

- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal
- Finance
- Other Chief Officers
- District Councils Nuneaton and Bedworth Borough Council – See paragraph 2.1.
- Health Authority Nuneaton and Bedworth Borough Council Environmental Health – See paragraph 2.2.
- Police
- Other Bodies/Individuals Environment Agency see paragraph 2.4.

FINAL DECISION **YES/NO** (*If 'No' complete Suggested Next Steps*)

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee – 22nd December 2005

**BR Goods Yard, Midland Road, Nuneaton - Extension of an
Open Fronted Bay Enclosure and Installation of Plant and
Picking Station**

**Report of the Strategic Director of
Environment and Economy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the extension of an open fronted bay enclosure and the installation of plant and a waste picking station at BR Goods Yard, Midland Road, Nuneaton, subject to the conditions and for the reasons presented at **Appendix B** of the report of the Strategic Director of Environment and Economy.

APPLICATION NO : N598/05CM034

RECEIVED BY COUNTY: 24/10/2005

ADVERTISED DATE: 27/10/2005

APPLICANT(S): A B S Skip Hire Ltd, Midland Road, Nuneaton,
Warwickshire, CV11 5DE.

AGENT(S) : A L P Ambrose Minerals Planning, Highway House, Asfare
Business Park, Hinckley Road, Wolvey, Leicestershire.

THE PROPOSAL: Extension of bay and installation of plant and picking
station.

SITE & LOCATION: 0.54 Ha. of Land at B R Goods Yard, Midland Road,
Nuneaton, Warwickshire [Grid ref: 354.925]. See plan at
Appendix A.

1. Application Details

- 1.1 The application has been made on behalf of ABS Skip Hire Limited, a small business that has occupied the site since 1992 and specialises in the transportation and segregation of industrial and commercial waste from within a 40km radius of the site. ABS Skip Hire seeks consent for the extension of an open fronted bay enclosure and the installation of plant and a waste picking station contained within an elevated prefabricated building at BR Goods Yard, Midland Road, Nuneaton.
- 1.2 The primary aim of the proposal is to improve the way in which waste is segregated at the site in order to increase the amount of waste being recycled and reduce the amount of waste going to landfill.
- 1.3 The bay currently measures approximately 30.2m in length and 5.65m in height comprising a brick base approximately 1.65m in height with approximately 4m of dark green corrugated steel panelling running along the top. The application proposes to extend the bay by approximately 7.77m in length to the south western facing side of the bay. The same materials would be used to construct the bay extension as have been used on the original structure.
- 1.4 Contained within the bay, the plant to be installed would comprise a trommel which would sort material into various sizes by passing through a screen. Adjoined to the trommel, which would measure approximately 11.8m x 3.7m, would be a waste picking station. The waste picking station would consist of an elevated prefabricated building and measure approximately 17.2m x 4.7m and would be located along the north western facing side of the bay. A conveyor system would operate through the picking station from which waste would be hand picked and placed into one of three chutes below for recycling.
- 1.5 Currently there is a vehicle number restriction of 95 loads per day on site. There would be no additional vehicle movements to and from the site which would continue to operate from between 0700 to 1800 Monday to Friday, 0700 to 1600 on Saturday and no operation on Sunday. The new plant and picking station would only operate from 0830 to 1500 Monday to Friday and 0830 to 1230 on Saturday with no operation on Sunday.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** – no objections, subject to conditions relating to the submission of noise data, hours of operation, dust suppression, yard cleaning and materials to be used in the extension.
- 2.2 **Nuneaton and Bedworth Borough Council (Environmental Health)** – advises that:-
 - (i) No complaints have been received by the Environmental Health Authority regarding site operations since 2001.
 - (ii) No specific data has been given against which the impact of the new trommel can be assessed.

- (iii) This is an existing waste transfer station and the impact of the new plant is mitigated through reduced hours of use.
- (iii) The control of dust would be subject to adequate housekeeping on site.
- (iv) The yard surface needs to be a readily cleansed surface, kept in good order and cleaned on a regular basis to prevent the tracking of mud off site.

2.3 **Councillor B Hicks** – no objections.

2.4 **Environment Agency** – no objections, however upon the decision, the applicant must contact the Environment Agency to ensure that the proposed activity is permitted by the Waste Management Licence (WML). Should the activity not be permitted under the WML, the applicant must contact the Environment Agency in order to make further amendments ensuring full compliance with the WML.

2.5 **Network Rail** – no objections provided that the operations are carried out in accordance with the submitted application details.

3. Representations

3.1 Two written representations have been received from local residents raising objections to the proposal on the following grounds:-

- (i) Increase in traffic on an already congested road.
- (ii) Increase in noise as a result of the proposals which would severely affect nearby residents.
- (iii) Increase in dust affecting nearby residents.
- (iv) There is a mud problem thought to be originating from the site, which is having an impact on the Abbey Green area.
- (v) Unpleasant odour has been experienced by neighbours of the site during hours of operation.

4. Observations

4.1 The site, the subject of this application, is approximately 0.54 ha in area and is located approximately 2km to the west of Nuneaton's town centre bounded generally to the north west by a railway line, beyond which is a row of residential dwellings. Network Rail owned land is located generally to the east, the access road and a residential area to the south east and Midland Road to the south west.

4.2 The perimeter of the site is bounded by a 2.5m high galvanised palisade fence. Access to the site is from the B4114, Midland Road. The main access road to the site from the B4114 is approximately 6m wide and is shared with Network Rail.

4.3 The site operates 9 vehicles comprising skip loaders, a roll on/roll off, an articulated bulker, an ejector trailer, a rear end loader, an excavator and a screen. There are approximately 250 skips on site ranging in size from 2 yard minis to 40 yard roll on/off's which are stored along the north western and south western boundaries of the site. Currently the site receives 95 loads per day. It is

understood that there would not be an increase in the number of vehicle movements from the site.

- 4.4 As shown on the site layout plan reference ABS/NUN/WTS/2 a screening area approximately 23.6m x 60m is located at the north eastern end of the site where an existing aggregates recovery and soil production operation would be provided with additional feedstock from the proposed waste segregation operation.
- 4.5 The materials to be recovered for recycling include glass, paper, wood, textiles and metals with any remaining material removed off site. After being collected from the chutes, approximately 20 tonnes of glass, 20 tonnes of paper, 40 tonnes of wood, 20 tonnes of textiles and 40 tonnes of metals would be stored on site in an existing designated area located adjacent to the north western boundary of the site and the existing screening area.
- 4.6 It is understood that the sorting activity carried out at the picking station would involve the employment of an additional person on site.
- 4.7 The operation of the existing waste facility has resulted in five complaints over the past thirteen years relating to dust and noise emissions as a result of the activity taking place on site. The controls in place on site were at the time considered effective therefore no formal action was taken by the Environmental Health Department. It is considered that this reflects the fact that the site has a broadly acceptable environmental impact.
- 4.8 Given the existing authorised use of the site, the proximity of existing roads, railway line and the overall commercial character of the locality it is concluded that this development would not have a significant impact upon the amenity of the locality. The nearest residential properties are located approximately 35m to the north west of the site, adjacent to and parallel with the railway line and it is considered that they would not be unacceptably affected by this proposal.
- 4.9 The limited concerns expressed by the Borough Council can be resolved by the imposition of planning conditions as recommended.

5. Planning Policies

Warwickshire Structure Plan, 1996 – 2011

- 5.1 Policies GD3 and GD5 of the Warwickshire Structure Plan consider Nuneaton as one of the preferred areas for future development therefore it is considered that this development accords to the overall location policies contained within the Structure Plan. Furthermore Policy ER2 requires all development to have an acceptable environmental impact whilst Policy ER9 requires a reduction in waste going to landfill and an increase in the overall level of recycling.

Waste Local Plan for Warwickshire, Adopted August 1999

- 5.2 In principle the Waste Local Plan supports an increase in waste recycling and a reduction in the amount of waste going to landfill. It is therefore generally supportive of this proposal.
- 5.3 Policy 1 of the Waste Local Plan concerns general land use and requires all development to have an acceptable environmental impact. The site, the subject of this application, accords with this policy. It makes a positive contribution to re-use and recycling of materials that would otherwise go to landfill and by serving commercial businesses within a 40km radius of the site and operating to the proximity principle, without adverse environmental impact.

Nuneaton and Bedworth Borough Local Plan, Proposed Modifications 2005.

- 5.4 The proposal is consistent with Policy ENV21 of the Nuneaton and Bedworth Borough Local Plan, which is associated with the requirement for the provision of more recycling facilities in the Borough with the aim of reducing disposal of waste to landfill and increasing the use of reusable materials with suitable sites to be made available within commercial and residential developments.

6. Environmental Considerations

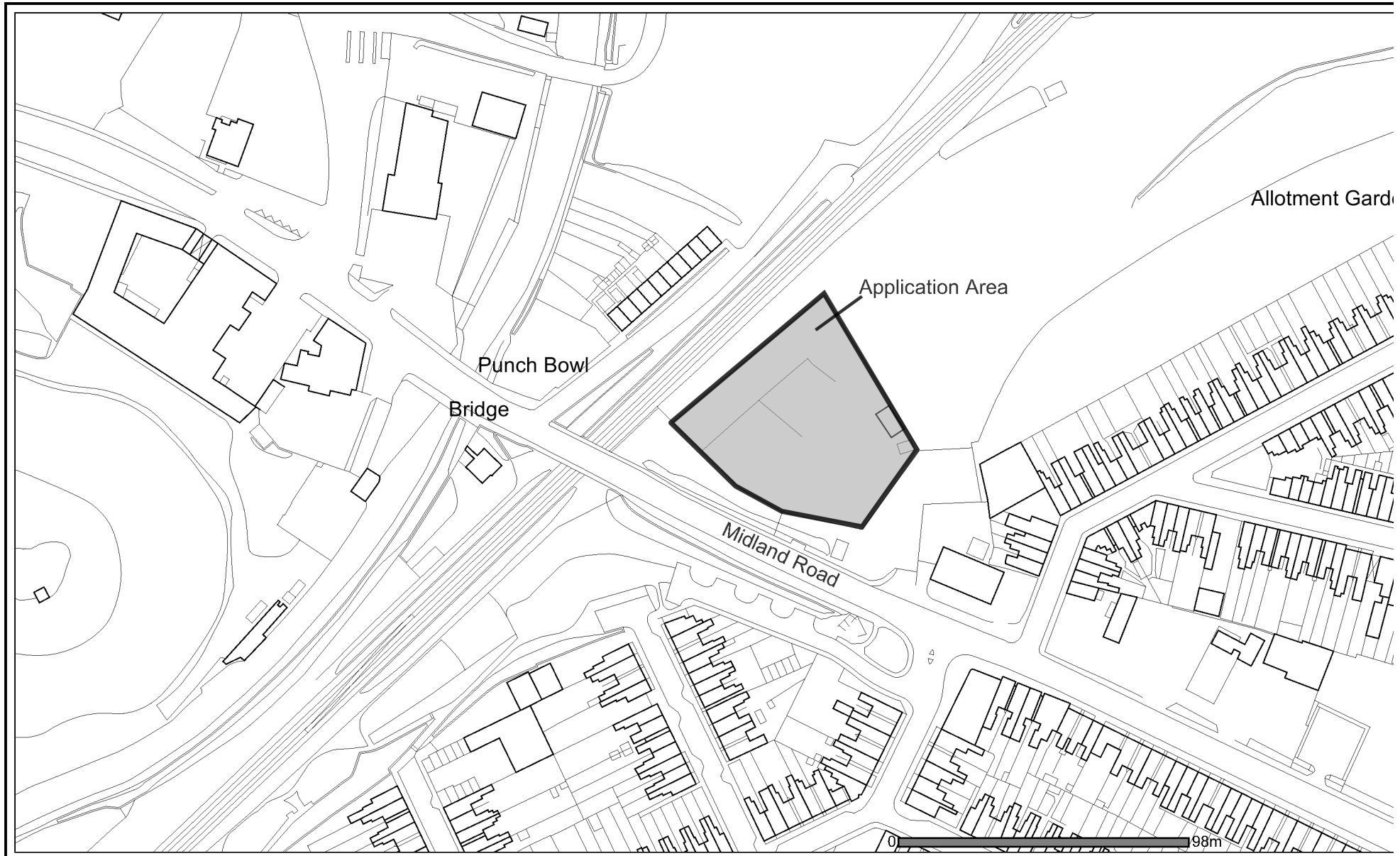
- 6.1 The proposed development would increase the quantity of waste being recycled at the site and contribute to the need for Warwickshire to meet its recycling targets. The impact upon the environment locally resulting from the approval of this application would be limited and acceptable.

7. Conclusions

- 7.1 The proposals for the extension of the open fronted bay enclosure and the installation of plant and a picking station are in accordance with policies contained in the Warwickshire Structure Plan, the Waste Local Plan and the Nuneaton and Bedworth Local Plan and would improve the way in which waste is segregated at the site in order to increase the amount of waste being recycled and reduce the amount of waste going to landfill. Despite the concerns expressed relating to noise, dust and mud on the road, it is considered that the environmental measures in place at the site are effective mitigation and therefore the impact from the development is not so significant as to justify the withholding of planning permission for this development.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

9th December 2005



Scale 1: 1819

Ref No. N598/05CM034

Drawn Lucy Hill

Regulatory Committee 22nd December 2005

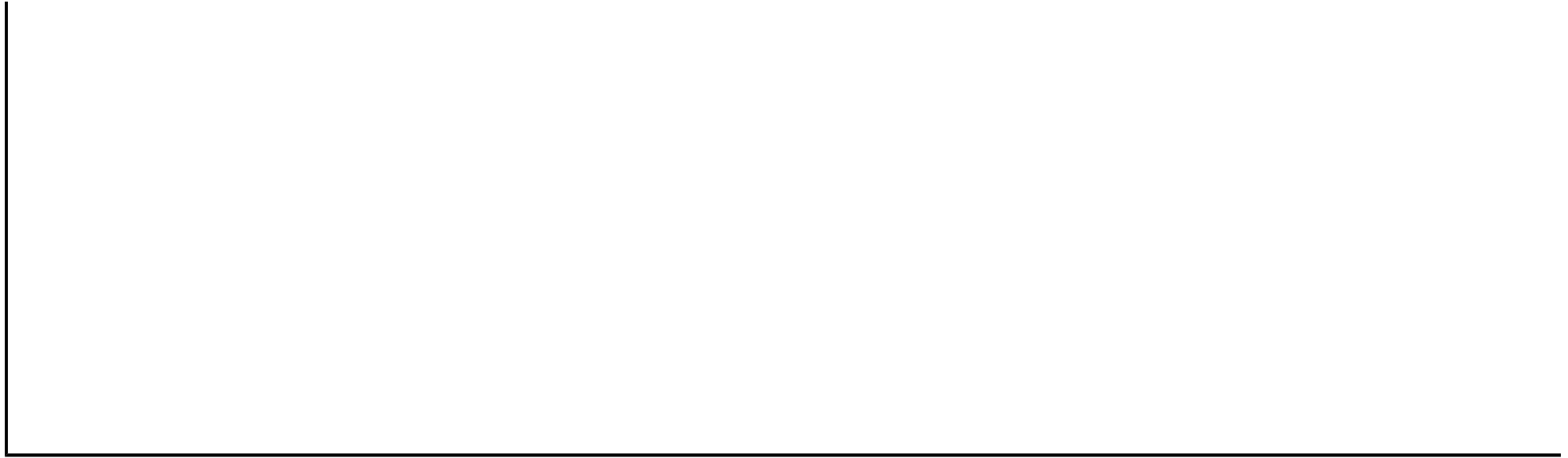
Subject

Extension and Picking Station BR Goods Yard

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John Deegan
Director of Plann
and Economic St
Shire Hall, Warwi



Regulatory Committee – 22nd December 2005

**BR Goods Yard, Midland Road, Nuneaton - Extension
of an Open Fronted Bay Enclosure and
Installation of Plant and Picking Station**

Application No: N598/05CM034

1. The development hereby permitted shall commence no later than 3 years from the date of this permission.

Reason:

To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise approved in writing with the County Planning Authority the development, including all operations carried out at the site, shall not be carried out other than in accordance with the details contained in the submitted application number N598/05CM034, the letter dated 20 October 2005, the supporting statement reference 'ABS/NUN/PY' and drawing references 'ABS/NUN/WTS/1', 'ABS/NUN/WTS/2' and 'ABS/NUN/WTS/3' and any details approved in accordance with these conditions.

Reason:

To protect the amenity of the area.

3. Movements of heavy vehicles associated with this development and the development permitted under planning permission reference N598/92CM031 dated 8 October 2005 shall not exceed 95 loads, amounting to 190 vehicle movements per day in total.

Reason:

In the interests of highway safety.

4. Full details and samples of materials to be used in the external parts of any of the structures hereby approved must be submitted to and approved in writing by the County Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason:

To protect the amenity of the area.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the

bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses shall be located within the bund. There shall be no drain through the bund floor or walls.

Reason:

In the interests of groundwater protection.

6. No discharge of trade effluent, sewerage effluent or contaminated drainage from the site shall take place into any ditch or watercourse.

Reason:

In the interests of surface water and groundwater protection.

7. No discharge of foul or contaminated surface water shall be made from the site into either the groundwater system or any surface waters. Foul water shall be directed into the main sewerage system provided that adequate capacity for such additional flows is available. Discharge from the oil/water interceptor must be discharged at the consented discharge point.

Reason:

In the interests of surface water and groundwater protection.

8. Except in such specific circumstances as may have received prior written approval of the County Planning Authority none of the operations or uses hereby permitted or any ancillary operation shall be carried out except between the following times:

0700 to 1800 hours, Monday to Friday
0700 to 1600 hours, Saturday

No operations or uses shall be carried out on Sunday, Bank Holiday or other National Holidays.

Reason:

To protect the amenity of the area.

9. No storage of waste material shall take place outside the picking station structure above 3 metres from the ground.

Reason:

To protect the amenity of the area.

10. No materials other than those stated in the supporting statement reference 'ABS/NUN/PY' shall be deposited at the site.

Reason:

In order to protect the amenities of the locality from unacceptable levels of nuisance and pollution.