

Perth and Kinross Council
Development Control Committee – 17 March 2010
Report of Handling by Development Quality Manager

**Redevelopment of Recycling Centre to include material handling building,
internal access road, waste bays, unloading area and ancillary works North
Forr, Broich Road, Crieff PH7 3RT**

Ref. No: 09/01672/FLL
Ward No: 6 - Strathearn

Summary

This report recommends approval of the application for the erection of a material handling building and associated works for the redevelopment of the Council's existing recycling facilities at North Forr, Crieff.

BACKGROUND AND DESCRIPTION

- 1 The application site is located outwith any identified settlement but sits some 400 metres to the south of Crieff. The site is located approximately 230m to the south along an access road from the B8062 (Broich Road). The access also serves a single dwellinghouse to the south-east of the application site. Planning permission was granted at appeal for the erection of a further dwellinghouse within the walled garden of the existing house. The site is surrounded in the main by agricultural land with the land to the west and south comprising North Forr Landfill site.
- 2 The application site extends to approximately 1.5ha. The proposal comprises the erection of a materials handling building, formation of an internal access road, car parking, waste bays and an unloading area. The materials handling building is the only sizable structure and is to be located at the centre of the site. The building is to be some 38m by 26m, with a maximum ridge height of some 12.5m. This will sit to the south-west of the existing building which is approximately 47m by 13m with a ridge height of between 7 and 8m. It is to be finished in 'heritage green' sheeting. The existing building will effectively screen much of the proposed building from the views from the north of the site.
- 3 The internal access arrangements for the public are to be revised with a new concrete hardstanding being formed for the siting of bottle banks and skips to the west of the site. A new unloading area is also to be formed which will have a canopy over the waste bays. The canopy is to be some 6.4m above the lower ground level.
- 4 A small area of car park is to be formed outwith the main part of the site to allow staff cars to be kept separate from operational vehicles and the public. The access to this area has been revised since submission and now shows access to be taken internally via the existing main access into the site. The car park area is to be used as a temporary location for skips during the redevelopment of the main site.

- 5 A drainage and attenuation lagoon is to be formed at the eastern extent of the site to augment the existing drainage system. Water will be discharged from the lagoon to the River Earn via the existing wetland. Details are to be to SEPA's requirements.
- 6 A variety of external lighting columns are to be used, with 10m columns lighting the public access and lower lighting columns elsewhere.

NATIONAL POLICY AND GUIDANCE

The Scottish Planning Policy 2010

- 7 This SPP is a statement of Scottish Government policy on land use planning and contains:
 - the Scottish Government's view of the purpose of planning,
 - the core principles for the operation of the system and the objectives for key parts of the system,
 - statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
 - concise subject planning policies, including the implications for development planning and development management, and
 - the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are

- Paragraphs 212-224, which relate to waste management and reiterates the Scottish Government's commitment to waste reduction and acknowledges that there will need to be a significant increase in waste management infrastructure. The Policy states that existing waste handling installations should be safeguarded in development plans and allocation on adjacent site should not compromise waste handling operations, which may operate 24 hours a day and partly outside buildings.
- Paragraph 123, relating to archaeology, confirms that archaeological sites are important, finite and should be protected and preserved in situ wherever feasible. The presence and potential presence of archaeological assets should be considered by planning authorities when making decisions on planning applications.

DEVELOPMENT PLAN

- 8 The Development Plan for the area comprises the Approved Perth and Kinross Structure Plan 2003 and the Adopted Strathearn Area Local Plan 2001.

Perth and Kinross Structure Plan 2003

The relevant policy is:-

Environment and Resources Policy 18

- 9 This policy confirms that Perth and Kinross Council will actively pursue a policy of self-sufficiency for waste management within the Tayside Waste Plan Area.

Strathearn Area Local Plan 2001

- 10 Under the Local Plan the site lies outwith any defined settlement and therefore countryside policies prevail.

Policy 1: Sustainable Development

- 11 Seeks to ensure that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development.

Policy 2: Development Criteria

- 12 Identifies the criteria against which all development proposal will be judged against and includes landscape setting, built form, land use, local transport network, services and energy efficiency.

Policy 52: Waste Disposal/Landfill

- 13 Identifies the criteria which new or extended waste disposal sites need to meet and includes the need for the development within the Strathearn area, no loss of locally important agricultural land, the proposal does not prejudice environmental policies, nor does it prejudice the safety of the local road network.

OTHER POLICIES

- 14 **The National Waste Strategy (2003)** and the Tayside Area Waste Plan (2003) comprise the principal strategic documents guiding waste in the Perthshire area. The National Waste Strategy requires each of the area waste plans to identify the waste management facilities that will be required in each area. The National Waste Plan is the keystone to implementing the National Waste Strategy.
- 15 **The Tayside Area Waste Plan (TAWP)** This Plan has been developed by the Waste Strategy Area Group to establish a framework for improved waste management practices across the three Local Authority areas of Perth and Kinross, Angus and Dundee City. It seeks to implement the National Waste Plan and provides a framework for improved waste management practices specific to Perth and Kinross, Angus and Dundee. The key aims of the TAWP include reducing the environmental impacts of waste production and improving resource efficiency.

SITE HISTORY

- 16 There have been a couple of previous planning applications on this site. In 2004 permission was granted for the temporary installation of an in-vessel composting unit, concrete pad, drainage, temporary storage bay for compost and re-alignment of existing planings track to form composting facility

(03/01842/FUL). Permission was granted in 1988 for the change of use of agricultural land to a waste disposal site at North Forr (PK 87/1311).

CONSULTATIONS

- 17 Scottish Water:** No objections to the application.
- 18 Perth And Kinross Area Archaeologist:** In respect to archaeology and the planning process, as outlined by SPP23, no archaeological condition is recommended as the site is located within an area quarried for sand and gravel. The new recycling centre will have little impact on the setting of the Scheduled Monument nearby (SM 9135 Broich Cursus).

REPRESENTATIONS

- 19 Number of representations received:- one

One letter of representation has been received from a local resident. The following relevant issues are raised: -

- Concerns about potential noise nuisance. A noise assessment had not been carried out at the time of objecting and it is not clear if guidelines can be met.
- The proposed route to the temporary skip area and staff car parking is past entrance to house. This will cause noise and may be blocked during busy periods, preventing access.
- All lighting should be hooded to minimise light pollution. Lighting should only be on during operating hours.
- Sand-filled bottle banks should be used where possible.
- Should the proposed odour eliminating equipment prove ineffective other measures will be required.

These issues are addressed in the Appraisal section of this report.

- 20 Other issues which are not material to the current planning application include:
- Electricity supply to the area is inadequate. A thorough assessment of the situation should be made.
 - Mr Renton (PKC Waste Services) confirmed that the light shown at the end of the drive to Cairnleith will not be installed.
- 21 The adequacy or otherwise of the electricity supply in the area is not a material planning consideration. If there are concerns in this regard contact should be made with the power supplier.
- 22 Revised plans have not been received showing the deletion of the lighting column in question. There would be no difficulty with this lighting column being omitted from the development.

ADDITIONAL STATEMENTS RECEIVED

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None
Report on Impact or Potential Impact	A planning statement was lodged along with the application. This provides the applicant's appraisal of the site context, the proposed development, planning policy and material considerations and the control of potential environmental impacts. The conclusion reached is that the development is necessary and appropriate mitigations are in place to attenuate any detrimental effects that may occur.

APPRAISAL

Policy

- 23 The proposed redevelopment of the existing waste and recycling facilities at North Forr meets the aims of the National Waste Strategy and Plan, and accords with the terms of the Tayside Area Waste Plan (TAWP). In terms of Development Plan, the proposal complies with the criteria set out in the applicable policies. In order for the targets on reducing waste and increasing recycling to be met, an upgrade and expansion of existing facilities is necessary. The current proposal fulfils these requirements.

Design and Layout

- 24 The proposed layout, with the large building to the centre of the site, allows the existing building to partially screen the new building. This will reduce its visual impact as it will not be seen as a standalone structure but will form part of an existing but enlarged group. Its green finish will help further soften its impact in the agricultural landscape. Few, if any other elements will be visible from outwith the application site, with perhaps the external lighting having potentially the greatest impact. The lighting columns have been kept as low as possible whilst still providing the necessary lighting from an operational safety viewpoint. It is reasonable and necessary to attach a condition requiring that all external lighting be appropriately hooded so as to minimise light spill from the columns. It is also considered appropriate to restrict the operation of the lights to those of

the wider facility, thus ensuring the lights are not illuminated when the depot is shut.

Residential Amenity

- 25 It is considered unlikely that there will be any significant impact on the residential amenity of the existing dwellinghouse. Any noise or odour nuisance can be controlled in the first instance by conditions attached to any permission. Environmental Health has powers to deal with statutory nuisance should for any reason restrictive conditions prove inadequate.

Vehicular Access

- 26 The access from the public road to the site is not to be altered in any way. Internally the changes to the layout will greatly assist the public by permitting a more efficient use of the facilities.

Drainage

- 27 The existing surface water management scheme will be augmented in order to properly deal with any increase in water run-off and to ensure the quality of run-off is maintained. To that end, a surface water attenuation lagoon is proposed for the south-eastern part of the site. The discharge is to link in to the existing outfall pipe.

Built Heritage

- 28 The setting of the Scheduled Monument which lies to the west and north-west of the site will not be adversely affected by the proposed development.

Temporary Works

- 29 As indicated in the supporting planning statement provided by the applicant's agent, some temporary recycling facilities are to be made available to the public for the duration of the redevelopment works in order to allow the public to continue to dispose of waste and recyclates. The proposed staff car park is to be used as a site for some skips for the duration of the redevelopment works. The removal of the skips from the temporary site can be required by condition on any permission, should it be forthcoming.

LEGAL AGREEMENTS

- 30 No legal agreements are required in respect of the proposed development.

DIRECTION BY SCOTTISH MINISTERS

- 31 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30–32, there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

Outstanding Issues Relating to Representations

- 32 Sand-filled bottle banks are not proposed as part of the current application. Given that the bottle banks will be located some 225m from Cairnleith it is extremely unlikely that their use will cause any nuisance to nearby residential properties. There are numerous examples where bottle banks are located very much closer to residential properties without complaints being generated.

Conclusion and Reasons for Recommendation

- 33 The proposed redevelopment of the existing recycling depot to provide an expanded and more efficient facility is considered to be in accordance with the Development Plan. The layout, design and materials are all considered to be appropriate to this location. Restrictive conditions relating to hours of operation, noise and odour control and external lighting will ensure any impact the development may have on nearby residential properties will be minimal. There are no material considerations which warrant departing from the approved Development Plan and therefore the application is recommended for approval.

RECOMMENDATION

A Approve the application subject to the following conditions:

Conditions:-

- 1 The development shall be begun within a period of three years from the date of this consent.
- 2 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
- 3 Prior to its bringing into use, all external lighting to be installed shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring dwellings/land and that light spillage beyond the boundaries of the site is minimised, all to the satisfaction of the Council as planning authority.
- 4 All vehicles associated with the Materials Handling Building, including the loading shovel, shall be fitted with low noise, white sound reversing alarms or only emit a warning if necessary, e.g. on an infrared signal which detects persons to the rear of the vehicle.
- 5 All fixed plant or equipment to be installed or operated in connection with the granting of this permission shall be so enclosed, attenuated and/or maintained such that noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 35 between 0700 and 2300 hours, or Noise Rating 25 between 2300 and 0700 hours, within any neighbouring residential

premises, with windows slightly open when measured and/or calculated and plotted on an ISO rating curve chart.

- 6 The temporary siting of the skips within the area hereby approved as a car parking area shall be for a period of not more than eight months from their initial siting. At the expiration of that period, or earlier if possible, the skips shall be removed and the authorised use as a car park shall be implemented, to the satisfaction of the Council as planning authority.
- 7 Prior to the commencement of works on site, full details and specifications for all proposed lighting columns shall be submitted for the further approval of the Council as planning authority. The scheme as subsequently agreed shall be implemented as part of the permission, to the satisfaction of the planning authority.

Reasons:-

- 1 In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning etc (Scotland) Act 2006.
- 2 To ensure that the development is carried out in accordance with the plans approved.
- 3-7 In the interests of amenity; to ensure a satisfactory standard of local environmental quality.

B Justification:

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C Informatives

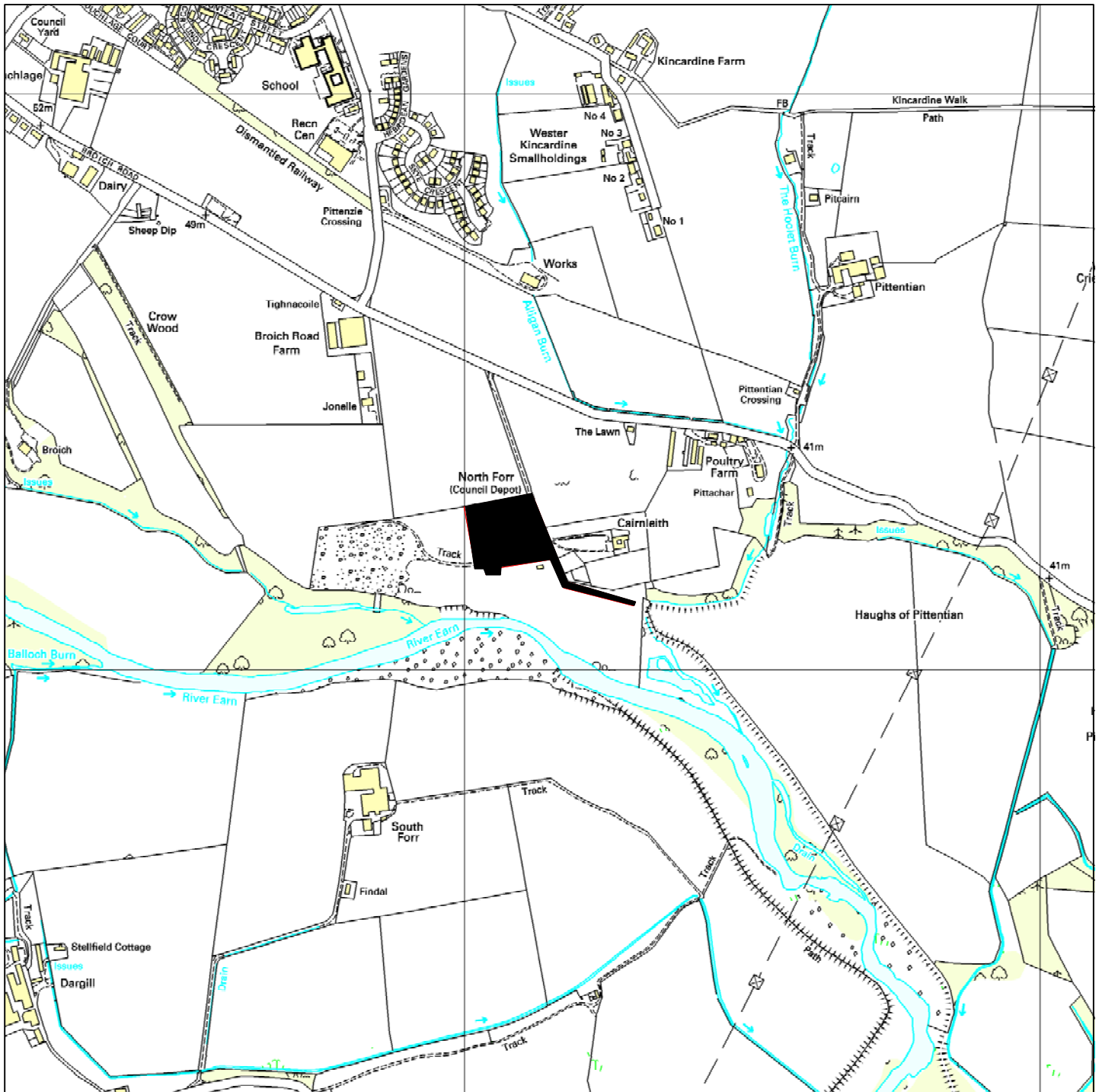
- 1 No work shall be commenced until an application for building warrant has been submitted and approved.
- 2 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:

- Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material.
- 4 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

NICK BRIAN
DEVELOPMENT QUALITY MANAGER

Background Papers: One letter of representation
Contact Officer: Christine Brien – Ext 75359
Date: 2 March 2010

Redevelopment of recycling centre, North Forr, Broich Road, Crieff



Scale : 1:10000

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Perth & Kinross Council
Department	Planning
Comments	
Date	19 February 2010
SLA Number	100013289

