

APPLICATION NO	PA/2011/0054
APPLICANT	Waste Recycling Group (WRG)
DEVELOPMENT	Planning permission for minor material amendment to application WD/2010/0635 to amend site layout, elevations and hours of operation
LOCATION	Land at the junction of Normanby Road and Ramsden Road, Flixborough
PARISH	FLIXBOROUGH
WARD	Burton Stather and Winterton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Burton-upon-Stather Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy IN1 (Industrial development, location and uses) permits new industrial development on 21 identified sites. Site IN1-3 is a 68.1 hectare site at Normanby Enterprise Park allocated for industry and employment uses which permits uses of Classes B1 (Business), B2 (General Industry) and B8 (Storage and distribution).

Policy IN2 (Alternative uses of industrial and commercial sites in the urban area and principal growth settlements) permits the change of use of existing industrial and commercial sites to non-employment uses provided it can be demonstrated that attempts have been made to retain the site for employment by marketing the site for a minimum of 12 months prior to the application being made.

Policy W1 (Applications for waste management facilities) supports proposals for waste management facilities where it can be demonstrated that the site has adequate access and the local road network can accommodate the increase in traffic, there is a high standard of site and design landscaping, engineering design is technically feasible, provision of gas leachate control systems should be incorporated where appropriate, there would be no unacceptable visual or other amenity impacts, and there would be no unacceptable impacts on ecological or archaeological grounds. Additionally, adequate steps should be taken to ensure there would be no significant risk of pollution or danger to public health or safety.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area

- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing
- (iv) amenity open space should be retained where possible
- (v) no pollution of water, air or land should result

CONSULTATIONS

Highways: No objections.

PARISH COUNCILS

Flixborough: No objections.

Burton-upon-Stather: Object on the following grounds:

- (i) insufficient woodland planting to screen the building
- (ii) anticipated increase in noise due to longer operating hours
- (iii) additional lorry journeys due to longer operating hours

PUBLICITY

Site notices have been posted. No comments have been received.

ASSESSMENT

Planning permission is sought for a minor material amendment to planning permission WD/2010/0635 to erect a waste treatment and recycling facility with associated visitor centre and infrastructure.

The amendments to the scheme are:

- (i) moving the biofilter building 3 metres further north, separating it from the main building, and increasing its height from 5.2 metres to 7 metres;
- (ii) ducting added to main building;
- (iii) siting the main building 4 metres further south;
- (iv) repositioning windows and doors;
- (v) proposed 'grasscrete' perimeter path;
- (vi) internal alterations;
- (vii) visitors centre and associated car parking removed;
- (viii) new site office and welfare facility proposed;

- (ix) prefabricated pump-house associated with the water tank located to the west of the biofilters;
- (x) relocation of the electricity transformer;
- (xi) realignment of boundary fencing;
- (xii) change of external cladding of the building from stucco aluminium sheeting to plastisol goosewing grey;
- (xiii) proposed change in operating hours (see tables below):

Table 1 – Consented operating hours

Use	Monday to Friday	Saturday	Sunday and Bank Holidays
MBT plant	0700 to 1700	0700 to 1700	0700 to 1700*
Office	0700 to 1700	–	–
Visitors centre	0700 to 1700	–	–

* Waste deliveries only

WRG have established that in order to operate the facility more effectively, and specifically to allow for a two-shift system to operate, the waste treatment and recycling facility would have to operate during the following hours:

Table 2 – Proposed operating hours

Use	Monday to Friday	Saturday	Sunday and Bank Holidays
MBT plant	0700 to 2100	0700 to 1230	0700 to 1700
Office	0700 to 2100	–	–

The key issues in determining this application are whether the proposed amendments to the existing planning permission adversely affect visual or residential amenity or impact upon highway safety.

Flixborough Parish Council’s concerns about the landscaping scheme being insufficient have been considered. The proposed landscaping scheme is not designed to screen the building which would not be possible. The location and mix of trees and shrubs is designed to break up the visual appearance, particularly when viewed from the south. The proposed scheme achieves this and is therefore considered to be acceptable. The increase in operating hours of the facility is not considered to significantly affect the amount of noise created at the site and the level of noise will not adversely affect residential properties in the vicinity. The noise assessment has been considered by the council’s Environmental Protection team who do not object to the proposed amendments.

With regard to the potential for HGV movements to increase, the applicants have stated that the increase in operating hours would not result in an increase in HGV movements which would remain exactly as stated in the transportation assessment submitted with planning application PA/2010/0635. The only potential change is that a small number of cars may leave the site after the end of the second shift at 9pm and there will be a shift change during the day, again, only involving cars.

Highways have been consulted and raise no objections to the application.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before 12 January 2014.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development shall be carried out in accordance with the plans listed in the letter from the applicants' agents dated 24 January 2011. In all other aspects the development shall be constructed in accordance with planning permission WD/2010/0635 dated 12 January 2011.

Reason

For the avoidance of doubt and to ensure the development is carried out in accordance with the approved details.