

Application Number: DM/2019/00075

Proposal: Addition of two extensions to existing waste transfer building to facilitate the storage of separately collected materials from household collections. Development of two covered bays in waste transfer area for tipping and storage of glass and plasterboard. No Proposed changes to civic amenity site.

Address: Five Lanes Transfer Station, A48 Tabernacle Church to Crick, Caerwent

Applicant: Monmouthshire County Council

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Young
Date Valid: 17.01.2019

This application is presented to Planning Committee as the application is submitted on behalf of Monmouthshire County Council

1.0 APPLICATION DETAILS

1.1 The existing Waste Transfer Station (WTS) has been operating at its Five Lanes site since 1993. The current application seeks an extension to the facility so that it can alter its dry recycling collection to allow for the separate collection of glass. In order to facilitate this service change it is proposed to demolish a small extension to the main transfer building and build two new extensions, one to the west measuring 10 metres and one to the east measuring 7 metres. It is also intended to erect a new glass and rubble storage bay measuring 12 metres by 11 metres. All of the new buildings will be clad in material to match the existing building. The staff parking which is currently located within the proposed western extension will be re located towards the existing site office and the staff welfare unit.

1.2 The site is located within a Source Protection Zone and a Minerals Safeguarding Area. There is a SINC and a Group TPO in close proximity to the site.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
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3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S7 LDP Infrastructure Provision
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S14 LDP Waste
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

SD4 LDP Sustainable Drainage
LC5 LDP Protection and Enhancement of Landscape Character
EP1 LDP Amenity and Environmental Protection
W2 LDP Waste Recovery Facilities: Household
W3 LDP Waste Management Facilities
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations
M2 LDP Minerals Safeguarding Areas
NE1 LDP Nature Conservation and Development

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Caerwent Community Council - No objection

MCC Highways - No objection

MCC Environmental Health - No objection

MCC Ecology - On review of the information available to me, I would accept that the building has negligible potential and I note that there are no changes in materials, lighting, or removal of trees. I would recommend informative notes for bats, nesting birds and the SINC protection would be appropriate.

5.2 Neighbour Notification

None received

6.0 **EVALUATION**

6.1 **Strategic & Spatial Choices**

6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

Monmouthshire County Council has a statutory duty to collect household waste and the proposed alterations will improve the facilities allowing glass waste to be collected and sorted separately rather than being co-mingled. The total tonnage of dry recycling passing through the facility is not expected to increase as a result of this proposal. PPW10 encourages sustainable waste management facilities. The waste hierarchy that it promotes in section 5, identifies recycling at the third level behind prevention and reuse and preparation for reuse. When referring to Waste Facilities and Infrastructure, PPW refers to the Collections, Infrastructure and Markets Sector Plan which aims to provide the best solutions to meet the social, economic and environmental needs up to 2050. PPW states that LPA's must support the provision and suitable location of wide ranging and diverse infrastructure which includes facilities for the recovery of mixed municipal waste. The improvements to the site at Five Lanes will help the Council to recycle more waste with a separate glass recycling facility and this is clearly in line with the objectives set out in PPW10, encouraging less waste and more recycling. The proposed changes within the existing site will allow for greater separation of household recyclables via increasing separate collections of materials at the kerbside. This will reduce the need for the materials to be mechanically sorted (currently glass is collected with metal and plastic) lowering energy use at the sorting facilities. Separately collecting glass should also reduce the level of contamination within the glass waste stream, producing a higher quality of material for recycling. This proposal therefore is acceptable in principle as it supports the objectives of national policy in Wales.

6.1.2 Good Design/ Place making

PPW10 states that "Good Design is fundamental to creating sustainable places where people want to live, work and socialise". In this case the proposal is for an extension to an existing WTS. The proposed extension will match the existing building in terms of materials and scale. It is a functional building with little scope of design enhancements. The new storage building will measure 11 metres by 12 metres and will be 7 metres in height to the top of its mono-pitched roof. It will be clad in profiled sheeting to match the existing buildings in the site. The design is considered acceptable and functional. The site is surrounded by trees and is not visible within the wider landscape. The proposal therefore accords with the objectives of PPW10 and Policy DES1 of the LDP.

6.1.3 Impact on Amenity/ Promoting Healthier Places

The nearest residential property is over 250 metres from the site and the extensions will not result in an intensification of activity at the site. The site currently has permission and operates as a WTS. The site is surrounded by dense trees and a quarry wall. The proposed extensions will not result in any additional noise impact. The site currently operates under a waste management licence issued by NRW. Odour management practices are included in the site management plan, which is reviewed and updated on an annual basis. There is not expected to be any additional adverse odour impacts arising from the site as a result of these proposed alterations. MCC's Environmental Health Officer has no objection to the proposal. The operational hours of the site will not alter as a result of these alterations.

6.1.4 Sustainable Management of Natural Resources

Policy S14 of the LDP states that the Council will implement a sustainable, integrated approach to waste management that includes maximising the use of unavoidable waste as a resource, where material use cannot be prevented or reused. The current application seeks to facilitate the storage for additional separately collected materials from the kerbside and to improve the quality of recyclable materials and this is in line with the objectives of Policy S14 of the LDP. Policies W2 and W3 of the LDP to allow for the provision of new Waste Recovery and Waste Management facilities due to detailed planning considerations. In this case it is not proposed to provide for a new facility rather to extend an existing facility. All of the proposed alterations will take place within the existing site boundary and there will be no increase in the area of the site.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues

The proposal will have no impact on the number of vehicles using the facility. Therefore the proposal is not affected by the Sustainable Transport Hierarchy.

6.2.2 Access / Highway Safety

The site has good access from the main highway. The proposed changes are not anticipated to require any additional vehicle movements on site. MCC Highways have no objections to the proposal. There will be no alterations to the existing vehicular access arrangement to and from the A48 public highway and there will be no changes to the internal roadway layout for public vehicles using the WTS. The staff parking which is currently located within the proposed western extension will be relocated within the site; there will be no reduction in the number of parking spaces on the site. The proposal therefore accords with the objectives of Policy MV1 of the LDP as adequate parking can be provided within the site and the proposal will not create unacceptable traffic growth.

6.3 Productive and Enterprising Places

6.3.1 Economic Development

The proposed enhancement of the site will continue to provide employment for six FTE staff including low skilled and management roles. The proposal will also ensure the continuation of vital waste services in the south of the County.

6.3.2 Minerals / Waste

The site is located within a Minerals Safeguarding area for limestone, and Policy M2 considers the impact of development on these safeguarding areas. In this case the proposals are taking place within an existing WTS site and will therefore not impact further on the area's potential for mineral extraction and the proposal is not contrary to the objectives of Policy M2.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

The site is partially located within a disused quarry and is surrounded by dense woodland; only the access is visible within the wider landscape. The alterations are all taking place within the existing WTS and will be finished in materials to match the existing buildings. They are not visually prominent. The proposed alterations will not impact on the local landscape character and they will not have an unacceptable adverse effect on the landscape and therefore accord with the objectives of Policy LC5 of the LDP

6.4.2 Green Infrastructure

This is an existing WTS, the proposed extensions will not require any Green Infrastructure.

6.4.3 Biodiversity

The Croes Voel Wood SINC surrounds the east, west and south of the site and is designated for its ancient and semi-natural woodland. The proposed glass and rubble storage bay will be approximately 20 metres from the edge of this designation and is not expected to affect the woodland given that the land is already part of the WTS site. The extensions to the existing building are further away still. Part of that woodland is further protected by a group TPO; again the alterations within the existing site will not encroach on these protected trees as the proposal will not alter the nature of the development at the site.

6.4.4 Flooding

The site is not within any designated flood zone.

6.4.5 Water (including foul drainage / SuDS), Air, Soundscape & Light

The proposed development will require a sustainable drainage system design in accordance with Welsh Government Standards for sustainable drainage. This will be the subject of a SAB application. The extensions to the existing building will be over an area which has existing hardstanding as part of the existing yard but the new glass and rubble bay will be built on an area which is currently grass.

6.4.6 De-risking (contamination issues)

The site lies in a Source Protection Zone. The site already has a waste management licence from NRW to operate as a WTS and a Household waste recycling centre. Compliance with the permitting requirements will ensure that the relevant pollution control regimes are correctly applied and enforced.

6.5 Well-Being of Future Generations (Wales) Act 2015

6.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

7.0 RECOMMENDATION: APPROVE

Conditions

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.