

Planning Committee

21 October 2010

Reference:
APP/10/00890

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Clatterbridge

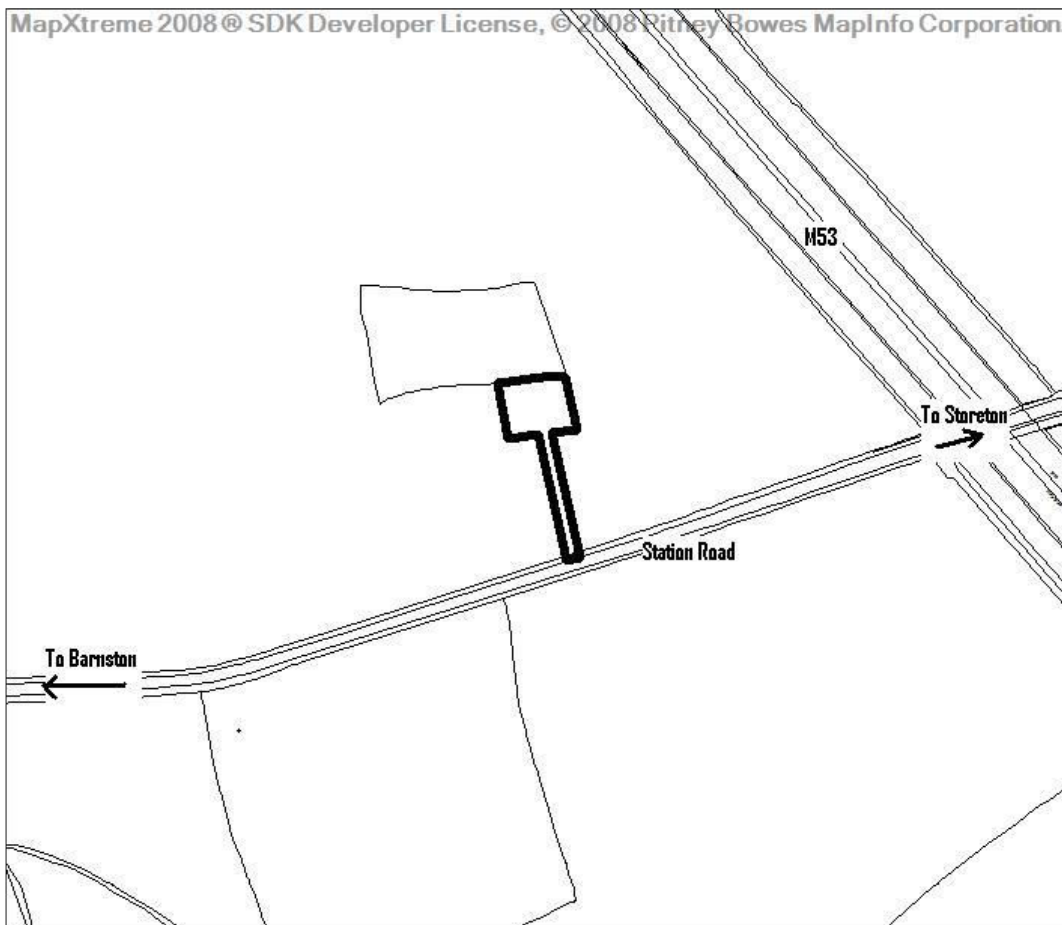
Location:
Proposal:

Brickfield Farm, Station Road, Storeton, Wirral CH61 1DG
Formation of green waste composting area, vehicle accessway and site office

Applicant:
Agent :

Ashton and Totty
WIRRAL PLANNING ADVICE & APPEALS SERVICE

Site Plan:



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Development Plan allocation and policies:
Green Belt

Planning History:

76/6434 Detached dwelling, garage and farm buildings to be used in connection with dairy farm - A/C

85/5549 Erection of detached dwelling with garage and ancillary farm buildings - Approved

88/7477 Erection of a detached agricultural dwelling house and farm buildings - Refused

08/5101 Erection of a barn and access road - Approved

10/00112 Erection of a stable block and menage - Refused (allowed at appeal)

09/5175 Siting of mobile home - Approved

Summary Of Representations and Consultations Received:

Representations:

Letters of notification have been sent to properties within a 500m radius of the site. At the time of writing this report 15 objections have been received, listing the following grounds:

- agricultural land into commercial
- traffic, lorries and heavy plant machinery onto the roads
- noise and smells, impact onto health
- impact onto Green Belt
- nuisance of opening hours and business operation times
- impact onto the land, woodland and quality of farm land and the watercourse
- total quantities of waste is large, could mean an increase in land levels
- no environmental impact assessment

Consultations:

Director of Law, HR and Asset Management – Environmental Health: No objection

Director of Technical Services – Traffic Management: No objection

The Environment Agency: No objection subject to advice given and the applicant requiring an Environmental Permit

Merseyside Environmental Advisory Service: Advise that the proposal should be supported subject to further information from the applicant

Wirral Green Belt Council: Issues need to be clarified before a decision can be reached

The Bromborough Society: Issues need to be clarified prior to a decision

Director's Comments:

This application was deferred from Planning Committee on 28 September, 2010 for a Site Visit.

REASON FOR REFERRAL

Councillor Jerry Williams requested the application be removed from delegation as the proposal is contrary to Green Belt Policy.

There has also been 15 separate letters from neighbouring households.

INTRODUCTION

The proposal is for an open green waste composting site, to be run at Brickfield Farm by Ashton & Totty. The proposal will comprise of a vehicle access into the site and an area set aside for the composting of green waste (including wood) there will be a wood shredder and a timber site office, the area allocated for the composting will be surrounded by a 1.5m high land bund on two sides.

The proposed business is to operate Monday to Friday, 8am to 7pm with shredding occurring once a week. The maximum annual operational open windrow compost will measure 10'000 tonnes.

PRINCIPLE OF DEVELOPMENT

The site is an existing agricultural holding located within the Green Belt, in terms of GB2 there is a general presumption against inappropriate development, planning permission will not be granted for development in the Green Belt unless it is for the purposes of; agricultural & forestry; essential sport and recreation facilities.

The Environment Agency administers and enforces the waste controls, so anyone wishing to undertake a composting activity must seek advice from the Agency as to how the activity should be regulated. The waste planning authority must formally consult the Agency on any proposal for green waste composting before deciding whether to grant planning permission or not. The Agency cannot

issue a waste licence for a use of land for which planning permission is required unless that planning permission is in force and must consult the waste planning authority before issuing a licence. Householders who compost their own garden waste do not require a licence, nor to register an exemption from licensing.

SITE AND SURROUNDINGS

The site forms part of Brickfield Farm but is located to the east of the farm buildings and residential accommodation, the area is relatively open Green Belt, the motorway is east of the site boundary and the plot is triangular in shape. There are residential properties to the east of the site approximately 410m away and other dwellings south west approximately 830m away.

In accordance with the Environment Agency guidelines the site is located over 250m from residential properties.

POLICY CONTEXT

The proposal is for development within the Green Belt and will be assessed against Wirral's UDP Policy GB2, AG1 as well as national policies PPS10 and PPS7.

PPS10 - Planning for sustainable waste management protects Green Belts but recognises the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

In terms of Wirral's UDP Policy GB2 development will not be acceptable within the Green Belt unless it is for the purposes of agriculture. It is for the applicant to show how this business will relate to the established agricultural holding.

APPEARANCE AND AMENITY ISSUES

The proposal is to create an access into the site that will permit vehicles to pass and enter the site safely, the site will also contain a weigh bridge and a wooden site office. The site office is a built structure within the Green Belt, if the enterprise is deemed acceptable it is argued that this is an essential facility to the enterprise. The wooden hut measures 1.2m by 2.4m with a height of 2.4m, this site office is located 50m from the access with the highway and at the beginning of the composting area.

The composting area measures 45m by 25m, soil excavated by the proposal will be used to create a bund to the south and west edges of the composting area, the top of the bund will have a height of 1.5m it is proposed that the bund will then be planted with Hawthorn Hedges, to the north of the composting site is existing woodland and to the west is the M53 Motorway carriageway.

The site use is that deliveries of green waste will occur four days a week over Monday to Friday, the maximum height of the compost would be 3m (with a boundary bund to the south and west of 1.5m high), each week the weekly input will be shredded once and the compost used for land spreading every six weeks. The compost will be spread on the land of Brickfield Farm, in the applicants Design and Access Statement the site would not be open to the general public but to landscape gardeners and private companies.

The proposed compost facility will run for an initial 4 years, with the likelihood of a continuous future depending on the needs of the Wirral. If the use should cease the land will be re-instated to pasture land.

Concerns have been raised with regards to the impact of the proposal onto residential amenity and health however the Environment Agency recently reviewed the 250m buffer zone limit, in the light of our recent increases in composting capacity, and concluded that it remained valid.

Main issues have been raised with regards to implementing a non agricultural business within the Green Belt, the proposal is an open windrow composting site which is appropriate to farm

diversification, the end resultant compost is to be used on Brickfield Farm only, therefore the end outcome is relative to the established agricultural holding and appropriate within the Green Belt.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal introduces an improved highway access into the site, the proposed site lines are adequate for the likely use of the composting area. Therefore there are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The application is for a medium sized open windrow composting facility, there is limited capacity of this type locally. The proposal is to provide a facility that uses locally arising green waste for agricultural benefit and is a sustainable form of waste composting.

CONCLUSION

The proposed use of the land is acceptable in terms of the process and relation to the established viable agricultural holding. The proposed use is therefore acceptable having regard to Wirral's UDP Policies AG1 and GB2 as well as PPS10 and PPS7.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is acceptable in conjunction with the established agricultural holding at Brickfield Farm. The proposed development is therefore acceptable in terms of PPS10, PPS7 and Wirral's UDP Policy GB2 and AG1.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

2. Shredding on site shall be restricted to 1 day a week during the approved opening hours of this approved application.

Reason: Impact onto local amenity.

3. The green waste reception and processing site shall only be open between 8am and 7pm Monday to Friday.

Reason: Impact onto local amenity

4. Notwithstanding the details contained within the Design & Access Statement, no works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local

planning authority, and all tree planting shall be carried out in accordance with those details and at that those times.

Reason: In the interests of the visual amenities of the area.

5. If within a period of three years from the date of the planting of any tree that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the visual amenities of the area.

Further Notes for Commitee:

1. Attention is drawn to the provisions of S.151 of the Highways Act 1980, which requires that all construction vehicles leaving the site must be cleansed as necessary to avoid depositing mud and other material on neighbouring roads.
2. This development will require an Environmental Permit under the Environmental Permitting regulations 2007 from the Environment Agency, unless an exemption applies. The applicant is advised to contact our Environment management Team at our Birchwood Office to discuss the issues likely to be raised.
3. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. Operations must be carried out on an impermeable surface with a sealed drainage system and the water sump must be adequate to contain all site run off.

Last Comments By: 09/09/2010 12:20:12

Expiry Date: 13/09/2010