



ITEM 06

COMMITTEE REPORT

Reference:
17/00317/FUL

Site:
Brentwood Borough Council Transport Depot
The Drive
Great Warley
Essex
CM13 3BH

Ward:
Warley

Proposal:
Proposed building to form enclosed dry recycling facility

Plan Number(s):
01; 02; 03;

Applicant:
Mr Darren Laver

Case Officer: 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 building. The building will be 24 metres in length and 18 metres in width and formed by a walled enclosure of concrete wall panels and a pitched roof. The enclosure will reach an overall height of approximately 6 metres to the eaves and a ridge height of 8.6 metres. The building would be totally enclosed to prevent items being blown around. The building would have two entrance points on the northern elevation facing into the depot.

2.0 SITE DESCRIPTION

The site comprises the rear southern boundary 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 a further storage area and then dense woodland. The land is flat and is enclosed by metal fencing along its eastern and southern boundaries.

3.0 RELEVANT HISTORY

- 16/01411/BBC- Approval of a dry recycling facility

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 & Enforcement Manager-**
This Service has no objections to this application.

- **Great Warley Conservation Society-**

No objection to the proposal

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/>

No representations received

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 Policy: E4 & E5

NPPF Sections:17 Core Planning 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 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 2018.

7.0 ASSESSMENT

Principle of the Development (Conformity with Planning Policies)

Members will recall granting planning permission for a dry recycling enclosure in the south-east corner of the depot. The Council now wish to site the facility along the southern boundary with a full enclosed building. Although the current proposal is on a different part of the site, the proposal replaces the extant permission for the previous structure. Notwithstanding this if members were minded to approve the current proposal, the previous structure would not be able to be accessed due to the siting of the current proposal.

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 depot abuts Barrack Wood on its eastern boundary. The woodland is dense in nature. However, the proposed building is positioned some distance from the eastern boundary and therefore there would be no impact on the adjacent woodland.

Design and Layout

The proposed building is of a significant size with an industrial appearance. However, 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. The proposal is for a large building at the rear of the depot, however it is not visible from a public vantage point 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