

## COMMITTEE REPORT

<b>Reference:</b> 16/01411/BBC	<b>Site:</b> Brentwood Borough Council Transport Depot The Drive Great Warley Essex CM13 3BH
<b>Ward:</b> Warley	<b>Proposal:</b> Enclosed dry recycling facility
<b>Parish:</b>	

**Plan Number(s):**

**BBC/WHF/01, BBC/WHF/02, BBC/WHF/03**

<b>Applicant:</b> Mr Darren Laver	<b>Validated:</b> 13 October 2016 <b>Date of expiry:</b> 8 December 2016  Extension of time (if applicable): 14 December 2016
<b>Case Officer:</b> Mr Nick Howard	

## **1.0 DESCRIPTION OF PROPOSAL**

The proposal is for a dry recycling facility which will hold waste items such as plastic bottles, cardboard, paper etc within a 'cage structure'. The structure will be 30 metres in length and 28 metres in width and formed by a base of timber railway sleepers. The base will be 2.5 metres high. Between the sleepers vertical posts of steel will be inserted which will form the support structure of the netted enclosure. The enclosure will reach an overall height of approximately 10 metres and would have an angled roof to ensure that the whole perimeter is enclosed by steel mesh to prevent items blown outside the enclosure. The enclosure will be lit by hooded lights and comprise of one entrance.

## **2.0 SITE DESCRIPTION**

The site comprises the rear south east corner of the Council depot. At present this part of the site is used for outside storage. To the north and west is the host depot. To the south is the Fords car park and to the east is dense woodland. The land is flat and is enclosed by metal fencing along its eastern and southern boundaries.

## **3.0 RELEVANT HISTORY**

None relevant

## **4.0 SUMMARY OF CONSULTATION RESPONSES**

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

Environmental Health- No objections

Tree Officer- Awaited

## **5.0 SUMMARY OF NEIGHBOUR COMMENTS**

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

Members of the Great Warley Conservation Soc have no objection to this proposal as it would appear to be of some benefit to the community.

## **6.0 POLICY CONTEXT**

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policies: E4 & E5

NPPF Sections: Section 17 Core Principles

Local Development Plan:

The Local Development Plan is currently at the Draft Stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision making, as set out in paragraph 216 of the National Planning Policy Framework. As the plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The next stage of the Local Plan is the Pre-Submission Draft (Regulation 19) which is currently anticipated to be published in early 2017. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in late 2017 or early 2018.

## **7.0 ASSESSMENT**

The assessment below covers the following areas:

### **Principle of the Development (Conformity with Planning Policies)**

The site forms part of the Council depot which is allocated for general industry. Policy E4 identifies an allocation for additional employment land on land adjacent to the Council Depot. Policy E5 states the allocated site is approximately one hectare and is located immediately to the east of the Council's Highways Depot and consists largely of an area of scrubland used for the deposit of road sweeping spoil. The supporting text for Policy E5 states that any development would clearly need to take into account both Barrack Wood, a County Wildlife Site, along the eastern boundary, and the Marillac Hospital, immediately to the south of the site, and in particular there would need to be a substantial planting screen along this boundary. In this regard, development for Class B2 and B8 uses are considered inappropriate.

However the application site only forms less than 10% of the allocated area and although located to the east of the Council depot it is situated some distance to the north from the

Marrillac Hospital, with the existing Fords car park between the two areas and forming part of the allocation. Therefore the need for a substantial planted boundary is not required in this instance, however consideration of the impact on Barrack Wood to the east is required and is discussed later in the report. Overall the proposal complies with the policies within the BRLP

### **Traffic Impact, Access and Car Parking**

The proposal would involve a slight increase in vehicles visiting the site but insignificant compared to the level of traffic that enters and leaves the depot. The increase is due to vehicles visiting a central recycling facility rather than visiting other smaller storage areas located throughout the Borough.

### **Impact Upon Ecology and Biodiversity**

The site abuts Barrack Wood on its eastern boundary. The woodland is dense in nature. The proposal is to place railway sleepers on the ground to form the base of the structure. Therefore no foundations will be required to be dug in close proximity to the trees. Consequently the proposal will have little impact on the adjacent woodland. A tree officer comment is sought and any additional conditions if required will be reported to members at the committee.

### **Design and Layout**

The structure is of a significant size and covers approximately 0.1 ha. Although the lower part of the structure will be enclosed by railway sleepers, the upper part and the majority of the structure will consist of steel poles and mesh, therefore views through the structure (assuming it is not full) will be achievable. The site is situated at the rear of the Council depot and therefore not visible from any public vantage point. Therefore given its location within the depot and the context of the character of the area, it is not considered the proposal's visual appearance will be detrimental to the character and appearance of the area.

### **Energy and Sustainability**

The proposal will involve an improvement in the processing of recycling materials. The purpose of the structure is to have a central storage area for all dry recyclable materials, which will improve the capacity of recycling material and lead to a more efficient process in dealing with such material. Overall the sustainability credentials of the proposal are high and are a significant material consideration in the determination of this planning application.

## **8.0 CONCLUSION**

The site is located within the Council depot on land allocated for its potential expansion. The proposal accords with the Council's policies in the BRLP, it is a large structure of which

the majority is 'open' in appearance and will provide a significant improvement in dealing with dry recyclable material.

## **9.0 RECOMMENDATION**

The Application be APPROVED subject to the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

### **Informative(s):**

1 The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2 The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: E4 & E5 the National Planning Policy Framework 2012 and NPPG 2014.

3 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.brentwood.gov.uk/planning](http://www.brentwood.gov.uk/planning)