

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 2nd May 2006

Report Title **Grendon House Farm, Grendon - Change of Use of Agricultural Buildings to Store Agricultural By-Products**

Summary The application proposes the change of use of agricultural buildings to store mainly agricultural by-products at Grendon House Farm, Warton Lane, Grendon, Atherstone.

For further information please contact Richard Forbes
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning application, received 10/3/2006.
Letter from Department of Environment, Food and Rural Affairs (Defra), dated 15/3/2006 and 21/3/2006.
Letter from North Warwickshire Borough Council, dated 29/3/2006.
Letter from County Museum, dated 29/3/2006.
Letter from Environment Agency, dated 21/3/2006.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor R Sweet – no comments received
(With brief comments, if appropriate)
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive

- Legal I Marriott – comments incorporated
- Finance
- Other Chief Officers
- District Councils North Warwickshire Borough Council – no objection
- Health Authority
- Police
- Other Bodies/Individuals Grendon Parish Council, Environment Agency, County Museum, Defra – See paragraph 2

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 - 2nd May 2006

Grendon House Farm, Grendon - Change of Use of Agricultural Buildings to Store Agricultural By-Products

Report of the Strategic Director of Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the change of use of agricultural building to store mainly agricultural by-products at Grendon House Farm, Warton Lane, Grendon, Atherstone subject to the conditions and reasons contained in **Appendix B** of the report of the Strategic Director of Environment and Economy.

APPLICATION NO : NW1682/06CM009.

RECEIVED BY COUNTY :10/3/2006.

ADVERTISED DATE : 16/3/2006.

APPLICANT : Mr M G Sutton, Grendon House Farm, Warton Lane,
Grendon, Atherstone, Warwickshire. CV9 3DT.

THE PROPOSAL : Change of use of agricultural building to store mainly
agricultural by-products.

SITE & LOCATION : Grendon House Farm, Warton Lane, Grendon, Atherstone.
[Grid ref: 296.019].

See plan in **Appendix A**.

1. Application Details

- 1.1 This application seeks consent for a change of use of an existing agricultural building within the farm building complex associated with Grendon House Farm. The building covers 0.05 hectares being 17 metres wide by 27 metres long with an eaves height of 5 metres.

- 1.2 The proposed use concerns the storage of agricultural by-products, including plastics and cardboard, from surrounding farms. This material is non hazardous and non organic. The building would be used as a waste transfer station which can facilitate higher levels of recycling. Typically this would involve products such as seed bags, fertiliser bags, cardboard, bale wrap, seed trays, irrigation tape and packhouse plastic. This is in response to increased pressure upon farmers to manage their waste more effectively. It is proposed that the facility would handle approximately 50 tonnes of waste per annum.
- 1.3 The proposed facility would generate an average of two vehicle movements per week or a total of 100 per year. Waste materials would be collected from neighbouring farms by landrover and trailer. Bulked up waste would be collected from the facility by 29 tonne HGV.
- 1.4 The operating hours of the facility would be 0800 hours to 1700 hours for approximately 60 days per year.

2. Consultations

- 2.1 **North Warwickshire Borough Council** – No objection.
- 2.2 **North Warwickshire Borough Council, Environment Health** – No objection.
- 2.3 **Councillor R Sweet** – No comments received by the 18th April 2006.
- 2.4 **Environment Agency** – No objection.
- 2.5 **County Museum** – No objection.

3. Representations

- 3.1 None received.

4. Observations

Background

- 4.1 There is growing pressure on farmers and agriculture in general to be more effective in the management of waste. The government has made various announcements to this effect recently. For instance, Defra revealed its intention to develop statutory producer responsibility regulations to increase the collection and recycling of non packaging farm plastics on the 21st March 2006. In addition, new government regulations will come into force on the 15th May 2006, these will bring agriculture under the same controls as other types of industry. This will mean that farmers will no longer be able to dispose of waste in farm dumps or by burning without a permit from the Environment Agency.

- 4.2 Defra estimate that currently around 85,000 tonnes of plastic waste are generated on farms in England every year. The proposed development will provide some of the infrastructure necessary to deal with such wastes in a more sustainable way.

Site and Surroundings

- 4.3 The site is located within the farmyard complex associated with Grendon House Farm. As well as the farmhouse this complex includes a number of agricultural buildings. The complex is situated on higher ground when compared to the surrounding open countryside. As well as the farmhouse there are two residential properties located approximately 380 metres away, these properties are served by the same private drive as the farm.
- 4.4 The farm is surrounded by open countryside. Vehicular access to the farm is via a private drive, around 800 metres in length, off of Warton Lane.

Current Site Usage

- 4.5 The farm site has a well established use as an agricultural unit with the farm currently growing between 50 and 100 acres of potatoes. The building concerned is being used for the storage of agricultural machinery.

Operational Matters

- 4.6 The building would be used as a transfer station for the bulking up of waste materials prior to despatch off-site to a recycling facility. It is proposed to operate the facility on a franchise basis from a waste recycling company called Agri. Cycle Ltd. Waste materials would be transferred to their site in Lincolnshire for processing. Waste materials would be collected from farms within the surrounding area, up to a distance of 15 miles. All waste materials would be collected by the operator with no deliveries made to the site by customers.
- 4.7 The proposed hours of operation for the facility would be between 08.00 hours and 17.00 hours. Operations are likely to be seasonal, spring and winter time, and undertaken for up to 60 days a year only.
- 4.8 The wastes accepted at the site would be washed by the customer and stored within approved 3000 litre heavy duty bags. Wastes would remain within the storage bags whilst stored at the proposed facility. The storage bags will then be collected by the waste processor when sufficient materials have been bulked up. Collections of bulked up waste would be made in 5 tonne loads with approximately 25 tonnes collected each in Spring and Winter.

Planning Policy

- 4.9 This application needs to be considered in the light of policies contained with both the Waste Local Plan and the Local Plan for North Warwickshire. With regards to the Waste Local Plan both Policy Number 1- General Land Use and Policy Number 8 – Transfer Stations are of particular use.

- 4.10 Policy 1 sets out the general environmental considerations that must be considered when assessing all waste related planning permissions. The policy states that permission will not be granted where the proposal would have a significant adverse impact on the character of the area by reason of odour, noise, dust and highway safety, etc. The extent to which the proposal contributes towards re-use and/or recycling of waste and accords with the proximity principle will also be taken into account. The proposed facility would be contained within an existing building in a remote location near the source of waste. In addition waste materials would be contained within sealed storage bags. It is therefore considered that the proposal accords with Policy 1.
- 4.11 Policy Number 8 relates specifically to Waste Transfer Stations and guides proposals to be sited on or adjacent to established waste disposal facilities, on industrial estates or in the voids created by mineral working. The proposal would not be supported by the wording of this particular policy. However, in this case the justification for this particular policy and the nature of the proposed facility both need to be considered.
- 4.12 Policy Number 8 has largely been written with regards to more general waste transfer stations that would deal with general commercial, household and industrial waste streams. Within the reasoned justification of the policy it is noted that such facilities can give rise to certain environmental and traffic problems, “as they operate most effectively close to the source of waste, in or on the fringes of urban areas.” In this particular case the proposal relates solely to waste sourced from agricultural units, which are clearly rural in nature. The proposed location is therefore arguably better suited for the purpose than an industrial estate or landfill location. This is therefore considered a reasonable justification to support the proposal in this location.
- 4.13 Within the adopted local plan for North Warwickshire Policy BEM6: Re - Use of Rural Buildings is of particular relevance. This policy supports the re-use of existing rural buildings for business (B1), general industry (B2) or storage and distribution (B8) within such a location with the proviso that certain environmental criteria are met. It also states that in the case of large, modern buildings, preference will be given to agricultural uses including agricultural service industries. The proposed facility is for storage only of agricultural by-products without the processing of imported materials, and as such is similar in nature to the B8 type uses supported. Whilst not in strict compliance with the wording of Policy BEM6, it is considered that the proposals accords with the spirit and intention of the policy and can therefore be supported.
- 4.14 There is also a policy contained within the emerging local plan that addresses the re-use of rural buildings. This goes further than the adopted plan policy, as the plan is at modification stage the policy will only have limited weight in the determination of this particular application. Much of the policy is intended to bring local plan policy in line with the recently published PPS7.

- 4.15 PPS7 sets the general policy context for Sustainable Development in Rural Areas. Paragraph 17 covers the Re-use of buildings in the countryside specifically stating that “the Government’s policy is to support the re-use of appropriately located and suitably constructed existing buildings in the

countryside where this would meet sustainable development objectives.” It goes on to state that re-use for economic purposes would be preferable. The proposed change of use would be well supported by this particular paragraph of the PPS, especially when it is considered that the proposal would also facilitate the recycling of waste materials and as such more sustainable waste management.

Considerations

- 4.16 The proposed change of use would not affect the external appearance of the existing building and therefore the impacts of the proposal in terms of visual amenity would remain as they are currently. The current building is visible within the open countryside but is of a scale, massing and bulk, with a typical agricultural design, that when read within the context of the cluster of farm buildings would be acceptable in terms of visual amenity.
- 4.17 The proposed use does not involve the processing of products and is some distance away from neighbouring properties the impacts in terms of noise would be minimal. The hours of operation proposed would further limit any impacts associated with the development.
- 4.18 All waste materials would be sealed within heavy duty bags and contained within an existing building. Odour is therefore not considered to be a concern.
- 4.19 Agricultural operations currently undertaken at the farm generate up to 150 HGV movements alone associated with the collection of potatoes. Potato production is due to cease in the near future. Therefore, there would be an overall reduction in the number of vehicle movements, and in particular HGV movements, to the site. As such, there would be an improvement in terms of vehicle movements and therefore highway safety and neighbours amenity.
- 4.20 The proposed hours of operation are considered acceptable particularly when considered against the unrestricted hours of operation for the farm, nature of the proposed activity and the distance to neighbouring properties.

Conclusion

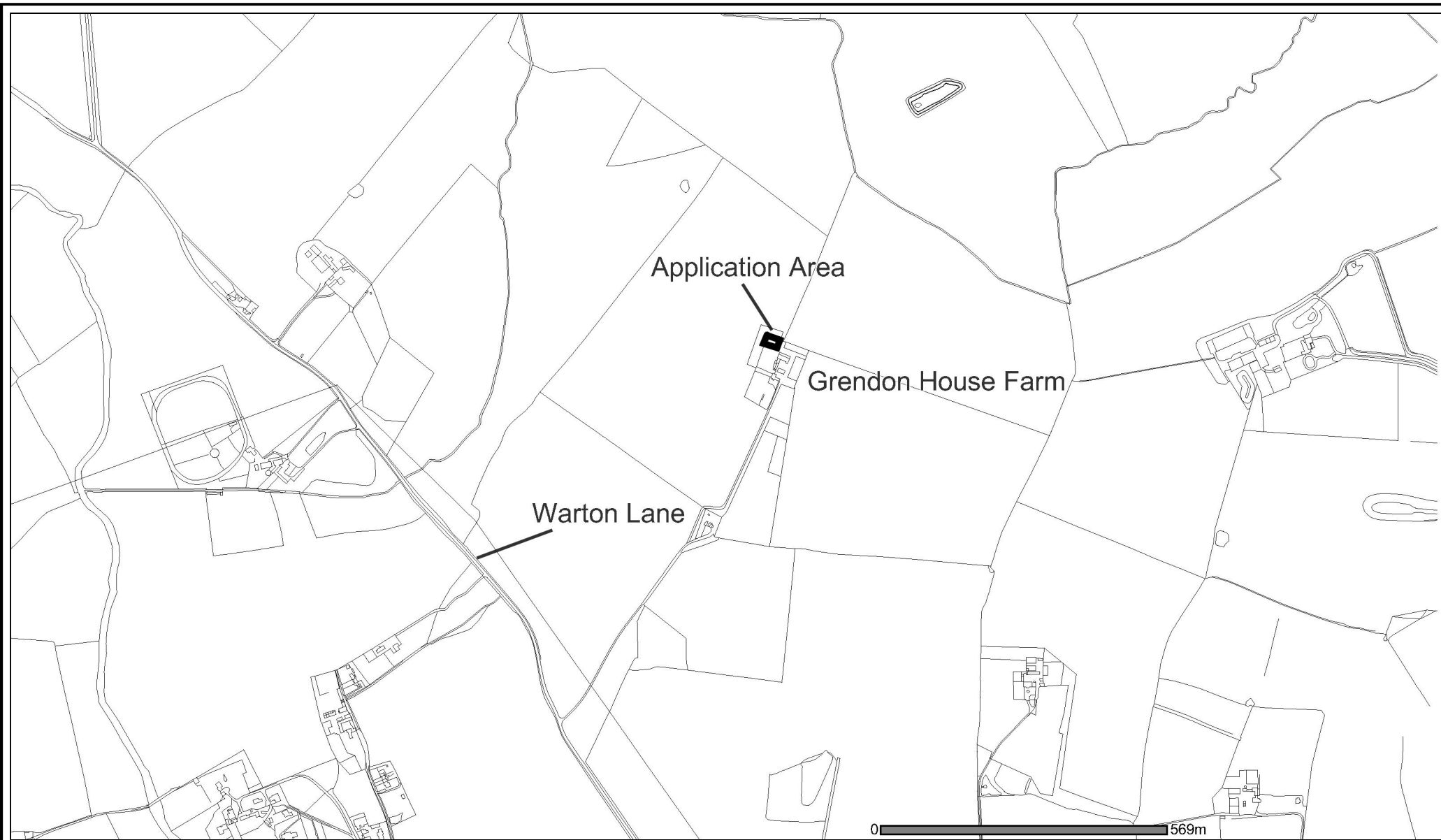
- 4.21 The proposal would be acceptable for this particular site as it provides for more effective agricultural waste management and serves the rural economy within a rural location. It’s isolated location also means that any effects produced would have a minimal impact on neighbours’ amenity. It is considered that the development would result in no greater impact than the existing farm related activities.

5. Environmental Implications

- 5.1 The recycling of waste materials, in general, is beneficial and supported by government policy, this application facilitates the recycling of plastic agricultural by-products.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

13th April 2006



Scale 1: 10500

Ref No. NW1682/06CM009

Drawn Janet Stevens

Regulatory Committee 2nd May 2006

Subject

Change of use of Agricultural Building Grendon House Farm



John Deegan
Strategic Director for
Environment and Economy
Shire Hall, Warwick, CV34 4SX

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Regulatory Committee - 2nd May 2006

**Grendon House Farm, Grendon - Change of
Use of Agricultural Buildings to Store
Agricultural By-Products**

Application No: NW1682/06CM009

Commencement Date

1. The development hereby permitted shall not be commenced later than the expiry of 3 years from the date of this permission.

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

General Operations

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application and accompanying plans ref: 1:12500 scale Site Plan dated 27/2/2006 and 1:1250 scale Site Plan dated 27/2/2006 and attached conditions.

Reason: To ensure a satisfactory standard of development.

3. Unless otherwise agreed in writing by the County Planning Authority the operations or uses hereby permitted shall not be carried out except between the hours of:

0800 hours to 1700 hours Monday to Friday
0800 hours to 1200 hours Saturdays

No operations or uses shall be carried out on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the area and local residents.

4. No loaded lorries shall enter or leave the site unless they are sheeted or netted or otherwise secured.

Reason: In the interests of highway safety.

5. No materials other than those described in the supporting statement accompanying the application shall be deposited at the site.

Reason: To ensure a satisfactory standard of development.

6. No waste materials shall be deposited or stored outside of the building.

Reason: To ensure a satisfactory standard of development.

Development Plan Policies Relevant to this Decision

Warwickshire Structure Plan 1996 – 2011 – **Policies GD. 1, GD. 2, GD. 3, GD. 5 and ER.9.**

North Warwickshire Borough Local Plan – Adopted May 1995 – **Policies ENV2, ENV17, ENV24 and BEM6.**

North Warwickshire Borough Local Plan – Revised Draft Deposit – April 2004 – **Policy ECON12.**

Waste Local plan for Warwickshire – **Policies 1 and 8.**

Reasons for the Decision to Grant Planning Permission

Whilst the development hereby permitted does not strictly accord with the relevant provisions of the development plan, material considerations indicate a decision otherwise than in accordance with the plan would be appropriate.

Note

The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.