

Committee	Regulatory Planning and Highways Sub Committee
Date	14 March 2001
Report by	Director of Transport and Environment
Proposal	Continued use of site as a waste transfer station and road haulage depot incorporating replacement and resiting of existing waste sorting shed and revised layout
Site Address	Drury Lane, Ponswood Industrial Estate, St. Leonards-on-Sea
Applicant	R French & Sons
Application No.	HS/323/CM
Key Issues	(i) Policy (ii) Visual Impact (iii) Impact on sewer

SUMMARY OF RECOMMENDATIONS

To grant conditional planning permission

CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. THE SITE

1.1 R French & Sons waste transfer station and road haulage depot is located at the western end of Drury Lane, a cul-de-sac on Ponswood Industrial Estate, St. Leonards-on-Sea. The site, which is triangular in shape, measures approximately 0.4 hectares in area and houses two large industrial buildings. A green steel framed waste sorting shed, some 250m² in area, lies to the west of the site entrance while a 480m² precast concrete framed building, which houses the vehicle maintenance workshop and stores lies along the eastern site boundary. A two-storey office block abuts this building and faces onto Drury Lane.

1.2 A printing works is located to the east of the site and a public footpath runs along the western site boundary to Ponds Wood. An industrial warehouse is located immediately to the north of the application site boundary while residential properties are located approximately 100 metres away on the south side of Stonehouse Drive. The eastern end of Ponds Wood, an Ancient Woodland, lies between the northwest application site boundary and the residential properties on Stonehouse Drive.

2. THE PROPOSAL

2.1 The application under consideration seeks planning permission to erect a replacement waste sorting shed and alter the internal layout of the site from that originally approved. The footprint of the proposed waste-sorting shed is roughly rectangular in shape with an area of 536m²; approximately double that of the existing shed. The height of the shed is also greater

than the existing structure and measures 10.75 metres at its highest point compared with 9 metres for the existing structure.

2.2 It is understood from the applicant that the building has been designed to enable high sided waste vehicles and a 360-degree excavator to operate within the building with sufficient clearance space. Site operations since the use of the site commenced in 1999 have shown this to be problematic on occasions, a fact borne out by the somewhat battered external appearance of the existing shed.

2.3 The proposed reorientation of the larger shed, which would run parallel with the western site boundary, requires the rearrangement of some external spaces used for skip lorry parking and mobile bin storage; these modifications are encompassed within a revised site layout. In summary, the alterations to the site layout excluding the repositioned sorting shed are as follows: -

- Reduction of external overnight skip lorry parking areas, compensated by the provision of covered overnight parking space in new waste sorting shed.
- Loss of external mobile storage bin space; these are to be relocated to the existing skip storage area.
- Repositioning of external skip storage area from southwest to northeast corner of site.

2.4 There is no intention on behalf of the applicant to increase waste throughput at the site or increase traffic movements as a result of this development. Both of these matters are currently controlled through the Waste Management Licence and the existing planning consent respectively. The larger, taller structure will simply enable large machinery to operate more efficiently within the building while providing enclosed storage space for the overnight parking of lorries.

3. SITE HISTORY

3.1 On 14 April 1999, members of the Planning Sub-Committee granted conditional planning permission for a change of use at this site from a timber merchants depot to a waste transfer station and road haulage depot, (ref. HS/261/CM). At a subsequent meeting of the Sub-Committee on 14 July 1999, it was resolved to vary condition 3 of permission HS/261/CM and extend the permitted operating hours at the site in respect of the road haulage depot to enable lorries to enter and leave the site outside normal operating hours, application (ref. HS/274/CM).

4. CONSULTATIONS

4.1 Hastings Borough Council - no objections subject to the imposition of the relevant conditions imposed previously on planning permissions HS/261/CM and HS/274/CM. While not objecting to the development, the Council would not wish to see any increase in traffic generation above the present operations on the site without proposals to improve the access arrangements for traffic entering and leaving the industrial estate via Sedlescombe Road South. In this connection, the Council would also wish the existing operating hours to be adhered to.

4.2 Borough Environmental Health Officer - comments were incorporated into response of Borough Planners above and raises no objections.

4.3 Environment Agency - initially expressed some concern regarding site drainage, in particular the possibility that surface water run-off from the repositioned waste sorting areas should not drain to the surface water sewer. However, following discussions with the applicant, these concerns have been alleviated and they are satisfied that any outstanding concerns regarding surface water disposal can be addressed adequately through the waste management licensing process.

4.4 Southern Water - initially considered the position of the building to be unacceptable as it covered a nearby sewer and would obstruct access to the sewer for the purposes of repair and maintenance. It was suggested that an amendment to the proposed layout of the building would be required to address these concerns. Following discussions with the applicant, the company have advised that these objections may be withdrawn subject to the developer entering into a 'Building Over Agreement' and provided that no building foundations will be located closer than 2 metres to the public sewer.

4.5 Other Utilities - no objections.

4.6 The application has been advertised, site notices erected and neighbours consulted, the consultation period expired on 2 March. There have been no letters of representation.

5. CONSIDERATIONS

(i) Policy

5.1 A number of Development Plan policies are of relevance to the current application. Policy W11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to encourage the development of waste transfer and recycling facilities to secure a reduction in the volume of construction industry waste sent to landfill. Policy W9(a) seeks to locate such plants within or adjoining built up areas and on industrial or semi-industrial locations. Policy W10 is also of relevance and this seeks to encourage the recycling and re-use of waste materials by introducing changes to construction practices and recycling waste on site if possible. The latter two objectives are echoed by policies WLP14 and WLP 11 of the First Deposit East Sussex and Brighton & Hove Waste Local Plan 2000.

5.2 Other emerging policies in the First Deposit Waste Local Plan are also applicable in this instance. WLP 6 is of particular relevance as this advocates support for proposals that involve alterations to existing waste management facilities where this would improve operational efficiency and not lead to an unacceptable intensification of the use. Draft policy WLP39 "Design Considerations" is also of relevance and requires building proposals to use materials and colouring appropriate to the site location.

(ii) Visual Impact

5.3 The proposed replacement building almost doubles the footprint of the existing structure and is nearly 2 metres taller at the ridge. The proposed external finish is typical of an industrial building being green Plastisol coated steel cladding. This finish applies to the roof and all elevations except for the lower half of the eastern elevation, which is to be fitted with plastic strip curtains to a height of 5.5 metres above ground level. This is to allow easy access to and from the building for waste delivery and sorting vehicles.

5.4 The site does not occupy a prominent or highly visible location but is located within an existing industrial estate where neighbouring buildings are of a similar scale. Established tree planting on the western site boundary screens views to the site from the adjacent footpath while fencing and tree planting on the northern site boundary restrict views in from this direction. Although I do not consider there to be any adverse visual impact associated with

the development, I would suggest it appropriate to condition the external appearance of the building to ensure that it blends in with the surroundings.

(iii) Impact on public sewer

5.5 Southern Water's initial concerns about the position of the shed restricting access to the public sewer have now been largely addressed following ongoing discussions. However, the withdrawal of their objection is dependant upon the developer first entering into a Building Over Agreement under the provisions of the Building Act 1984 with Southern Water and to agree details for the protection of public sewers prior to erection of the replacement sorting shed.

5.6 The applicant is aware of Southern Water's comments and has advised me that they are willing to enter into such an agreement. I am satisfied that an appropriately worded planning condition and informative can adequately address these matters.

6. CONCLUSIONS

6.1 The application site provides an important waste management facility in this part of the County and the current proposal would enable the site to operate more efficiently in terms of sorting and grading incoming waste materials. The alterations to the existing site layout are a direct result of repositioning the sorting shed and do not give rise to any concerns or material planning objections. The initial concerns of both the Environment Agency and Southern Water can be overcome by means of planning conditions and other legislative mechanisms. Subject to prior agreement of external colour finishing of the building, I am satisfied that the proposal would have minimal visual impact and is of an appropriate scale for this industrial area.

7. FORMAL RECOMMENDATION

7.1 The Sub-Committee is recommended to grant conditional planning permission for the continued use of site as a waste transfer station and road haulage depot incorporating replacement and resiting of existing waste sorting shed and revised layout at R French & Sons Waste Transfer Station, Drury Lane, Ponswood Industrial Estate, St. Leonards-on-Sea, subject to the following conditions: -

1. Statutory time condition.

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

2. This permission is issued as an alternative to permissions HS/261/CM and HS/274/CM; only one of the permissions may be implemented.

Reason: For the avoidance of doubt.

3. The replacement waste sorting shed shall not be erected unless and until details for the protection of and access to the public sewers across the site have been submitted to and approved in writing by the Director of Transport and Environment. The approved arrangements shall be implemented as part of the development and remain in place thereafter.

Reason: To address the concerns of Southern Water and ensure that any building works do not damage or restrict future access to the sewers for the purpose of maintenance or repair.

4. The waste sorting shed hereby approved shall be finished in a dark green colour to be previously agreed in writing by the Director of Transport and Environment.

Reason: To provide for the proper integration of the development into the site and to preserve the visual amenities of the area.

5. The use of the site shall be confined to a skip hire with ancillary skip storage and waste transfer station use involving the processing, sorting and transfer of waste materials and a general road haulage business in total involving up to 13 skip lorries, 23 haulage lorries, 3 tractor units and 5 trailers.

Reason: To enable the County Planning Authority to regulate and control the level of use of the site.

6. No vehicle associated with the waste transfer use shall enter or leave the site and no working including the loading, unloading, servicing and repair of any vehicle shall take place except between the hours of 0700 and 1800 Monday to Friday and 0700 to 1300 on Saturdays and not at any time on Sundays, Bank and Public Holidays.

Reason: To enable the County Planning Authority to regulate and control the operating hours at the site.

7. No vehicle associated with the road haulage use shall enter or leave the site between the hours of 1400 on Saturday and 0500 on the following Monday nor at any time on Public and Bank Holidays.

Reason: To enable the County Planning Authority to regulate and control the use of the site to safeguard the amenities of occupiers of properties in the vicinity of the site.

8. Unless the prior written approval of the Director of Transport and Environment has been sought and given in writing, the maximum number of vehicle movements associated with the development hereby approved shall not exceed 160 (i.e. 80 in and 80 out) on Mondays to Fridays and 80 (i.e. 40 in and 40 out) on Saturdays.

Reason: To regulate the scale of site activity in the interests of public and highway safety and the protection of local amenity.

9. No waste transfer, sorting, processing or grading operations shall take place at the site outside the confines of the building shown for this purpose on the submitted plan Reference RP231000/PL/01.

Reason: To safeguard the amenities of occupiers of properties in the vicinity of the site and users of the nearby public footpath.

10. Any skips or containers stored on the land shall not exceed 100 in number and shall be confined to the area indicated on the submitted plan Reference RP231000/PL/01, unless any alternative arrangement is agreed in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to regulate and control the use of the site and to maintain the visual amenities of the area.

11. Sorted waste materials shall be stockpiled only in the three mobile storage bins shown on the submitted plan Reference RP231000/PL/01, unless any alternative arrangement is agreed in writing by the Director of Transport and Environment.

Reason: To safeguard the amenities of occupiers of properties in the vicinity of the site and to maintain the visual amenities of the area.

12. The vehicle maintenance workshop shown on the submitted plan Reference RP231000/PL/01 shall only be used for the parking, maintenance and repair of the fleet of skip and road haulage lorries and associated site plant or equipment.

Reason: To enable the County Planning Authority to regulate and control the use of the site.

13. No vehicles associated with the development hereby approved shall leave the site carrying mud, dust or other debris on their wheels.

Reason: In the interests of public and highway safety.

14. All HGV traffic carrying waste materials into and from the site shall be covered so as to prevent spillage or loss of such material at the site or on the public highway.

Reason: In the interests of public and highway safety

15. The replacement waste sorting shed shall not be erected unless and until details regarding the make, weight and durability of the plastic curtain doors have been submitted to and approved in writing by the Director of Transport and Environment. Once such curtains have been installed, they shall be maintained on site and in a good state of repair for the duration of the use hereby permitted.

Reason: To safeguard the amenities of occupiers of properties in the vicinity of the site and to ascertain the suitability of the materials for the proposed use.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no plant, building or machinery, whether fixed or movable, shall be erected or used, other than expressly authorised by this permission unless with the prior written approval of the Director of Transport and Environment.

Reason: To enable the County Planning Authority to regulate and control the use of the land.

17. No plant, machinery or vehicles shall be used on the site unless fitted with silencers maintained in accordance with the manufacturers recommendations and specifications.

Reason: To safeguard the amenities of occupiers of properties in the vicinity of the site.

18. The height of individual skips or the cumulative height of stacked skips stored in the skip parking area indicated on the submitted plan Reference RP231000/PL/01 shall not exceed 3.5 metres unless with the prior written approval of the Director of Transport and Environment.

Reason: To enable the County Planning Authority to regulate and control the use of the land and in the interests of visual amenity.

19. Unless with the prior written approval of the Director of Transport and Environment there shall be no alterations to the site layout shown on the submitted plan Reference

RP231000/PL/01 and the site shall only be operated and laid out in the manner shown on the agreed plan.

Reason: For the avoidance of doubt and to regulate and control the use of the site in the interests of local amenity.

20. Any breaches or damage to the site boundary fence, including the acoustic fence along the northern site boundary, will be repaired using material to match the existing fence within one month of the applicant being notified in writing by the Director of Transport and Environment that repairs are necessary.

Reason: To safeguard the amenities of occupiers of properties in the vicinity of the site and to preserve the visual amenities of the area.

21. No materials other than building industry and construction waste material shall be transferred or processed on site.

Reason: For the avoidance of doubt and to regulate and control the use of the site and to prevent pollution.

22. No burning of waste materials, including the use of braziers, shall take place on site.

Reason: To enable the County Planning Authority to regulate and control the use of the land and to safeguard the amenities of occupiers of properties in the vicinity of the site.

INFORMATIVE

The applicant be advised of the necessity to enter into a Building Over Agreement with Southern Water under the provisions of the Building Act 1984 (as amended) prior to the commencement of any development.

The development plan policies of relevance to this decision are: -

East Sussex and Brighton and Hove Structure Plan policies S1, W1, W9, W10 & W11.

East Sussex and Brighton and Hove Waste Local Plan First Deposit WLP1, WLP6, WLP11, WLP14, WLP35 & WLP39.

BOB WILKINS

Director of Transport and Environment

06 March 2001

PLANSUB:P14MarchHS323

BACKGROUND DOCUMENTS

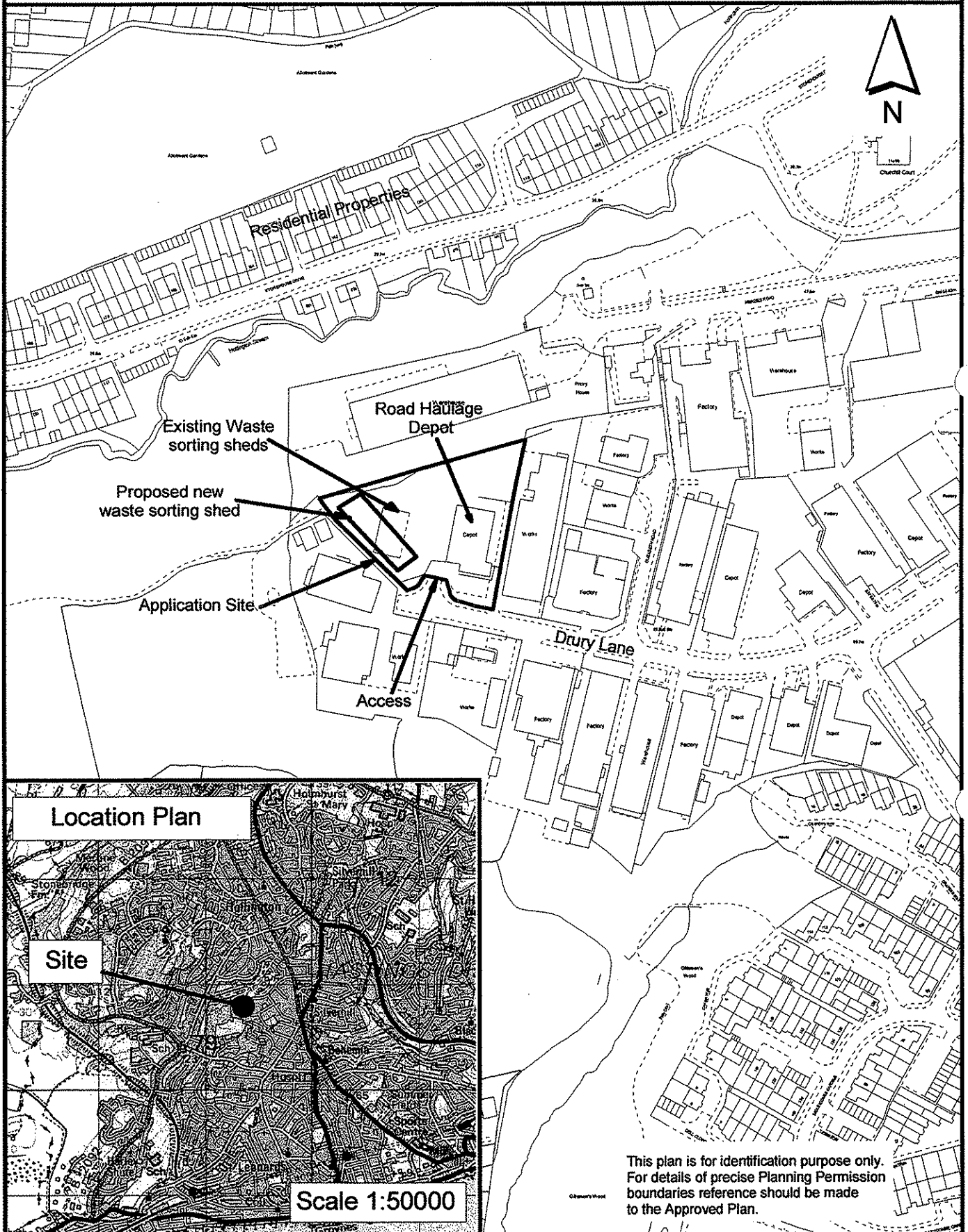
File References: HS/261/CM, HS/274/CM and HS/323/CM

Contact Officer: Simon Herriot - Ext. 1629

Assistant Director: Alistair Robson - Ext. 1633

Local Member: Councillor Birch

HS/323/CM



This plan is for identification purpose only. For details of precise Planning Permission boundaries reference should be made to the Approved Plan.

Scale 1: 2500

Bob Wilkins
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 Director, Transport and Environment
 East Sussex County Council

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