trees while they are establishing;
 - The sizes of trees proposed are different from what was previously proposed. Standards were originally proposed at fairly close spacing to provide a visual screen within a short time period. However, this was prior to the proposal to include a visual screen fence. Light standards (which are now proposed) are very slightly smaller than standards – girth of trunk smaller by 2-4cms and around 50cms shorter height - but adapt better to ground conditions and will provide a screen, together with the visual screen fence, until the other planting has become established. In addition, the landscape architect has proposed using Roottrainer stock instead of whips. Although these are smaller at time of planting they have a good establishment rate and are expected to reach the height that the whips would have achieved within the first 3-5 years; and
 - The landscape proposal to include planting on the higher embankment is additional to what was previously proposed and is a positive as it will supplement screening of the upper level storage area.
6. The details in respect of the profile of the bund and the extension to the bund have also been approved.
7. The applicant advised of his intention to commence work on the formation of the bund in the week commencing 28 September 2015. Any update in relation to this matter will be provided at the meeting. The landscape architect has recommended the planting to be implemented from early November (i.e. after leaf fall) and ideally should be completed before the end of the year (while there is still some heat in the ground which will help the plants to establish).

Condition 6 (Existing Woodland along Eastern Boundary)

8. This condition requires to be complied with for the lifetime of the permission (valid until 25 June 2017).

Condition 7 to 10 (Site Entrance Upgrade Works)

9. The applicant advised of his intention to commence the agreed upgrade works to the two site entrances in the week commencing 28 September 2015. Any update in relation this matter will be provided at the meeting.

Condition 11 (Method Statements)

10. A method statement for the formation of the bund extension has been approved. A method statement will need to be approved before movement of scrap metal for the lower level (after formation of the bund and implementation of the landscaping).

Condition 12 (Portacabin)

11. The relevant portacabin has been repositioned to an agreed location to address the risk posed by former coal mining.

Conclusion

12. Whilst there were some initial delays in the appointment of a new landscape architect, in general the terms of the conditions have been complied with and most of the required details have now been agreed. Conditions monitoring will continue as appropriate.

13. RECOMMENDATION

- 13.1 It is recommended that the Committee note the contents of this report.**

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pp Director of Development Services

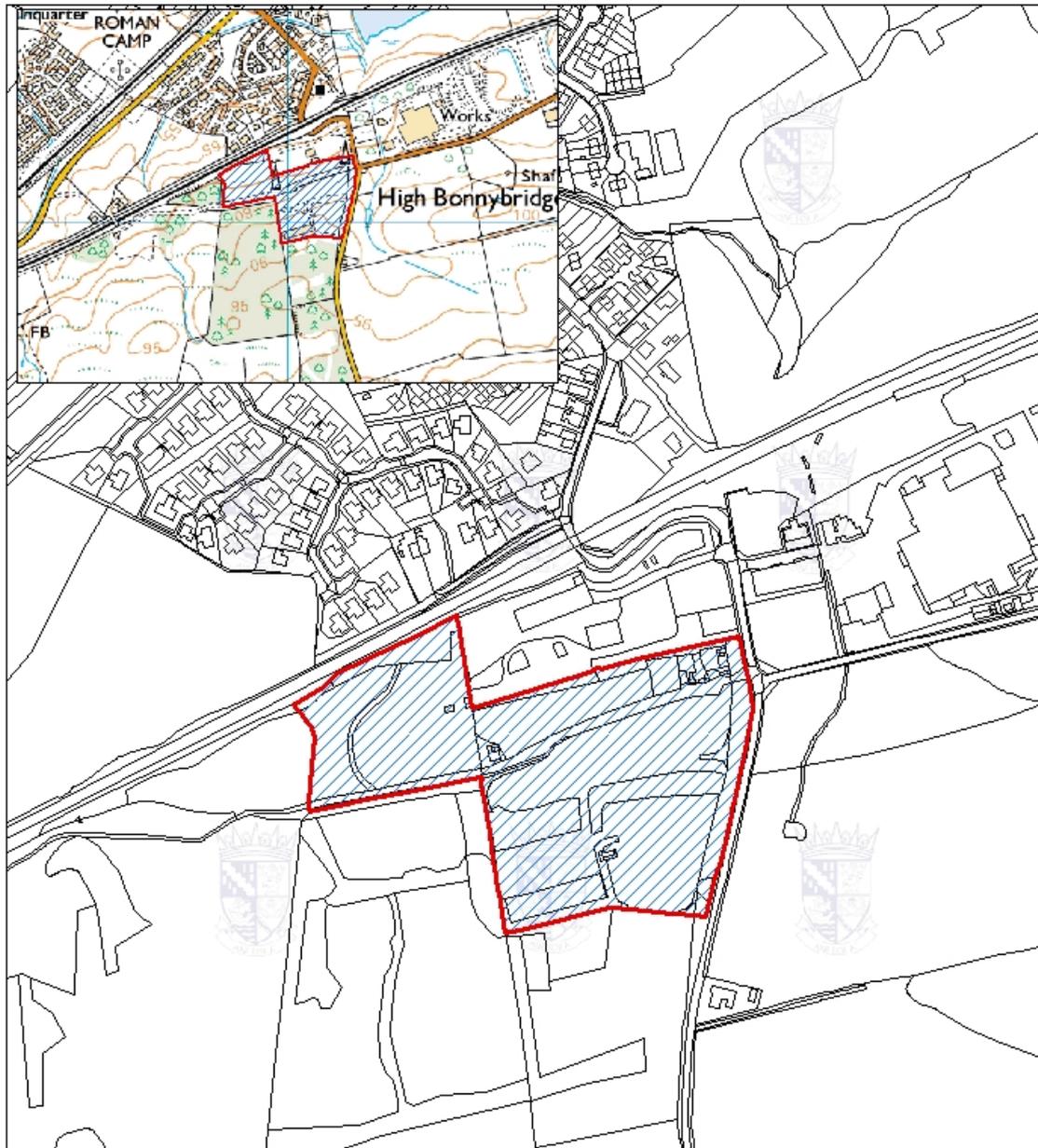
Date: 20 October 2015

Planning Committee

Planning Application Location Plan

P/14/0094/FUL

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



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