

- Legal I Marriott – agreed.
- Finance
- Other Chief Officers
- District Councils Rugby Borough Council – See paragraph 2.4.
- Health Authority
- Police
- Other Bodies/Individuals 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 - 27th February 2007

**Household Waste Recycling Centre and Waste Transfer
Station, Hunters Lane, Rugby**

**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 household waste recycling centre and waste transfer station to replace the existing facility at Hunters Lane, Rugby subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: R172/07CC001

Received by County: 12/1/2007

Advertised Date: 18/1/2007

Applicant: Waste Management, Warwickshire County Council.

The Proposal: Construction of a New Household Waste Recycling Centre and Waste Transfer Centre.

Site & Location: Hunters Lane, Rugby.

See plan in **Appendix A**.

1. Application Details

- 1.1 The 'Hunters Lane' waste facility has been in operation since 1980. The fabric of the existing site has reached the end of its design life and it is proposed to redevelop the site from a waste transfer station with household waste recycling facilities, into a modern household waste recycling centre.
- 1.2 The site would provide facilities for the segregation and collection of paper, cardboard, green waste, wood, metal, glass bottles, plastic, mobile telephones, printer cartridges, textiles, hardcore and soil, household and car batteries,

fluorescent tubes, waste oil, asbestos, electrical and electronic equipment and residual waste.

- 1.3 The site is triangular in shape covering a total area of approximately 4,000 square metres. A 2.4 metre high galvanised metal palisade security fence and gates would be erected around the boundary of the site.
- 1.4 Access/egress to and from the site would be afforded by three entrances onto the highway. A new entrance to the site would be constructed on the eastern boundary where the one way asphalt road through the site meets the highway. It would be a public only access incorporating a 1.9 metre high locked moveable height restrictor.
- 1.5 The western entrance, which is currently the site entrance, would be the public exit, and the existing site exit would become the access to the lower level working area. This access would be only used by employees, trade waste and haulage vehicles.
- 1.6 The site would comprise a number of recycling areas accessible from the road through the site. The main area would be a 1.75 metre high concrete retaining wall enabling users to dispose of their waste and recyclables over a parapet directly into 40 cubic yard skips situated in the lower level working area.
- 1.7 The lower level working area would consist of a reinforced concrete slab, a two-storey office block measuring 15 metre in length x 5.5 metre wide x 5.5 metre high, a number of moveable bays for trade waste made of concrete blocks, a flush weighbridge 10 metre in length x 2.5 metre wide, a weighbridge office 4 metre in length x 4 metre wide x 2.5 metre high and a re-use building 14 metre in length x 12 metre wide x 4.5 metre high.
- 1.8 There would be 31 parking spaces on the new site, 26 for site users and the remaining five for site operatives and shop staff only. Visitors to the shop may wish to park on Hunters Lane and use the pedestrian access. However, six spaces of those proposed within the site are for use by visitors to the shop. It is proposed to light the facility using 13 number 10 metre high steel lighting columns located around the site.
- 1.9 The proposed winter (October to March) opening hours are Monday to Saturday 0800-1630 hrs, Sunday and Bank Holidays 0900-1630 hrs. Summer (April to September) opening hours are Monday to Saturday 0800-1830hrs, Sunday and Bank Holidays 0900-1830 hrs.
- 1.10 It is envisaged that the site would only be closed on Christmas Day and Boxing Day. At the end of each day, following closure to site users, operations would continue for up to a maximum of 30 minutes. The site would be operated by a minimum of two members of staff at all times during opening hours.

2. Consultations

- 2.1 **Rugby Borough Council** – No comments received.
- 2.2 **Councillor Ms K King** – No comments received as at 13/2/07.
- 2.3 **Councillor Mr J Wells** – No comments received as at 13/2/07.
- 2.4 **Environmental Health Officer** – No objection, but considers that the application, if approved, should be subject to a suitable condition which protects occupiers from potential dust, odour and insect nuisance.
- 2.5 **Environment Agency** – No comments received.
- 2.6 **Libraries, Adult Learning and Culture** – No objection.

3. Representations

- 3.1 None received.

4. Observations

Site and Surroundings

- 4.1 The existing site is located 150 metres along Hunters Lane from the junction with the A426; a cul-de-sac that also houses a Rugby Borough Council depot, a steel fabricators yard and a small industrial estate. Hunters Lane is a general industrial area located between the main line railway and the River Avon. Four houses and the Avon Mill Pub are located approximately 100 metres west of the site, at the junction of Hunters Lane and Newbold Road.

Background

- 4.2 There has been a household waste facility on the current site in Hunters Lane, Rugby since 1980 when the existing site was built. The existing site was designed as a waste transfer station for the bulking up and transfer to landfill of up to 30,000 tonnes of waste collected at the kerbside by Rugby Borough Council.
- 4.3 The facility also accommodated space for members of the public to deposit household waste into the general waste pit. As the need for recycling facilities increased, changes were made to the operation of the site to accommodate receptacles for recyclable materials. However, constraints in the space available, along with the requirement to segregate an increasing number of materials necessitates a change in emphasis of activities on site.

Detail

- 4.4 The site would provide facilities for the segregation and collection of paper, cardboard, green waste, wood, metal, glass bottles, plastic, mobile telephones, printer cartridges, textiles, hardcore and soil, household and car batteries,

fluorescent tubes, waste oil, asbestos, electrical and electronic equipment and residual waste.

- 4.5 However, it is likely that this would change as the service provision required of household waste recycling centres alter. To encourage the segregation of commercial waste for recycling, there would be a number of bays for the segregation of trade waste, collecting metal, green and residual waste.
- 4.6 The waste transfer building dominates the current site, located at the northern apex of the site and 485 square metres in plan area. The total height of the structure is 16.5 metres although 5 metres of this is below ground level and forms the waste pit. The remainder of the structure is a steel framed building sited on top of the pit that houses a crane, sprinkler system and compactor plant.
- 4.7 The site also contains a brick built office block, a surface mounted weighbridge, a waste oil tank, and a range of containers for the segregation of recyclable materials. There is currently little effective traffic management in place on the site due to the size and layout of the site.

Policy

- 4.8 Warwickshire Structure Plan Policy ER9 provides for a reduction of waste going to landfill in line with the Government's national policy.
- 4.9 The adopted Waste Local Plan for Warwickshire reinforces this theme encouraging recycling and seeking a reduction in the amount of waste taken to landfill sites. Policy 1 sets out the environmental considerations, including noise, dust and traffic impacts, which should be taken into account when considering any waste applications.
- 4.10 Proposals for new or expanded household waste facilities will, subject to compliance with Policy Number 1, be approved so long as it can be demonstrated that at least 20% of the material leaving the facility has been subjected to recovery methods.
- 4.11 The re-development of this site accords with the provisions of the Waste Local Plan. The recycling rate at this site in 2005/06 was 40%, it is estimated that the re-development would result in a recycling rate of over 60%.
- 4.12 Policy R/G1(11) of the Rugby Borough Local Plan relates to the general standards of developments and makes it clear that the amenities of local residents shall be protected in terms of noise, pollution and smell.

Environment and Amenity

Visual

- 4.13 The existing household waste facility and transfer station is located within an established industrial estate. However, there are four residential properties and a public house 100 metres west of the site. There is currently a 16.5 metre high

sorting building on site which would be demolished and replaced by a 4.5 metre high building.

- 4.14 The visual impact of the proposed development on local residents and adjacent uses would be minimal and a positive 'step' away from the existing structure on site.

Noise

- 4.15 Noise is likely to be generated by the movement of vehicles within the site, operation of handling equipment and loading and unloading of skips. However, this is not likely to be any greater than existing operations on site, which have not given cause for complaint, or other industrial operations in the area.
- 4.16 The Environmental Health Officer (EHO) at Rugby Borough Council has been consulted regarding noise and does not raise any concerns.

Dust/Litter

- 4.17 The deposit and sorting of waste has the potential to generate dust and windblown litter. The applicant states that suppression measures would be used to control dust. However, the EHO has received dust related complaints in the past and has requested further information from the applicant. A suitably worded condition is suggested.
- 4.18 The internal carriageway and public recycling area would be cleared of rubbish and litter and the site kept tidy. However, this has not been a problem in the past and the provision of litter fencing would further reduce the possibility of this happening in the future.

Odour

- 4.19 Odour has been a problem on this site and the EHO has received complaints resulting from odour. The collection practices proposed, along with frequent emptying of containers and good housekeeping would minimise any odour generated by the operation of the site. The EHO has requested further information which should demonstrate effective odour management and a suitably worded condition is suggested.

Highway/Traffic

- 4.20 At present existing site vehicles queue along Hunters Lane to enter the site, although this is usually at weekends when there is little other traffic along Hunters Lane. At very busy periods this queue reaches the end of the road and effects the junction with the A426.
- 4.21 The application proposes to improve traffic management for the new development, it is anticipated that any queue to enter the site, even at very busy periods, would be contained on Hunters Lane and would not affect other traffic flows in the area.

Temporary Arrangements During Construction

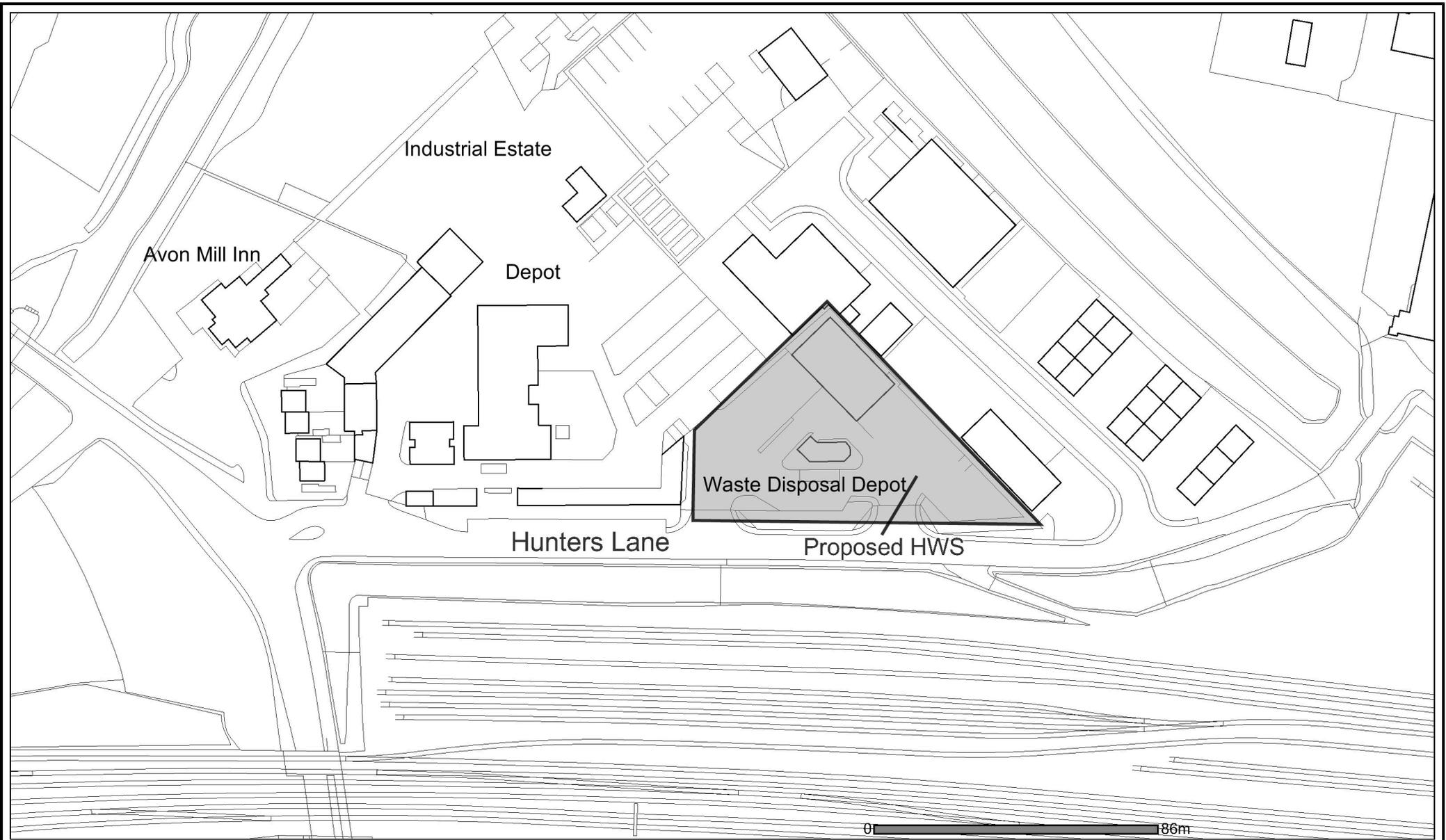
- 4.22 Transition arrangements have been made for the duration of the works if approved for residents to use alternative household waste recycling centres at Lutterworth and Stockton, 7 and 9 miles to the north and south of Rugby respectively.
- 4.23 All vehicles carrying waste for which the County Council is responsible would either travel direct to the Ling Hall landfill site or be directed to a local waste transfer station. Any commercial users of the existing facility would be able to use the commercial waste transfer station at Unit 17 of the Hunters Lane Industrial Estate.

5. Conclusion

- 5.1 The existing facility is extremely restricted in size and has a dated design which presents operational difficulties and limits the level of recycling that can be achieved. In order to achieve higher rates of recycling a modern design and efficient practice is required.
- 5.2 The proposal conforms with national policy, making a contribution towards the recycling of waste. The existing operation has given cause for complaint in the past, however with the use of good working practices and strict compliance with conditions is unlikely to have an adverse impact in the future.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

15th February 2007



Scale 1: 1600

Ref No. R172/07CC001

Drawn Thomas Cox

Regulatory Committee - 27th February 2007

Subject

Proposed Household Waste Site (HWS) - Hunters Lane, Rugby.

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Regulatory Committee - 27th February 2007

**Household Waste Recycling Centre and Waste Transfer
Station, Hunters Lane, Rugby**

Application No: R172/07CC001

Commencement Date

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

Pre-Commencement

2. The development hereby permitted shall not be commenced until mitigation measures to control and manage dust, odour and insect nuisance have been submitted to and approved in writing by the County Planning Authority. The site shall then be operated in compliance with the approved mitigation measures.
3. The development hereby permitted shall not be commenced until a schedule of all external finish materials, to be used on the exterior of the 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.

General Operations

4. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: R172/07CC001, drawing nos 9.0.17/05, 9.0.17/06, 9.0.17/01C, RP970.

5. The operations hereby permitted shall not be carried out except between the following hours:

0800-1900 hours Monday – Sunday.

No operations or uses shall be carried out on Christmas Day and Boxing Day.

The site shall close to the public at 1830 hours daily.

6. The best practicable measures shall be adopted to prevent the creation of unpleasant odours from the site. Such measures shall include, amongst others, the regular removal of materials likely to give rise to the creation of odours from the site and regular emptying and cleaning of bays.

Reasons

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To protect the amenity of the area and local residents.
3. In order to ensure the satisfactory appearance of the completed development
4. To ensure a satisfactory standard of development.
5. To protect the amenity of the area and local residents.
6. To protect the amenity of the area and local residents.

Notes

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

- (i) Warwickshire Structure Plan 1996-2011 – **Policies GD.1, GD.2, GD.4, ER.4 and ER.9.**
- (ii) Rugby Borough Local Plan: June 1997 – **Policies R/G1.**
- (iii) Waste Local Plan for Warwickshire – **Policies 1 and 10.**

Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to require refusal.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the committee report.