

AGENDA MANAGEMENT SHEET

Name of Committee	Regulatory Committee
Date of Committee	31st January 2006
Report Title	Long Marston Airfield - Erection of Two Workshops and Change of Use of Land to a Material Recycling Facility (MRF)
Summary	This proposal seeks retrospective consent for the erection of two buildings and the change of use of land to a material recycling facility at Long Marston Airfield.
For further information please contact	Lisa Chaney Planning Officer Tel. 01926 412934 lisachaney@warwickshire.gov.uk
Would the recommended decision be contrary to the Budget and Policy Framework?	Yes/No
Background Papers	Planning Application S18/05CM017, supporting statement and plans received 10/6/2005. Letter dated 20/6/2005 from English Nature. Letter dated 23/6/2005 from Highways. Letter dated 25/6/1005 from Marston Sicca Parish Council. Letter dated 6/7/2005 from Stratford on Avon District Council Environmental Health. Letter dated 6/7/2005 from County Ecologist. Letter dated 8/7/2005 from Environment Agency. Letter dated 29/7/2005 from Quinton Parish Council. Letter dated 1/8/2005 from Stratford on Avon District Council. Letter dated 21/10/2005 from Stansgate Planning Consultants. Letter dated 29/11/2005 from Stansgate Planning Consultants.

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

- Other Committees
- Local Member(s) Councillor Mrs I Seccombe – No comments
(With brief comments, if appropriate) received.
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal I Marriott – comments noted.
- Finance
- Other Chief Officers
- District Councils Stratford on Avon District Council Planning
Department – No objection.
Stratford on Avon District Council Environmental
Health – No objection.
- Health Authority
- Police
- Other Bodies/Individuals Marston Sicca Parish Council – see paragraph
2.2.
Quinton Parish Council – No objection.

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 – 31st January 2006

**Long Marston Airfield - Erection of Two Workshops and
Change of Use of Land to a Material Recycling Facility (MRF)**

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

Recommendation

That the Regulatory Committee authorises the refusal of planning permission for the erection of two workshops and the change of use of land to a material recycling facility at Long Marston Airfield, Campden Road, Long Marston for the following reason:-

This development is contrary to the provisions of Policy 6 of the Waste Local Plan for Warwickshire adopted in August 1999. The majority of the application site does not meet the three criteria for an acceptably located Material Recycling Facility (MRF) specified in the Local Plan and as such the development constitutes sporadic development in the open countryside. This is contrary to the provisions of the Waste Local Plan, Policy CTY1 of the Stratford on Avon District Local Plan and Policies GD3, GD5 and RA.3 of the Warwickshire Structure Plan. It would if approved, set an undesirable precedent whereby it would prove increasingly difficult to resist other similar proposals in the locality. This would cumulatively undermine policies of restraint contained within the Structure Plan and Local Plans and significantly compromise the character and appearance of the locality.

APPLICATION NO : S18/05CM017

RECEIVED BY COUNTY : 10/6/2005

ADVERTISED DATE : 16/6/2005

APPLICANT(S) : H G Hodges & Sons/IMR Limited, c/o Stansgate Planning Consultant, Conrad House, Birmingham Road, Stratford-upon-Avon CV37 0AA

AGENT(S) : Stansgate Planning Consultants, Conrad House, Birmingham Road, Stratford-upon-Avon, CV37 0AA.

THE PROPOSAL : Erection of two workshops and change of use of land to a Material Recycling Facility (MRF) (retrospective).

SITE & LOCATION : 0.76 Ha. of Land at Long Marston Airfield, Campden Road
Long Marston, Warwickshire, [Grid ref: 175.486].

See plan in **Appendix A**

1. Application Details

- 1.1 This planning application seeks retrospective consent for the erection of two workshops and the change of use of land to a Material Recycling Facility (MRF) at Long Marston Airfield, Campden Road, Long Marston. The applicant, IMR Limited has been operating a MRF at Long Marston airfield since 2000. The site area is 0.76 hectares and the combined floorspace of buildings A and B measure 189m².
- 1.2 IMR Limited specialise in the recycling of electric parts, components and wires. Copper, steel and plastic is processed from within two steel framed buildings and segregated and stored on site. The plastics are stripped from wires by a cable stripper and processed again by a granulating machine. The plastic is recycled for making traffic cones and surfacing equestrian menages. Copper and steel is recycled via the same process and sold for re-use in industry. No waste is sent to landfill.
- 1.3 The site processes 4,800 tonnes per year on a site area of 0.76 hectares. Traffic movement is limited to three two-way movements per day on average, which tend to be bulk tippers and smaller vehicles. One 20ft containerised vehicle exits per day on average. The premises contain five vehicles for the handling of waste; namely a Case 1188, a Case 1288, a Bob Cat and two JCBs 535. The site operates during weekdays only.
- 1.4 Workshop building A has a floorspace of about 50m² and consists of timber railway sleeper walling and PVC roof sheeting and wall cladding. It is located in the south east corner of the secure open storage compound. Workshop building B has a floorspace of about 135m² and consists of concrete block walling and PVC coated roof sheets and wall cladding. It is located to the south east corner of the application site. The open storage compound is constructed of 6ft close boarded fencing. Much of the scrap metal is stored here prior to sorting.
- 1.5 Access to the site is via a dilapidated concrete access road (formerly one of the airfield runways), from Campden Road, the B4632. The applicants have stated that if permission were to be granted they would tarmac and improve this road for access. There are no objections to the use of this access taking into account the limited number of traffic movements associated with the use and the fact that access to the public highway is satisfactory for the vehicles, which serve the site.
- 1.6 It should be noted that the application is a joint submission made by the landowners H.G. Hodges and Sons and IMR Limited the company actually operating the MRF.

- 2.1 **Stratford on Avon District Council** – No objection.
- 2.2 **Marston Sicca Parish Council** - No objection but would like confirmation that a condition of any approval would be the banning of any burning on the site and would like to raise a concern over the safety in relation to the condition of the road within the Airfield, leading to the application site.
- 2.3 **Quinton Parish Council** - No objection.
- 2.4 **Stratford on Avon District Council** (Environmental Health) – No objection.
- 2.5 **Councillor Mrs I Seccombe** - No comments received.
- 2.6 **County Museum** – Ecological Response - No Objection.
- 2.7 **County Museum** - Archaeological Comment - No Objection.
- 2.8 **Environment Agency** – No comments received.
- 2.9 **English Nature** - No objection.

3. Representations from the Applicants Agents

- 3.1 In letters dated 21/10/05 and 29/11/05 the applicant's agents make the following representations.
 - (i) It seems that a successful niche recycling facility operating in a sustainable manner and without environmental harm will be refused planning permission because of a dry and in my view incorrect interpretation of a single policy whilst other policies in the local plan are unambiguously supportive.
 - (ii) Photographs dated 27/4/96 show that the site used for commercial storage shortly before IMR Limited commenced operations. The owner is happy to provide an affidavit to confirm this chapter in the history of the site. Before this time the site was occupied by a building constructed in 1988 but removed in 2004. This building was used for dismantling phone boxes and for general storage. Thus this site has been used for commercial purposes for at least 17 years and before that it was used as a parade ground for the Ministry of Defence, with associated concrete areas still visible just beneath the surface of the site.
 - (iii) Policy 6 Waste Local Plan for Warwickshire permits MRFs on land used for commercial uses and where the proposal would be compatible with adjacent uses. The proposal therefore complies with Policy 6.
 - (iv) It is also incorrect to say that Policy 6 only permits MRFs on commercial sites. Policy 6 permits MRFs in certain circumstances but does not preclude them in other circumstances. There is an interesting comparison with the other policies in the Waste Local Plan where the wording is more explicit. For example Policy 1 states that "permission will

not be given...” in certain circumstances. Policy 3 states that proposals will “only be approved...” Policy 4 states that “proposals for land raising will be refused unless...” Policy 7 takes a more positive stance and states that scrap yards will be approved in two circumstances. In comparison to other policies in the Waste Local Plan Policy 6 is more ambiguous. Whilst implying a preference for certain sites and circumstances Policy 6 does not specifically state that permission will be refused in others. This is understandable given that the Waste Local Plan states that MRFs “will be crucial to reducing the need for landfill sites to take waste imports and household waste. The encouragement of a range of recycling initiatives at a variety of sites will help give impetus to the achievement of the plans recycling targets.”

- (v) If the County Council is serious about encouraging MRFs then a degree of flexibility is required with each proposal determined on their own merits. IMR Limited is a successful recycling business currently contributing to the County’s recycling targets without problems or complaints and closure would harm the strategy contained within the Waste Local Plan. In any event this is academic given that the proposal unequivocally complies with Policy 6 as a previously commercial site.
- (vi) It is debatable if this site can be described as an “isolated rural location” as it is adjacent to an airfield with a long history of commercial activities and a commercial strategy for the future use of the airfield has been agreed with the District Council. In this context the site is neither isolated nor open.

4. Site Description and Surroundings

- 4.1 Long Marston Airfield is situated to the north of the village of Long Marston, which is south west of the town of Stratford-upon-Avon. The surrounding area is rural in character but the airfield already contains a number of authorised commercial uses.
- 4.2 There is only one residential property located near to the site, Airfield House, which is located 20 metres from the site boundary. The landowner/applicant resides at this property.
- 4.3 To the north of the site is a builders merchant’s storage site, which appears to be currently unused. To the east of the site there are open fields, vacant land and the garden of Airfield House. The land to the west of the application site consists of open land in airfield use.
- 4.4 The proposed MRF is located predominantly in what seems to be the former garden of Airfield House. The application site currently has portacabins used for ancillary office administration and a weighbridge located in the north east corner of the site, as well as the two workshops, in the southern section of the site, which form part of this retrospective application. A 6ft metal fence surrounds the site with some screening provided by trees and bushes located to the north east, east and south east of the site. The site is surfaced in a mixture of hard standing and ‘unmade’ surface.

5. Observations

- 5.1 In order to determine this application it is necessary to consider seven distinct planning issues and to weigh them against each other to reach a final decision. As they form distinct topic areas they are examined separately below.

Issue 1 - Planning Policy Context

- 5.2 The following documents and Planning Policies are relevant to the determination of this application.

The Regional Spatial Strategy for the West Midlands (The RSS)

- 5.3 Policies WD1 and WD2 of the RSS seeks to encourage recycling and allocate waste management targets at a sub-regional level. However the overall intention of the RSS is to direct most development to the major urban areas of the region and to limit development in rural areas such as Long Marston.

The Warwickshire Structure Plan 1996-2011 (WASP)

- 5.4 The WASP seeks to direct most new development towards the nine major urban areas within the County (Policies GD.3 and GD.5 relate) and to a much more limited degree to the larger rural settlements (Policy RA.3 relates). Waste recycling is encouraged by Structure Plan Policy ER.9, subject to the policy framework contained within the Waste Local Plan.
- 5.5 The MRF at Long Marston is contrary to Policy GD3, GD5 and RA.3 of the Warwickshire Structure Plan as these Policies direct new development towards towns/urban areas and larger settlements in rural areas in order to prevent sporadic development in the countryside and unsustainable patterns of development. It could be argued that the development accords to Structure Plan Policy ER.9 but the development will only do so if it accords to the provisions of the adopted Waste Local Plan.

The Waste Local Plan for Warwickshire

- 5.6 The Waste Local Plan for Warwickshire was adopted in August 1999 and is directly relevant to the determination of this application.
- 5.7 Policy 1 in this document relates to all waste developments and requires new development to have an acceptable impact upon the environment and features of particular amenity value. It is considered that this development accords to Policy 1.
- 5.8 Policy 6 of the Waste Local Plan deals specifically with Material Recycling Facilities (MRFs). This policy states that:-

Material Recycling Facilities will be permitted in the following circumstances:-

- (I) *As an integral part of new and established waste disposal facilities.*
- (II) *On industrial estates, and*
- (III) *On other land, which has been used for a commercial use and where the proposed use would be compatible with adjacent land uses.*

- 5.9 The Waste Local Plan provides local definition to Structure Plan policy ER.9. Policy 6 of the Waste Local Plan specifically permits MRFs in the three locations specified above. As the application site is not an integral part of an existing waste disposal facility and not located on an industrial estate then the development will only accord to Policy 6 if the application site area has been used for a commercial land use.
- 5.10 The applicant's agents have argued that this interpretation of Policy 6 is incorrect (see paragraph 3.1(iv)). They suggest that Policy 6 permits MRFs in the three specified circumstances but does not preclude their provision in other circumstances. They believe it is incorrect to say that if the land had not been used for commercial use then the development will be contrary to Policy 6.
- 5.11 It is, however, concluded that the applicants agents interpretation of the policy is incorrect as to accept their view would, in principle, accept the provision of MRFs in almost any location within the plan area effectively rendering Policy 6 worthless.
- 5.12 The applicant's agents also argue that as the site was actually used for an unauthorised commercial activity then the development complies with Policy 6. This interpretation would potentially allow MRFs to become located in almost any location where an unauthorised business activity has in the past been carried out, even when that activity was the subject of successful enforcement action. Such a conclusion would undermine the intentions of the planning system to properly control the use of land in the public interest and must therefore be incorrect. It is considered that Policy 6 (iii) is intended to permit the establishment of MRFs (subject to compliance with Policy 1) on sites such as isolated commercial premises, which are either authorised or well established in planning law.
- 5.13 Thus having assessed the applicants agents interpretation of Policy 6 (above) it is concluded that this development is contrary to Policy 6 unless it can be unequivocally established that the entire application site has been used for a commercial use and that this use is the accepted use of the site. (This matter is dealt with later in paragraphs 5.18 to 5.26 of this report).
- 5.14 This latter conclusion is not specified in the text of Policy 6 nor in the text supporting the Policy. However the Waste Local Plan must be read in conjunction with the other parts of the development plan in particular the RSS and the Structure Plan. The Waste Local Plan must be in general conformity with the Structure Plan and the Structure Plan seeks to specifically restrict development in isolated rural locations. It would therefore be illogical for the Waste Local Plan to contain policies which would rapidly undermine this basic Structure Plan Policy.

5.15 Stratford on Avon District Local Plan

The Stratford on Avon Local Plan was adopted in May 2000. This document does not allocate land at Long Marston Airfield for development although Policy EMP5 of the Local Plan does potentially permit the provision of rural workshops or other small scale business schemes in rural areas provided these developments comply with other land use Policies in the Local Plan.

Stratford on Avon District Local Plan Review 1996 – 2011

- 5.16 The Revised Deposit Draft Stratford on Avon District Local Plan has been prepared by the District Council and published in January 2003. As this document is not an adopted Local Plan, it does not actually form part of the development plan but it is a material planning consideration which must be taken into account in the determination of this planning application. The Local Plan does not propose to allocate development at Long Marston Airfield. Thus any development on the airfield must be judged against the Local Plan Policies relating to development in the countryside and rural areas.
- 5.17 Employment developments in the rural areas of Stratford on Avon District are controlled by Policy COM.17 of the Local Plan. This Policy permits commercial development in the main rural centres, when they are small scale schemes supported in Parish plans, when they seek to convert appropriate buildings and finally when the development forms part of a group of existing group of rural buildings. This development does not accord to these criteria and therefore must be considered to be contrary to Policy COM.17.

Issue 2 - Site History

- 5.18 The planning history of the application site is important to assessing the acceptability or otherwise of this proposal and compliance with the relevant policies of the development plan, particularly Policy 6 of the Waste Local Plan for Warwickshire.
- 5.19 Long Marston Airfield was constructed in World War II, closing in 1954. Since then various recreational/industrial uses have appeared on site. Today the site is used for a variety of uses, these include:-
- (i) Sunday Market and Car Boot Sale.
 - (ii) Use for Motor sports purposes including drag racing.
 - (iii) Music Events.
 - (iv) General B1, B2 and B8 uses.
 - (v) Motor vehicle and HGV repair workshops.
 - (vi) Garaging.
 - (vii) Motorcycle and driver training.
 - (viii) Fishing lake.
 - (ix) Clay pigeon shooting.
 - (x) Open storage and building materials storage.
 - (xi) Aircraft museum.
 - (xii) Caravan storage.
 - (xii) Mobile homes.

- (xiv) Use as airfield and associated aircraft/microlyte hangars/storage, clubhouse, offices.
 - (xv) Agricultural use.
- 5.20 The above uses were set out within a Schedule of Uses and Developments and shown on a master plan approved by Stratford on Avon District Council in January 2000, as part of an agreement under S106 of the Town and Country Planning Act. This agreement sought to regulate the use of the land on the airfield and permit some development in a limited number of specific areas within the airfield.
- 5.21 A small section of the application site (the northern section) is contained within an area identified in the master plan as being suitable for commercial use. However the majority of the site is outside this area and its development for commercial purposes is therefore not accepted by the master plan agreed by the District Council.
- 5.22 It should also be noted that the area of land to the north of the application site, which is identified in the master plan as suitable for development, has planning permission for use as a builders yard, and although it currently appears to be vacant, it has until recently been used for that purpose.
- 5.23 This MRF has been operating at Long Marston Airfield since 2000 without planning permission. There is no record of any planning consent being granted for any commercial development on the (southern area) majority of the application site.
- 5.24 The applicant's agents have provided photographs which they suggest provides evidence of the commercial use of this site for 'open storage purposes'. The photographs do show a large collection of vehicles on the site but no evidence has been supplied to show either how long they occupied the site or whether or not this formed part of an active commercial use.
- 5.25 It is considered that to comply with Policy 6 it is necessary to demonstrate that the site is either allocated for commercial use, or has the benefit of planning permission for commercial use or is the subject of a Certificate of Lawful Use granted in recognition of the fact that the site has been in active and continuous commercial use for over 10 years. As none of these criteria apply it is concluded that this development, so far as the southern section of the site is concerned, is contrary to Policy 6 of the Waste Local Plan.
- 5.26 The planning history of this site indicates that in its present location this MRF can be classified as a development in an isolated rural location, which has been carried out without planning permission. Furthermore the history indicates that there are no commitments by way of previous planning consents or legal agreements which would provide a justification for granting planning permission for this development over the majority of the application site. The development therefore constitutes sporadic development in the open countryside contrary to the basic principles of British town planning which if approved would set a precedent for future similar developments both in the locality and the countryside

generally. The planning history therefore points towards the refusal of this planning application.

Issue 3 - Guidance from Central Government

- 5.27 Central Government advice is a strong material planning consideration. It is contained within Planning Policy Statements (PPS's) formerly called Planning Policy Guidance Notes (PPG's), in Circulars and in other government policies and statements with land use implications.
- 5.28 PPS 1 "Delivering Sustainable Development" sets out the Government's objectives for the planning system. The PPS states that "good planning ensures that we get the right development in the right place at the right time." Paragraph 8 of the PPS advises that "the plan led system and the certainty and predictability it aims to provide is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies applications for planning permission should be determined in line with the plan, unless material planning considerations indicate otherwise".
- 5.29 PG 4 "Industrial, Commercial Development and Small Firms" advises in paragraph 13 that:-
- "The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance. Development control should not place unjustifiable obstacles in the way of development which is necessary to provide homes, investment and jobs, or to meet wider national and international objectives. Nevertheless planning decisions must reconcile necessary development with environmental protection and other development plan policies".
- 5.30 PPS 7 "Sustainable Development in Rural Areas" provides guidance on development in rural areas. The PPS restates the need to establish sustainable patterns of development in rural areas. In paragraph 1 the PPS states the governments "key principles" for the planning system in rural areas. Paragraph 1(iv) is particularly relevant as it states:-
- "New building development in the open countryside away from existing settlements or outside areas allocated for development in development plans should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all".
- 5.31 Guidance on sustainable waste management and thus location and impact of Material Recycling Facilities is contained in PPS10 "Planning for Sustainable Waste Management." PPS10 is very supportive of recycling activities and expresses in its first paragraph the Government's aim which is to "break the link between economic growth and the environmental impact of waste" by moving

the management of waste up the waste hierarchy of reduction, reuse, recycling and using disposal only as a last resort. The PPS does, however, advise that this objective should be achieved through compliance with the relevant policies contained within the development plan.

- 5.32 As this application seeks a retrospective planning permission and refusal of consent must inevitably lead to enforcement action then the advice contained in PPG18 "Enforcing Planning Control" is relevant to this matter. The PPG advises that it is not an offence to breach planning controls and that local planning authorities should proceed with caution only taking action when it is necessary in the public interest to remedy an adverse impact on local amenity.
- 5.33 Central Government advice, although sympathetic towards the provision of recycling facilities such as this also places a strong emphasis upon compliance with the relevant policies contained within the development plan. As such it is considered that Central Government advice points towards refusal of this application because the development is not in compliance with the relevant policies of the development plan.

Issue 4 - European Union Policy and its associates United Kingdom Derivatives. - The Waste Electrical and Electronic Equipment Directive (The WEEE Directive) and The Waste Strategy 2000 for England and Wales

- 5.34 The Waste Electrical and Electronic Directive (The WEEE Directive) has been approved by the European Union but has not yet come into force in the United Kingdom. It is, however, a material planning consideration. The WEEE Directive sets targets for the collection, recycling and recovery of all electrical products. By December 2005 all member states must introduce collection systems to separately collect a high percentage of old electrical appliances. A target of 4kg of household electrical goods to be collected per inhabitant per year has been set to be met by the end of 2006.
- 5.35 The Waste Strategy 2000 produced by Central Government predates the WEEE directive but has broadly the same intentions. It is also a material planning consideration. This document states '*scrap electrical and electronic equipment was chosen as an EC priority waste stream in 1991*' then goes on to say '*Diverting waste from landfill to recycling therefore substitutes a practice that has only environmental costs with a practice that has net environmental benefits*'. Para 4.6 part 2 states '*before waste can be recycled it needs to be sorted into its component materials*' and Para 5.22 states '*separation of recyclable materials is an important element of collection*'.
- 5.36 The Material Recycling Facility at Long Marston Airfield is a 'small-scale facility' that does help to reduce landfill levels in the region. A MRF is in second place in the waste hierarchy. IMR Limited operates a high-value recycling facility, whereby relatively small quantities of waste are received and recycled. No waste is sent to landfill. The site does therefore provide a valuable recycling facility which will help to meet the WEEE Directive and the targets in the Waste Strategy. This is a positive aspect of this proposal pointing towards approval.

Issue 5 - Impact of this Development upon the Locality

- 5.37 The impact which this development has upon the locality is also a material planning consideration which must be considered. It is acknowledged that this site is not particularly visible for vantage points in the public domain. It is well screened by trees and hedges, from views of the road and the nearest dwellings are located 90-120 metres away. The only house that is in close proximity to the MRF is Airfield House, which, is occupied by the owner of the airfield. The site has not been the subject of complaints made to Stratford on Avon District Council's Environmental Health Department and the operations on site appear to be efficient, regulated and stable and not causing a nuisance. Furthermore there are no highway safety objections to the development in this location. These are factors which point towards approval of this application.

Issue 6 - Impact upon the Applicants Business Operation

- 5.38 The impact which the Planning Authority's decision will have upon the applicant's small business is a material planning consideration. As this application seeks a retrospective permission then refusal of permission must lead to enforcement action to secure the discontinuance of the business activity to secure the discontinuance of the commercial use and the demolition of the unauthorised buildings located on the southern section of the application site. This will clearly have significant adverse impact on the applicant's business. Regrettably this consequence is unavoidable if the planning regulations are to be properly adhered to and the fact that an application is retrospective cannot justify the granting of a planning permission for a development which is otherwise unacceptable as the applicant's personal circumstances are not normally held to be strong enough material planning considerations to justify setting established planning policies aside.
- 5.39 In accordance with the advice contained in PP6 18, it is however appropriate to consider an appropriate time period to comply with any enforcement notice served. A long compliance period of, for example, two years would allow the business to make appropriate arrangements to relocate to acceptable premises thereby minimising the adverse impact upon the business operation.

Issue 7 – The Question of Precedent

- 5.40 The likely long term implications which are likely to result from approval of an individual planning application are a material planning consideration which must be taken into account when determining this application.
- 5.41 It is accepted that the application site is not particularly prominent and has not given rise to complaint whilst it has been in operation. However, this site forms part of a much larger airfield site which contains many similar pockets of land which, with the provision of appropriate planting could soon be made to resemble the application site in its landscape impact. Thus approval of this application could easily give rise to similar proposals and indeed other commercial activities on similar sites on the airfield which in equity would prove increasingly difficult to resist. The overall impact of such developments would be to undermine the land use master plan agreed with Stratford on Avon District

Council and to cumulatively change the character of the airfield and the locality to its significant detriment.

- 5.42 Furthermore approval of this application because it is not particularly prominent would have significant implications across the plan area because this argument could be repeated many times to justify the provision of MRFs in isolated rural locations. Such approvals would cumulatively undermine the locational policies contained within the development plan. Thus it is concluded that the precedent established by this development points towards refusal of this application.

6. Conclusion

- 6.1 It is considered that the development the subject of this application is contrary to the provisions of the adopted planning policies contained within the development plan, and in particular Policy 6 of the Waste Local Plan. Section 58 (formerly Section 54A) of the Planning and Compulsory Purchase Act 2004 requires that this planning application should be determined in accordance with the relevant policies of the development plan unless material planning considerations indicate otherwise.
- 6.2 Central Government advice contained within the relevant Planning Policy Statements is broadly supportive of recycling proposals but only when such schemes are consistent with the policies within an up to date development plan.
- 6.3 It is acknowledged that the site is inconspicuously sited in the landscape and is located on an airfield the subject of a variety of commercial consents which has produced a disturbed landscape of a non traditional appearance and that as such this development has only a very limited adverse landscape impact. It is also accepted that the site has not resulted in highway safety concerns and has not resulted in complaints from residents of the locality. It is also accepted that if this activity were to be relocated only 100 metres to the north then it would be located within a site which is identified in the Long Marston Airfield master plan as acceptable for commercial use and as such would be acceptably located.
- 6.4 However, the development remains contrary to the provisions of the development plan and if this development were to be accepted on this site then that approval would undermine the master plan agreed by the District Council and set a precedent whereby it would prove increasingly difficult to resist similar proposals and activities on similar sites across the airfield. The cumulative impact of such developments would be to undermine the strategic policies contained within the Regional Spatial Strategy and the Structure Plan and have a severely adverse impact upon the character and appearance of the locality.
- 6.5 It is therefore considered that refusal of this planning application is justified despite the positive considerations detailed in paragraph 6.3 above.

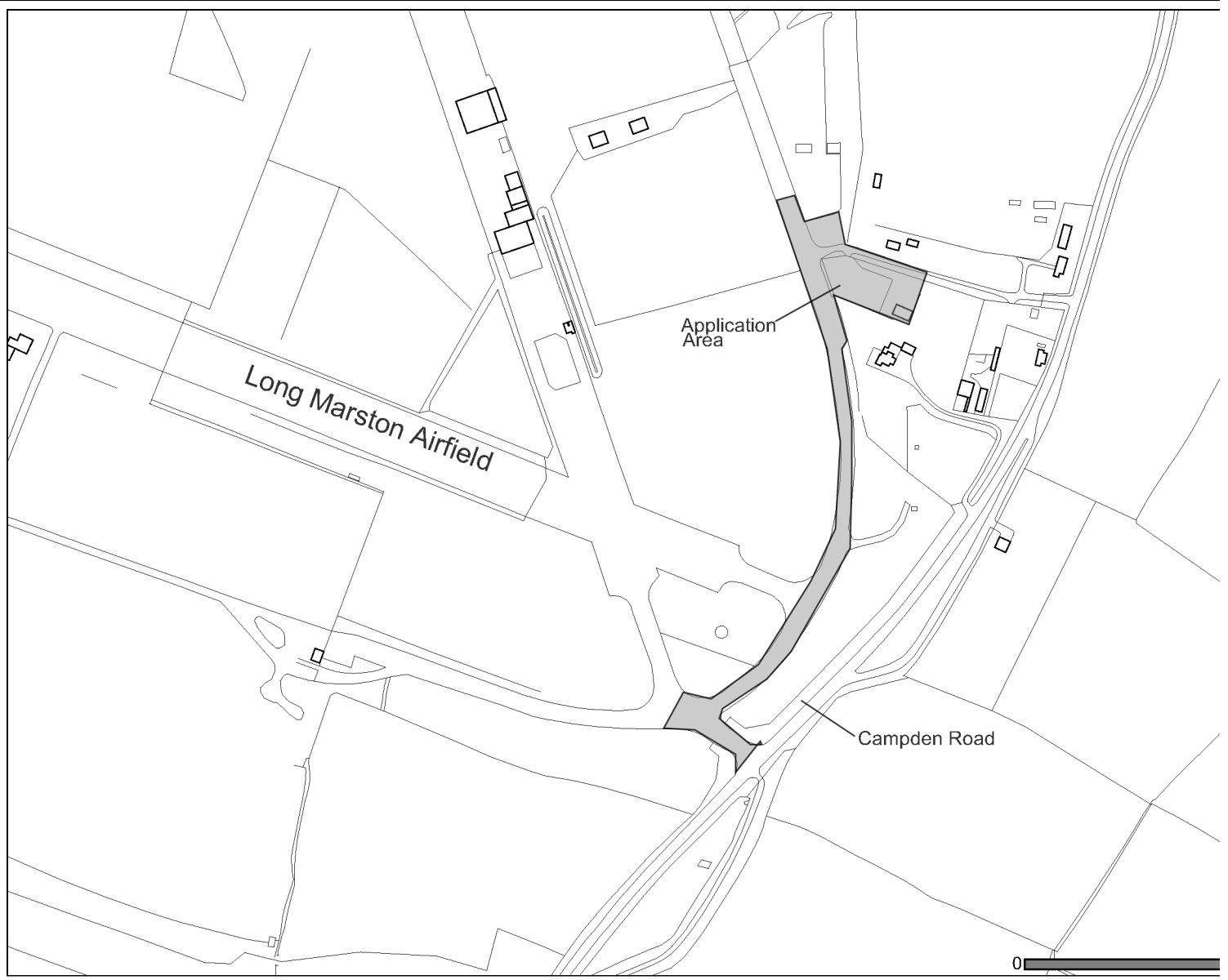
7. Environmental Implications

- 7.1 As the proposal involves the recycling of electrical equipment the activity itself has a positive environmental impact. However, the activity is located in an area where regional and local adopted planning policies specifically discourage

development, firstly in order to protect the character of the countryside and secondly to prevent the establishment of unsustainable patterns of development. Thus the development may be described as a desirable environmental activity located in an unacceptable position in the open countryside.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

17th January 2006



Scale 1: 5000

Ref No. S18/05CM017

Drawn Lisa Ch

Regulatory Committee 31st January 2006

Subject

Material Recycling Facility - Long Marston

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