

AGENDA MANAGEMENT SHEET

Name of Committee **Regulatory Committee**

Date of Committee **21st November 2006**

Report Title **Trinity Road Scrap Metal Yard, Kingsbury - Construction of a New Gatehouse, Weighbridge Office and Crew Room building together with a Retrospective Application for the End of Life Vehicle Dismantling Building and Two Weighbridges**

Summary This application is for the construction of a new gatehouse, weighbridge office and crew room building together with a retrospective application for the End of Life Vehicle dismantling building and two weighbridges at Trinity Road Scrap Metal Yard, Kingsbury.

For further information please contact Lucy Hall
 Planning Officer
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning application No. NW145/06CM033.
 Consultation letters.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s)
 (With brief comments, if appropriate)

Other Elected Members Councillor B Moss – no comments as at 7/11/06.

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
Environmental Health and Planning – no
comments received.
- Health Authority
- Police
- Other Bodies/Individuals Kingsbury Parish Council – no comments
received.

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

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Trinity Road Scrap Metal Yard, Kingsbury - Construction of a New Gatehouse, Weighbridge Office and Crew Room Building together with a Retrospective Application for the End of Life Vehicle Dismantling Building and Two Weighbridges

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a new gatehouse, weighbridge office and crew room building together with the grant of planning permission for the retrospective application for the end of life vehicle building and two weighbridges at Trinity Road Scrap Metal Yard, Kingsbury, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

(This is subject to the receipt of no further representations by 23/11/06 – the end of the advertised public consultation period).

Application number:	NW145/06CM033
Received by County:	25th October 2006
Advertised date:	2nd November 2006
Applicant:	European Metal Recycling Limited, Sirius House, Delta Crescent, Westbrook, Warrington, WA5 7NS
The Proposal:	Construction of a new gatehouse, weighbridge office and crew room building together with a retrospective application for the End of Life Vehicle building and two new weighbridges.
Site and location:	Approximately 12.42 ha of land at Trinity Road, Kingsbury, Warwickshire [grid reference 422000,297100]. See plan at Appendix A

1. Application Details

- 1.1 The application seeks consent for the construction of a new gatehouse, weighbridge office and crew room building (to replace the existing site entrance office) together with a retrospective application for the End of Life Vehicle (ELV) building and two new weighbridges at Trinity Road Scrap Metal Yard, Kingsbury.
- 1.2 The existing site office is located just east of the main site entrance and approximately 3m from the new weighbridges. The proposed new gatehouse, weighbridge office and crew room would be located to the west of the entrance weighbridges and would comprise a double storey portacabin building. The building would be approximately 13.6m in length, 6m in width and 5m in height and occupy an area of approximately 72m². The existing single storey offices occupy approximately 90m² and would be demolished.
- 1.3 A set of external steel steps approximately 1m in width would adjoin the southern end of the new gatehouse building leading to a walkway constructed approximately 2.5m above ground level to serve the upper floor of the building. The colour of the building and railings would be grey and yellow respectively.
- 1.4 The ELV dismantling building was constructed approximately two years ago in order for the operations being carried out on site in accordance with regulatory requirements under the End of Life Vehicles Directive which requires that scrap vehicles are drained of oil and other polluting fluids prior to being recycled. The building is of prefabricated demountable aluminium-zinc coated steel construction, and has the appearance of a nissen hut. Its dimensions are 6m x 13.6m and its height at the highest point is approximately 6m. The building occupies an area of approximately 81m².
- 1.5 The two new weighbridges have been recently constructed at the site entrance within the last six months. Constructed from steel and set into the ground with concrete the weighbridges are each approximately 101m² in area. One weighbridge replaces an earlier structure but the other structure is entirely new.

2. Consultations

- 2.1 **North Warwickshire Borough Council** – No comments received.
- 2.2 **Environment Agency** – No comments received.
- 2.3 **Councillor B Moss** – No comments received as at 7/11/06.
- 2.4 **Kingsbury Parish Council** – No comments received.

3. Representations

- 3.1 None.

4. Observations

Site and Surroundings

- 4.1 The site the subject of this application is approximately 12.42 ha in area and is located to the north east of the village of Kingsbury. It is bounded to the north and west by a railway line which is used to take one to two loads per week of scrap to Cardiff or Liverpool for processing and export. An oil storage depot is located to the north east and east and the southern part of the site is bounded by Trinity Road which is also the main access road serving the site.
- 4.3 An average of approximately 66 vehicles deliver scrap metal to the site on a daily basis. Vehicles delivering scrap to the site vary in nature from car and trailer to varying sizes of HGV and it has been recognised that the movement of vehicles into and out of the site has caused some problems in terms of queuing on Trinity Road. The applicants consider that the cause of the queuing has been the use of only one weighbridge and the location of the existing site offices which slow down the overall delivery operation.
- 4.4 The new weighbridges are intended to speed up the vehicle movements into and out of the site and reduce the likelihood of queuing traffic onto the road. It is also intended that the replacement gatehouse will speed up the processing of vehicles entering the site thereby further reducing traffic problems on Trinity Road.

Planning Policy

- 4.5 The site as a scrap metal merchants yard operates in accordance with the Certificate of Lawfulness which was granted on 16th December 1992.
- 4.6 The proposed development is located in the Green Belt. Planning Policy Guidance Note 2 "Green Belts" regards new buildings as inappropriate development in the Green Belt (as defined by Paragraph 3.4 of PPG 2) which may only be permitted when justified by the existence of very special circumstances. The objectives of PPG2 are incorporated into Policies CP1 and ENV3 of the North Warwickshire Local plan.
- 4.7 The applicant has supplied the following justification for their development which they consider to be the very special circumstances which justify the approval of the proposed development:-
- (i) With the capacity to process up to 200,000 tonnes of scrap per annum, the site enables local areas to meet recycling targets and generate revenue for local businesses and jobs for local people,
 - (ii) There would be an overall reduction in the area taken up by buildings on site following the removal of the existing office building and mess block,
 - (iii) The ELV building ensures that the site operates to the standards outlined in the End of Life Vehicle dismantling Directive, which is a legal requirement,

- (iv) The site operates to a Waste Management License and is regulated by the Environment Agency,
 - (v) The design of the new building is in keeping with the nature of the site activities and are of neutral colour and would blend into their surroundings,
 - (vi) The developments would improve the efficiency of the site operations, reducing off site problems.
- 4.8 The new weighbridges are operational development which constitute appropriate development in the green belt as defined by paragraph 3.12 of PPG 2 (they have no impact upon the openness of the Green Belt and their installation does not conflict with the purposes of including land in the Green Belt). Although the two buildings the subject of this application are inappropriate development in the Green Belt as defined by paragraph 3.4 of PPG 2 it is considered that, given the scale of the overall site, they will appear as very small scale additions to a very large working site, and as such they will have very little impact upon the openness of the Green Belt. The applicants advise that these buildings are essential to the efficient and proper operation of the site in accordance with good commercial practices and relevant government legislation.
- 4.9 It should be further noted that the applicants are proposing to demolish two existing buildings on the site as part of a floor space “swap” should consent be forthcoming for this development. Thus these new buildings may be seen as replacement structures, which although not in the same location as the buildings to be demolished, will not result in a proliferation of buildings on the site. This “swap” will result in a reduction of floor space on the site as the existing office and mess block contain 407 square metres of existing floor space, whilst the new gatehouse and ELV building contain a total of 225 square metres of proposed floor space. Thus the openness of the Green Belt will be enhanced by the approval of this application.
- 4.10 It is accepted that these buildings are essential to the efficient and proper operation of the site in accordance with good commercial practices and relevant government legislation and that approval of these buildings will result in a reduction in the area of the Green Belt covered by buildings. It is considered that these facts constitute the very special circumstances required by PPG 2 to justify the granting of planning permission for these buildings in this Green Belt location.
- 4.11 Policy 1 of the Waste Local Plan for Warwickshire adopted by the County Council in August 1999 requires all waste related development to have an acceptable environmental impact. These proposals have an acceptable environmental impact and thus accord to Policy 1. Policy 7 of the Waste Local Plan is also relevant to this submission because it deals specifically with scrap yard developments. Section 7(i) of the policy encourages scrap yard developers to incorporate their activities within buildings when doing so will assist in protecting local amenity. This policy supports the provision of the ELV

dismantling building and provides further justification for supporting this application.

Visual Impact

- 4.12 The proposed new buildings would not have a significant visual impact upon the locality and the openness of the Green belt. The design of the buildings, although rather utilitarian, would be in harmony with the site and would not result in an increased visual impact from the scrap yard. The ELV building is not really visible from the public domain and will be seen in the context of a very large working scrap yard. The new gatehouse building will be seen at the entrance of the site but is set on lower ground below road level and will be partially screened by the roadside hedge. It is considered that the visual impact of this development is acceptable.

5. Conclusion

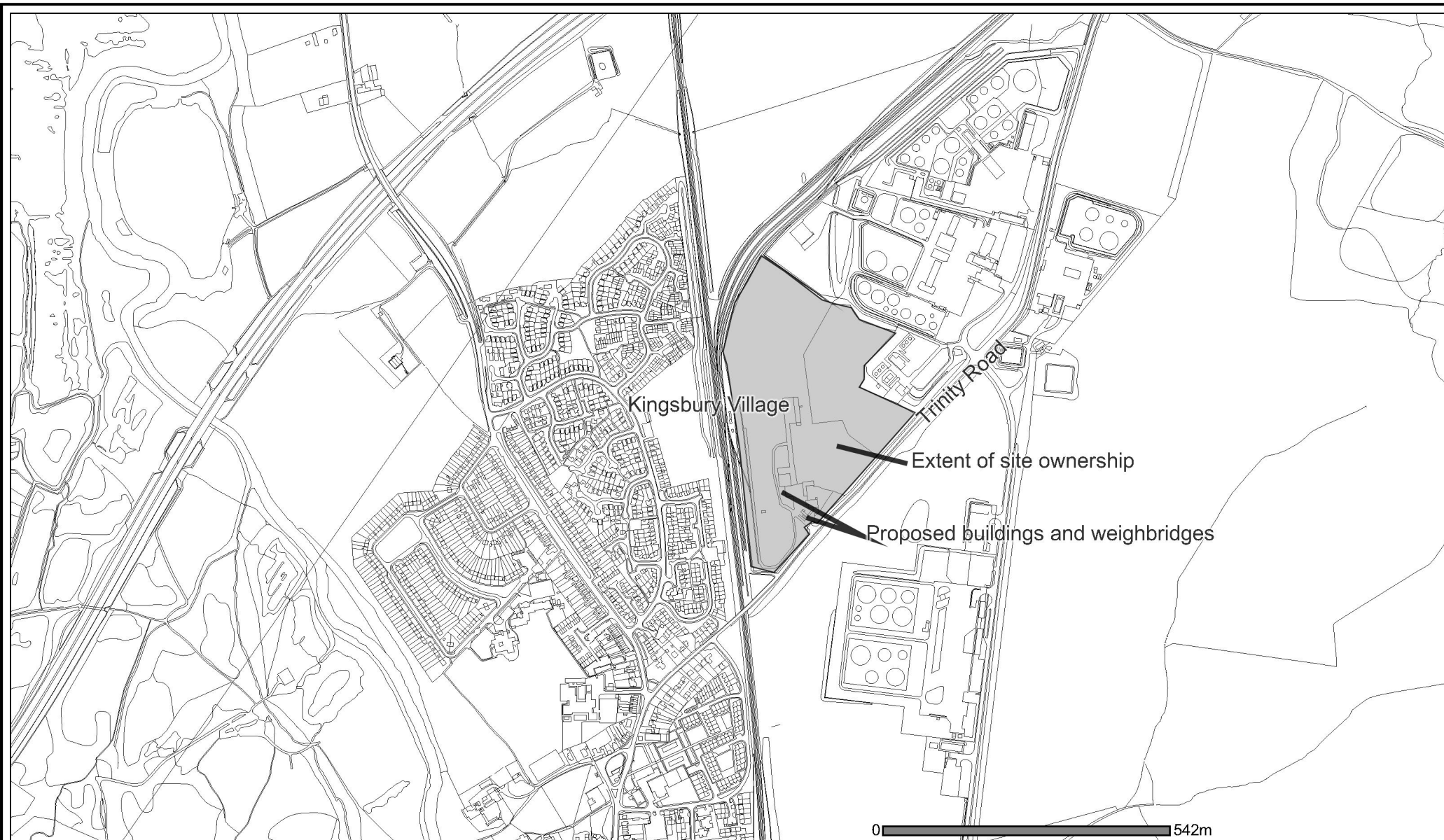
- 5.1 The proposed development would result in the more efficient operation of the scrap yard site, reducing its impact upon the public highway. The proposed buildings are visually acceptable and will not have a significant adverse impact upon the openness of the Green Belt.

6. Environmental Implications

- 6.1 The proposed development would have no adverse impacts upon the local environment but would if approved increase the efficiency of an important waste processing and recycling facility.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

8th November 2006



Scale 1: 10000

Ref No. NW145/06CM033

Drawn Richard Forbes

Regulatory Committee - 21st November 2006

Subject

Trinity Scrap Metal Yard, Kingsbury



John Deegan
Strategic Director for
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Application No. NW145/06CM033

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. NW145/05CM033 and in accordance with the approved plans reference no.(s) KD/PL003, KD/PL004, KD/PLPF1, ES/WB/MAG 15x3, and the two undated plans showing the elevations of the gatehouse and the ELV building dated 04/06/06 and Jan 05 respectively and any samples or details approved in accordance with the conditions attached to this permission, unless these conditions require or allow, or the County Planning Authority agrees in writing to any modifications.

Reason – In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

3. The development hereby permitted shall not be commenced until a schedule of all external colour finishes to be used on the exterior of the gatehouse building hereby approved has been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved schedule.

Reason - In order to ensure the satisfactory appearance of the completed development

4. Within six months of the occupation of the new gatehouse building approved by this permission the existing gatehouse and mess room buildings identified as such on the plans reference no KD/PL003 and KD/PL004 shall be demolished to ground level and the material generated by the demolition process shall be either removed from the site within two months of the completion of demolition works or shall be re-used on the site in accordance with details and a timetable

which shall have first been submitted to and approved by the County Planning Authority before demolition works are completed.

Reason – In order to prevent a proliferation of buildings within the Green Belt and to ensure that material generated by demolition works is disposed of in a satisfactory manner.

Development Plan Policies Relevant to this Decision

Warwickshire Structure Plan 1996 – 2011.

- (i) GD.5 – Green Belt
- (ii) ER.9 – Waste Local Plan

Waste Local Plan for Warwickshire.

- (i) Policy 1 - General Land Use Principles
- (ii) Policy 7 -Scrap Yards

North Warwickshire Local Plan.

- (i) CP1 – Green Belt
- (ii) ENV3 – Green Belt

Reasons for the Decision to Grant Permission

The harm caused by the inappropriateness of the development hereby permitted in the Green Belt is not accompanied by any other detriment that cannot be satisfactorily remedied by conditions and is outweighed by the very special circumstances constituted by the environmental benefits which will result from improving arrangements at the EMR scrap yard. Furthermore this development accord to Policies 1 and 7 of the Waste Local Plan for Warwickshire which lend support to development of this nature.

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