

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 12th June 2007

**Report Title** Clews Recycling, Unit 17, Hunters Lane Industrial Estate, Rugby - Extension of Waste Reception and Handling Area

**Summary** The proposed development is for the modification of Condition 1 of Planning Permission reference R172/03CM003 - to extend the waste reception and handling area at Clews Recycling, Rugby.

**For further information please contact** Richard Forbes  
Planning Officer  
Tel. 01926 412247  
richardforbes@warwickshire.gov.uk

**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Planning Application registered 16/4/2007.  
Email from Rugby Borough Council (Environmental Health) dated 25/04/2007.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  .....
- Local Member(s)  Councillor Ms K King - No comments received as at 29th May 2007.  
(With brief comments, if appropriate) Councillor J Wells – No comments received as at 29th May 2007.
- 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  Rugby Borough Council (Planning) – No comments received.  
Rugby Borough Council (Environmental Health) - No objection, subject to conditions.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  .....

**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 - 12th June 2007

**Clews Recycling, Unit 17, Hunters Lane Industrial Estate,  
Rugby - Extension of Waste Reception and Handling Area**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the variation of Condition 1 of planning permission R172/03CM003 on land at Unit 17, Hunters Lane Industrial Estate, Rugby, from:-

Waste materials shall not be deposited on site other than in the location shown hatched green and labelled 'waste transfer area extension' on drawing ref SS01 (vers.3) skips and roll-on/roll-off containers shall not be stored other than in the location shown hatched blue labelled 'area for storage of waste containers awaiting sorting' on drawing ref SS01 (ver.3).

to:-

Waste materials shall not be deposited within the operational area of Unit 17, Hunters Lane Industrial Estate other than in the locations outlined in red in drawing reference SS02 and the area previously approved by Planning Permission R172/03CM003, shown hatched green and labelled 'waste transfer area extension' on drawing ref SS01 (vers.3) and skips and roll-on/roll-off containers shall not be stored other than in the location shown hatched blue labelled 'area for storage of waste containers awaiting sorting' on drawing ref SS01 (ver.3).

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 : R172/07CM012  
Received by County : 16/4/2007  
Advertised Date : 26/4/2007  
Applicant(s) : Clews Recycling Ltd, Unit 17, Hunters Lane Industrial Estate, Rugby, Warwickshire, CV21 1EA.

Agent(s) : Paul Taylor - (Director), PT-CE Limited, 29 Almond Way, Lutterworth, Leicestershire, LE17 4XJ.

The Proposal : Modification of Condition 1 of Planning Permission reference R172/03CM003 - to extend the waste reception and handling area.

Site and Location : 0.2075 ha of land at Waste Reception and Handling Area, Unit 17, Hunters Lane Industrial Estate, Rugby [Grid ref: 502.763].

See plan in **Appendix A**.

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## 1. Application Details

- 1.1 This application seeks consent to extend the authorised area used for waste reception and handling purposes within the operational site of Clews Recycling. Condition number 1 of planning permission R172/03CM003 limits the area on which waste can be deposited and this application seeks to increase this area.
- 1.2 Condition 1 of R172/03CM003 reads as follow:-
- “Waste materials shall not be deposited on site other than in the location shown hatched green and labelled ‘waste transfer area extension’ on drawing ref SS01 (vers.3) and skips and roll-on/roll-off containers shall not be stored other than in the location shown hatched blue labelled ‘area for storage of waste containers awaiting sorting’ on drawing ref SS01 (ver.3).”
- 1.3 The additional area for depositing waste measures 35 metres by 59 metres (2065m<sup>2</sup>), whilst the existing waste reception area measures 35 metres by 35 metres (1225m<sup>2</sup>). This would result in a total area for the deposit of waste of 3290m<sup>2</sup>.
- 1.4 The extension is proposed in order to improve efficiency and to enable the production of an increased range of recycled materials. An increase in throughput tonnage is not intended as a result of this proposal. Increasing the deposition area within the site would simply allow a wider range of materials to be recovered, ultimately leading to less material being sent to landfill. The greater area would also help to increase on site safety as the site would operate more efficiently.
- 1.5 It is not intended to provide additional site infrastructure with the exception of extending the existing litter fence. Whilst the waste types would be as specified in Planning Permission R172/03CM003, non-hazardous household, industrial and commercial waste.

## 2. Consultations

- 2.1 **Rugby Borough Council (Planning)** – No comments received.
- 2.2 **Rugby Borough Council (Environmental Health)** – No objection subject to conditions.
- 2.3 **Councillor Ms K King** – No comments received as at 29th May 2007.
- 2.4 **Councillor J Wells** – No comments received as at 29th May 2007.
- 2.5 **Environment Agency** – No comments received.

## 3. Representations

- 3.1 None

## 4. Observations

### Background

- 4.1 Planning permission was originally granted in 1991 for use of part of the existing coal yard as a waste transfer station. Since this time the site waste transfer element has increased in size over time.
- 4.2 Planning permission R172/95CM016 gave consent for a small area of this site to be used for waste reception purposes. This area has been expanded under planning permission R172/03CM003. The enlarged waste handling area being defined by Condition 1 of planning permission R172/03CM003.

### Site and Surroundings

- 4.3 Hunters Lane is a general industrial area located between the main line railway and the River Avon. The site is located at the end of Hunters Lane and is adjoined by the Borough Council Depot, oil storage depot, the River Avon and a disused railway embankment. The County Council's Household Waste Site is also located in Hunters Lane. Four houses and the Avon Mill Pub are located approximately 100 metres from the site, at the junction of Hunters Lane and Newbold Road.

### Planning Policy

- 4.4 Warwickshire County Structure Plan Policy ER.9 provides for a reduction of waste going to landfill in line with the Government's national policy.
- 4.5 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.

- 4.6 Policy 8 of the Waste Local Plan relates specifically to waste transfer stations and makes it clear that such proposals will only be approved, subject to compliance with Policy 1, within or adjacent to the sites of established waste disposal facilities, on industrial estates or in the voids created by mineral working.
- 4.7 With regards to the Rugby Borough Local Plan adopted July 2006, Policy GP3 concerns the Protection of amenities of surrounding occupiers and refers to noise, dust and odour specifically.

## **Environment and Amenity**

### **Visual Impact**

- 4.8 The transfer station is seen within the context of the long established coal store yard with associated storage bays and infrastructure, together with the site office. It is adjacent to a petroleum depot and other units within an industrial estate. It would not be seen from public areas other than from within the industrial estate.
- 4.9 The area of the proposed extension is currently used by the site operator for coal storage in bays and is subject to plant operations associated with the coal yard activities. Visually speaking the proposal would involve the storage of materials which would not look too dissimilar to the existing situation.

### **Noise**

- 4.10 Noise is likely to be generated by the movement of vehicles within the site, along with the operation of handling equipment and the loading and unloading of skips. The existing operation has not caused noise complaints to Rugby Borough's Environmental Health Department. The Environmental Health Officer would like to see the operational hours defined in the Waste Management Licence to be repeated in any planning consent given. However, this would result in unnecessary duplication and an hours of operation restriction was not imposed upon the previous consent granted on this site. Thus this request is not supported. They also request the imposition of a condition requiring that all mobile plant used on site is fitted with mufflers for exhausts in line with the current permission.
- 4.11 The nearest residential properties are approximately 100 metres away, on the opposite side of the Borough Council Depot and as such the impacts on residential amenity in terms of noise are considered to be acceptable.

### **Dust/Litter**

- 4.12 The deposit and sorting of waste has the potential to generate dust and windblown litter. Rugby Borough's Environmental Health Department has in the past received dust complaints. In order to minimise dust from the site they have suggested dust suppression measures are implemented and suitably worded conditions are suggested.

## **Odour**

- 4.13 Rugby Borough's Environmental Health Department has in the past received odour complaints in hot weather. However, these have never been substantiated. As it is not proposed to increase the range of waste type received the impact on amenity in terms of odour is considered to be acceptable.

## **Highway/Traffic**

- 4.14 The proposed increase in the size of the transfer station is sought to enable the facility to achieve higher recycling rates rather than increase the amount of waste processed through the site. Therefore, the proposal is not expected to result in a significant increase in the level of traffic resulting from activities on site.

## **Flood Risk**

- 4.15 The site lies about 100 metres from the River Avon and as such a flood risk assessment has been submitted. Using modelled data it was concluded that the site would be outside the 1 in 100 year and 1 in 150 year floodplains. If a climate change allowance were included the development would still be outside the 1 in 100 year floodplain. As such it is proposed that no further assessment is required.

## **Conditions**

- 4.16 As this application relates to a previous permission some of the original conditions have been repeated. However, some of these have been amended in line with consultee comments.

## **Conclusion**

- 4.17 The existing facility is restricted in size which limits the level of recycling that can be achieved. In order to achieve higher rates of recycling a larger area to sort, reclaim and store individual wastes is required.
- 4.18 The proposal conforms with national policy and the provisions of the development plan, making a contribution towards the recycling of waste. It is appropriately located within an industrial estate with other waste management facilities within the vicinity. The imposition of conditions would help to protect the amenities of the occupiers of nearby buildings.

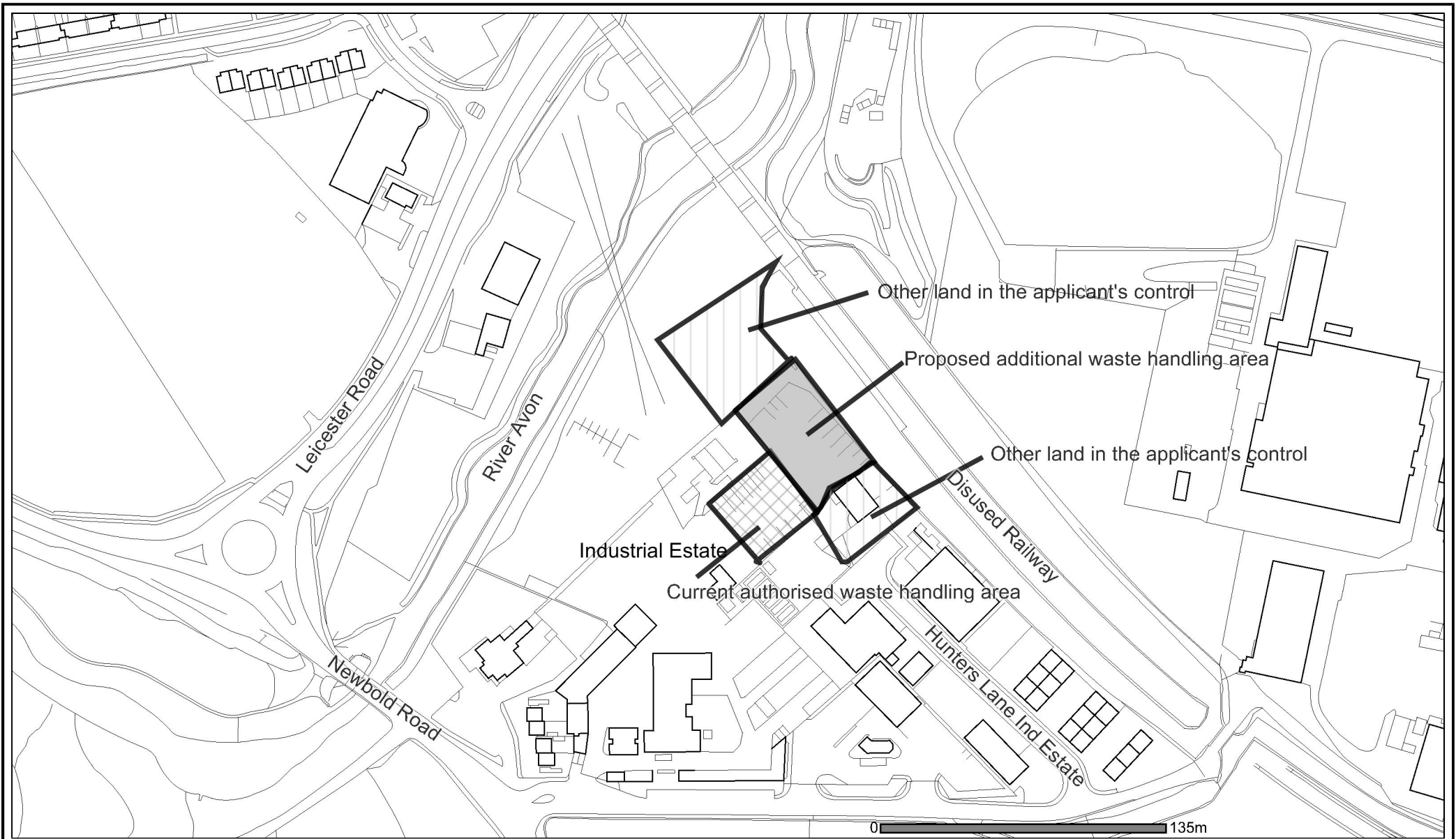
## **5. Environmental Implications**

- 5.1 The proposed development would enable greater segregation of waste for recycling and ultimately reduce the levels of waste handled being sent to landfill without causing any significant adverse environmental impact affecting the locality.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

30th May 2007





Scale 1: 2500

Ref No. R172/07CM012

Drawn Richard Forbes

Regulatory Committee - 12 June 2007

Subject

**Unit 17 Hunters Lane, Industrial Estate, Rugby**

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John Deegan  
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Shire Hall, Warwick, CV34 4SX

**Regulatory Committee - 12th June 2007**

**Clews Recycling, Unit 17, Hunters Lane Industrial Estate,  
Rugby - Extension of Waste Reception and Handling Area**

**Application No: R172/07CM012**

1. Waste materials shall not be deposited within the operational area of Unit 17, Hunters Lane Industrial Estate other than in the locations outlined in red in drawing reference SS02 and the area previously approved by Planning Permission R172/03CM003, shown hatched green and labelled 'waste transfer area extension' on drawing ref SS01 (vers.3) and skips and roll-on/roll-off containers shall not be stored other than in the location shown hatched blue labelled 'area for storage of waste containers awaiting sorting' on drawing ref SS01 (ver.3).

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

**Commencement**

2. The development hereby permitted shall be commenced 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**General Operations**

3. Except as otherwise required or allowed by any condition attached to this planning permission the development hereby permitted shall be carried out in accordance with drawing reference SS02 contained in Appendix 1 of the Planning Application Supporting Statement and in accordance with the details submitted as part of application reference R172/07CM012, including the Planning Application supporting statement.

**Reason:** To ensure development is carried out in accordance with the planning permission hereby granted.

4. Unless otherwise agreed in writing the operations and uses hereby permitted shall not be carried out except between the following hours:-  
Monday – Sunday 07.30 to 18:00 hours.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

5. Within one month of the commencement of development the length of the existing litter fencing on site shall be extended in accordance with Drawing Reference LF1 contained within Appendix 1 of the submitted Planning Application supporting statement.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

6. Stored materials shall be contained within storage bays and stockpile heights shall be no more than 3 metres in height, measured from ground level.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

7. Machinery and vehicles used on the site shall be maintained and silenced to comply with the best practical standard.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

8. Prior to the commencement of development a Dust Management Scheme shall be submitted to and be approved by the County Planning Authority. Once approved the dust management scheme shall be implemented on site in the approved form unless the written consent of the County Planning Authority is given for any variation.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

9. At no time shall any operations take place which, despite the use of the dust control measures, would give rise to airborne dust levels sufficient to cause nuisance to properties adjacent to the site.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

10. Prior to the commencement of development an Odour Management Scheme shall be submitted to and be approved by the County Planning Authority. Once approved the odour management scheme shall be implemented on site in the approved form unless the written consent of the County Planning Authority is given for any variation.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

11. There shall be no burning of waste materials on the site.

**Reason:** To protect the amenities of local residents and surrounding occupiers.

### **Development Plan Policies Relevant to this Decision**

- (i) Warwickshire Structure Plan 1996 – 2011 Policy ER.9.
- (ii) Rugby Borough Council Local Plan 2006 –GP3.
- (iii) Waste Local Plan for Warwickshire 1999 – Policy 1 and Policy 8.

## **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 justify refusal of planning permission.