

DELEGATED

AGENDA NO 5
PLANNING COMMITTEE

DATE 9 January 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

07/2851/FUL

Land At New Road, Billingham, Stockton On Tees

Creation of Eco Park including a waste transfer station, glass recycling plant, new access and associated landscaping.

Expiry Date 16 January 2008

UPDATE REPORT

The views of the Head of Technical Services (Urban Design) have now been received:

“General Summary

Urban Design has no objection to this application subject to the comments below.

Highways Comments

The assessments undertaken by the applicant indicate the junction would be overcapacity at 2017 without any committed development. If a junction is assessed without committed and proposed development traffic and then with development traffic, the differential in results must be due to the development. That differential is an increase in RFC (Ratio of Flow to Capacity) from 0.993 to 1.008. The junction is therefore overcapacity before this development and the development will add additional vehicles to a queue. The increase in development traffic is only 22 vehicles two-way, which is in the order of an additional vehicle every 3 minutes, it is therefore accepted that the impact is minimal.

Any further development proposals at this location should consider the cumulative impact of a complete masterplan rather than piecemeal development.

It is also necessary to impose a further planning condition relating to the provision of further traffic information including all committed development.

The internal arrangements of the site are likely to be acceptable although there are no details regarding car park arrangements included in the application, however there is sufficient room within the site for the necessary requirements. This should also be conditioned.

The access and visibility arrangements are acceptable.

Landscape & Visual Comments

This application is acceptable in principle, but we would request additional detail from the applicant to permit detailed comments.

Namely: with respect to the specifications, construction methods, detail heights for structure / screen planting and proposed mounding as applicable. The future proposals for the site should be indicated on indicative development proposals to allow an understanding of the current context.

Further detailing should be provided with regard to the site entrance arrangements and associated hard/soft landscaping.

Should the application be recommended for approval the following appropriate landscape conditions are required:

Landscaping – Hardworks

Notwithstanding the proposals detailed in the submitted plans no development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible. Where works are to be adopted by the Council these works will be subject to a Section 38 Agreement

Reason: *To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.*

Landscaping – Softworks

Notwithstanding the proposals detailed in the submitted plans no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the Council's Design Guide, Specification (Residential and Industrial Estates Development) current edition BS4428: 1989, Code of practice for General Landscape operations, and the Horticultural Trades Association (2002) Code of Practice. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following commencement of the development or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: *To ensure a high quality-planting scheme is provided in the interests of visual amenity, which contributes positively to local character and enhances bio diversity.*

Maintenance- Softworks

Notwithstanding the proposals detailed in the submitted plans A soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic garden shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. Maintenance shall be detailed for a minimum of 5 years from date of completion of the total scheme regardless of any phased development Delete as necessary period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5-year establishment period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: *To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.*

Existing and proposed levels

Prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.

Reason: *To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.*

A report indicating the reasoning behind the 'eco' label in the application should be provided, with broad and detailed proposals with regard to biodiversity and improvements to the environment generally should be provided.

Built Environment Comments

No comment."

The views of the Environment Agency are still awaited.

COMMENT

In light of the comments made by Urban Design the recommendation needs to be slightly amended to include additional conditions controlling the outstanding points raised.

Whilst the views of the Environment Agency are still outstanding (delayed because of a fault with the new online consultation system) it is not considered that any fundamental concern is likely to be made and any concerns are likely to be able to be dealt with by appropriate planning conditions.

Consequently, there remains no objection to the proposed development and subject to the outstanding consultation response from the Environment Agency it is considered that the scheme would provide a waste transfer and recycling facility that will assist in the delivery of sustainable waste management in accordance with national, regional and local policy without any significant impact on local amenity.

RECOMMENDATION

It is recommended that subject to the views of the he Environment Agency application 07/2851/FUL be approved subject to conditions covering the following matters:

- ***Development carried out in accordance with the approved plans***
- ***Dust suppression***
- ***Car parking***
- ***Hard and soft landscaping details including those for the screen mound***
- ***Maintenance of approved landscaping***

- **No burning of waste material**
- **No external storage of waste materials except in designated location**
- **Details of external lighting**
- **Regime for picking up litter or other windblown material**
- **Control of location and method of skip storage**
- **Sound insulation for the buildings**
- **Diversion of water main and hydrants prior to development commencing**
- **Carrying out a Phase 2 Environmental Risk survey and implementation of any necessary remediation works before commencement of development.**
- **Implementation of necessary safety measures during the construction phase of development**
- **Approval of details design and facing materials for the buildings reserved for future approval**
- **Further development on the site to be phased in accordance with a masterplan to be agreed for the whole of the eco park scheme, the scheme to include potential delivery of waste and export of recycled materials by rail**
- **Prior to the development commencing, further transportation information shall be provided updating to the submitted Transport Statement to include all committed development in the area.**
- **Any appropriate conditions recommended by the Environment Agency**

The proposal has been considered against the policies below and. It is considered that the scheme would provide a waste transfer and recycling facility, which will assist in the delivery of sustainable waste management in accordance with national, regional and local policy without any significant impact on local amenity. In terms of the detail of the development, it is considered that the proposal accords local plan policies as it is a use appropriate to the industrial area, and subject to the outstanding views of the Head of Technical Services and the Environment Agency and the use of appropriate planning conditions the development is unlikely to have an adverse impact on the amenity of the occupants of neighbouring premises, visual amenity, access and highway safety, and flood risk, and there are no other material considerations which indicate a decision should be otherwise.

Regional Spatial Strategy

Policies 46 and 47

Adopted Stockton on Tees Local Plan (June 1997)

GP1 General Principles

IN7

EN34

EN35

EN36

EN37

PPS 1 “Delivering Sustainable Development”

PPG 4 “Industrial, commercial development and small firms

PPS 10 “Planning for Sustainable Waste Management”

PPGN 13 “Transport”

PPS 23 “Planning and Pollution Control”

Supplementary Planning Document 3: Parking Provision in New Developments

Corporate Director of Development and Neighbourhood Services

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Financial Implications

As report

Environmental Implications

As Report

Legal Implications

As report

Community Safety Implications

As Reported

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Background Papers

- Planning Application File 07/2851/FUL
- Planning Policy Statements 1, 4, 10 and 23 and Guidance Note No 13
- Waste Strategy 2007
- Regional Spatial Strategy for the North East – The Secretary of State’s Proposed Changes to the Draft Revision by the North East Assembly (May 2007)
- Adopted Stockton on Tees Local Plan (June 1997) policies GP 1, IN7

WARD AND WARD COUNCILLORS

Ward	Billingham South
Ward Councillor	Councillor Mrs J. O' Donnell

Ward	Billingham South
Ward Councillor	Councillor M. Smith