

PLANNING COMMITTEE

5th August 2013

CONSULTATION REPORT

CONSULTATION ON A PLANNING APPLICATION (COUNTY MATTER)

Land adjacent to Craddock Metal Recycling, Clevedon Farm, Icknield Street, Beoley, Redditch, Worcestershire, B98 9AH.

Application number : 12/000087/CM

Application description: Erection of a steel framed building for use as a waste transfer station and extension of existing storage areas for waste recycling (part retrospective) and new access and car parking.

Purpose of Report

To advise Members of the above County Matters planning application.

This report sets out the background, the location of the application, the main elements forming the application and the main planning issues arising from the application in order to inform Members. The views of Members on the scheme are thus invited for submission to Worcestershire County Council for consideration in the determination of the application.

Background

The application has been submitted by Craddock Metal Recycling, a family business who has been operating a scrapyard/metal recycling facility from the main site since 1943.

The main business at the site is ferrous and non-ferrous metal recycling with some plastic and cardboard. Currently mainly metal products are brought to the site by the applicant in skips and via other local dealers. This is then weighed, stored and sorted at the site before being sent to other destinations for recycling. The applicant currently has a waste carrier's licence and a vehicle operator's licence for two vehicles and operates 35 skips, which are delivered off site filled and returned. There are six staff in addition to the owner employed at the site.

The proposal will extend this use, with the erection of a building for waste transfer use, the regularisation and improvement of external storage and a new lorry inbound access and circulatory system around the site. Customer and staff car parking are also proposed.

Site and surroundings

The site is located within Green Belt countryside north of Redditch, to the west of Beoley and east of Bordesley. The site is located to the north east of the junction of Dagnell Hall Lane and Icknield Street, with the current site access being off Icknield Street.

Dagnell Hall Lane forms the boundary between Bromsgrove District Council to the north and Redditch Borough Council to the south.

The total site area is 2.3ha and comprises of a scrap yard with fenced areas within, a portacabin office and a number of other associated buildings, machinery, parking and scrap storage. There is a separate means of access to the adjacent house and farm buildings. The application site also includes part of the adjacent field up to a field gate onto Dagnell Hall Lane.

The site is screened by close boarded fence and a tree and hedge line to the road frontages, however due to the extensive external storage at the site, the external storage of metal recycling is visible from some distance in particular from the west, as land levels fall away in this direction.

Planning History

There is a long planning history for the site, with a main scrap yard operating since 1943 and a replacement dwelling erected for and occupied by the applicant on the adjacent farm site.

An established use certificate was granted in 1992 for the processing of mainly ferrous scrap metal for disposal off site to other scrap dealers.

More recently an enforcement notice has been served with respect of land, which is part of this planning application, machinery on the land has been moved and this application submitted to regularise the use of the land. The Committee presentation will include plans which clarify the proposals.

Proposal

This application seeks planning permission from Worcestershire County Council for the development of:

- A waste transfer station building (648sqm in size). Lorries will deliver scrap into the building, where mechanical sorting and sorting by hand will take place inside. The building will be a steel framed, metal clad structure, on a concrete base, with overall dimensions of 30m x 15m x 9 metres tall.
- The waste transfer will be in addition to, but will complement the existing scrap metal business (allowing more recycling).

- External storage areas (part retrospective) will be extended and improved.
- A specific staff and visitor car parking area will be created with 17 spaces (an increase of 14).
- A new lorry only inward vehicular access off Dagnell Hall Lane and lorry circulatory system created around the site.
- All lorries will exit via the Icknield Street access; all other traffic will also continue to use this access.
- Additional landscaping will be proposed, to reinforce boundary hedgerow and with more extensive planting in the field to the west.
- Hours of operation will be 0.800-17.30 Monday to Friday, 0.800- 12.00 Saturday. Closed on Sundays and Bank Holidays.
- The total number of employees will increase over time from 7 to 17 full time employees.
- 50,000 tonnes of material could be managed via this facility will all the resultant material taken off site.

The application is accompanied by forms, plans and a joint Design and Access, Planning and Transport Statement.

Material planning considerations.

Local and National Planning Policy

The site is located within the Green Belt, wherein the National Planning Policy Framework (March 2012) Chapter 9 provides national planning guidance (Protecting Green Belt land). Chapter 10 of the NPPF (Meeting the challenge of climate change, flooding and coastal change) is also relevant to this application.

The Bromsgrove District Local Plan 2004 provides local policy guidance in policies DS2 (Green Belt Development Criteria). As waste planning is a County Council function there is no specific Local Plan policy to deal with this type of development, Policy DS13 provides guidance on Sustainable Development.

The County Council will have to have regard to wider waste policies at National and County level in their determination of this application.

Green Belt

The site is located within the Green Belt. The proposed use would not fall within any category of acceptable development within the NPPF or the Bromsgrove District Local Plan. As a consequence the proposed development is inappropriate and by definition harmful to the Green Belt and should not be approved except in very special circumstances.

Members need therefore to consider whether the very special circumstances the applicant has put forward in this application would be sufficient to clearly outweigh the harm to the Green Belt.

The issues put forward as very special circumstances include the need to reduce the gap in waste recycling capacity in Worcestershire and the need to support local businesses.

This is a long established business, which can lawfully operate from the main site and will be able to recycle more metal locally with this facility and provide employment in recycling and administration for ten more people.

A key specific Green Belt issue put forward is the fact that the existing use, in particular the scrap metal stored externally, is very visually intrusive, from footpath and other public viewpoints. The proposed building would allow recycling to take place internally and will reduce the need for large stockpiles of metal waste. The building itself will be visible rather than the stockpiles (which it will screen within the centre of the site). Additional landscaping will also be proposed.

The applicant has submitted a phase 1 ecological survey and suggested that external storage and landscaping can be controlled by planning conditions, to help reduce the visual impact of the use on the Green Belt and increase the ecological/landscape value of the adjacent land.

The new access road for lorries will occupy previously undeveloped Green Belt land so will be an intrusion into the Green Belt. The very special circumstances put forward here are the benefits in transport movements in and around the site.

Transport

The applicant's transport statement is included within the Planning Statement.

This suggests lorry movements based on the estimated 50,000 tonnes of waste proposed to be handled by the waste transfer building annually. Current users come from Redditch, Bromsgrove and south Birmingham, with waste then being sorted and moved to other locations.

The recycling use is in addition to the existing scrap yard use, but the transport assessment suggests that with additional recycling there will be less outgoing trips and waste to landfill.

In total two or three two way peak hour trips are proposed, with an estimated 20 to 30 two way movements spread evenly throughout the day.

The proposal will segregate lorries entering the site from other traffic, as they will be able to enter via Dagnell End Road, avoiding the Dagnell End Road/Icknield Street Crossroads and reducing conflict and potential queuing onto Icknield Street. It is also suggested that this could mean fewer vehicles attempt to use the route via Beoley village.

Impact on wider amenities.

The use will intensify the use of the site, which has no immediate neighbours, but does have dwellings at 15, 17 and 19 Dagnell End Road to the south and St Leonard's Church in Beoley 150 metres to the east.

The building will potentially contain noise and disturbance with roller shutter doors on the west side, which can be closed during operation.

Drainage and on site water storage is proposed (the site is not in a flood risk area).

No external lighting of the building is proposed.

Conclusions

The issues Members may wish to consider therefore are:

- The impact of the use on the Green Belt and very special circumstances put forward.
- The impact on the local highway and wider network in terms of transport generation, noise and air pollution.
- The impact on residential and visual amenity.
- The wider impact on the environment (air and water pollution), ecology and bio-diversity.

Members may also wish to consider recommending conditions if the County Council are mindful to approve the application.

The recommendation made by Members will form the relevant representation from Bromsgrove District Council to Worcestershire County Council for consideration in the determination of the application.

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