

Report to:	Planning Committee
Date of Meeting:	25 August 2009
Report by:	Executive Director (Enterprise Resources)

Application No	HM/09/0238
Planning Proposal:	Erection Of Asphalt Plant With Associated Shed And Yard

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Dovesdale Farm
- Location : Dovesdale Farm
Carlisle Road
Stonehouse

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission – Subject to Conditions (Based on the Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy STRAT3 - The Green Belt and Urban Settlements In The Green Belt
Policy DM1 – Development Management
Policy ENV12 – Flooding
Policy ENV 18 – Waste Management
Policy ENV36 – Foul Drainage and Sewerage
Policy ENV37 – Sustainable Urban Drainage Systems
Policy 39 – Waste Management Site Assessment Policy

The National Waste Plan 2003 and Glasgow and Clyde Valley Area Waste Plan 2003

- ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Railtrack Outside Parties Section

1 Application Site

- 1.1 The application site relates to land associated with Dovesdale Farm, which is located some 1.5 km southeast of Stonehouse and 4 km south of Larkhall on the west side of Carlisle Road (B7078).
- 1.2 At present the site contains the applicant's haulage business centre (an operational building and associated lorry and car parking area), together with a former quarry which is currently being infilled with inert material. The site also contains recycling facilities for certain types of waste material.
- 1.3 Access is gained via a private road leading from the B7078 and serving no other properties. The M74 Motorway is located to the east of the site with access to it gained some 2km to the north.
- 1.4 The specific area associated with this application extends to approximately 3.7 hectares and is located to the south of the access road, adjacent to the existing landfill operation.
- 1.5 The remaining land surrounding the site is agricultural in nature and the site is remote from other properties, with Overwood Farm being the closest, some 210 metres to the south.

2 Proposal(s)

- 2.1 The applicants propose the erection of asphalt plant with an associated materials storage shed, office, weighbridge and yard. Site access/egress will be via a new link from the site to a point central on the existing access road. The proposed office, a 'portacabin' style building, and weighbridge will be positioned at the entrance to the yard, with the asphalt plant equipment being located approximately centrally within the site. The main element of this equipment is in the form of a 28 metres high metal clad structure with associated low level storage tanks and aggregate hoppers.
- 2.2 The new storage shed (measuring 61 metres x 41.5 metres and 16.2 metres in height) will be positioned within the south west corner of the application site. The shed will be constructed in a combination of concrete blocks and cladding finished in a Juniper Green colour to match with existing structures in the vicinity. This will be used for the handling and storage of recycled materials to be used in the asphalt process.
- 2.3 The process and activity at the site firstly involves the delivery of aggregates and bitumen by road. Recycled aggregates will also be available from the current recycling activity carried out within the site. The stone is heated to remove moisture (driven off as steam out of the chimney) then coated with bitumen and sand to produce asphalt for road surfacing. The finished material is collected and dispatched over the weighbridge in covered wagons. There is no crushing or screening operations and the plant will operate as a new, modern depot with enclosed processes.
- 2.4 The hours of operation for the proposed operation will be consistent with those of the existing facilities, being Monday to Saturday 0700 to 1900 and no work on a Sunday.

3 Background

- 3.1 Local Plan Policy

- 3.1.1 The adopted South Lanarkshire Local Plan identifies the site as being within a Green Belt location (Policy STRAT 3 applies). Within such areas there is a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation or other uses considered by the Council to be appropriate to the Green Belt.
- 3.1.2 Given that the proposed operation involves the use of recycled aggregates from the current activity at this location Policies ENV 18 – Waste Management and ENV 39 – Waste Management Site Assessment are also of relevance.
- 3.1.3 ENV 18 requires that when considering applications for waste management facilities or the disposal of waste, the Council will have regard to government guidance, the National Waste Strategy, National Waste Plan and the Glasgow & Clyde Valley Area Waste Plan. Existing and new waste management facilities for the treatment and disposal of municipal and commercial waste, including waste transfer stations and recycling centres, shall be safeguarded for waste management use, and any development on or adjacent to these sites which would adversely affect the operation of the facility will, in general, not be considered favourably. Policy ENV38 specifies the criteria against which proposals should be assessed. These includes the need for the facility, the relation to the main sources of waste, impact on Green Belt, agricultural land, landscape, the natural environment, impact in terms of local environmental effects (including noise, dust, vibration, odour, etc) and hours of operation.
- 3.1.4 In addition to the above there is a requirement for all new developments to comply with Policies DM1 – Development Management, ENV12 – Flooding, ENV35 – Water Supply, ENV36– Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems.
- 3.1.5 Policy DM1 requires that proposals take account of the local context and built form. Policy ENV12 – Flooding advises that in accordance with the precautionary principle, the Council will seek to avoid increasing any flood risk resultant from the development. Policies ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that the development is suitably serviced. Policy ENV37 – Sustainable Urban Drainage System promotes the Council's requirements for SUD's in appropriate developments following liaison with SEPA, Scottish Water and the Council's Flood Prevention Unit.
- 3.2 Relevant Government Advice/Policy
- 3.2.1 Government guidance with regards to the Green Belt is set out within SPP 21 – Green Belts, through which it aims to strengthen and enhance the role of green belts and encourage greater stability to increase their effectiveness.
- 3.2.2 In terms of the waste management element of the proposal SPP 10 – 'Planning for Waste Management' - states that land use planning has an important role to play in achieving sustainable waste management. It also states that the continued provision of facilities that allow for sorting and transfer of materials will spare the needless landfilling of such waste.
- 3.1.3 Planning Advice Note 63 (PAN 63) 'Waste Management Planning' provides planning advice on the approach to dealing with waste management infrastructure proposals. Whilst the National Waste Plan 2003 - The National Waste Strategy for Scotland sets out a framework for sustainable waste management, including a commitment to transform Scotland's record on waste reduction, recycling, composting and recovery.

- 3.1.5 The Glasgow and Clyde Valley Area Waste Plan 2003 recognises that to achieve recycling targets, suitably located facilities will be required in the Glasgow and Clyde Valley Area.
- 3.1.6 The development is of a type listed in Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999, falling within Category 5 Mineral Industry – Installations for smelting mineral substances including the production of mineral fibres. Prior to the submission of the planning application a screening opinion was therefore requested under regulation 5 (1). This concluded that given the scale, nature and location of the development no Environmental Impact Assessment was required as it was considered that the proposal was unlikely to have significant environmental effects.
- 3.3 Planning History
- 3.3.1 The existing operations within the overall site are longstanding with planning permission having been granted in 1994, under HN/94/0075, for the infilling of the former stone quarry/open cast coal site with inert material.
- 3.3.2 In a separate consent, the applicant relocated his haulage business from Larkhall, to Dovesdale Farm (HM/H248). A further application HN/96/H452 (an amendment to extend the time period for operations, the type of material brought to the site and hours of operation) to amend these two separate, but related applications was approved in May 1997. Subsequent amendments to these consents have been approved, namely HM/00/0128 to allow limited green waste to be brought to the site on Sundays and under HM/05/0018 to permit an increase in the number of vehicles operating from the site.
- 3.3.3 The most recent application (HM/08/0667), which sought to renew and consolidate previous planning consents relating to the site, has been considered acceptable in principle (having been agreed at Committee in May 2009), however consent has not yet been issued pending the submission of a restoration bond.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton)** – have no objection to the proposed development.
Response: Noted.
- 4.2 **Roads and Transportation (Flooding)** - have no objection to the proposal subject to the undertaking of a Drainage Impact & a Flood Risk Assessment, surface water being treated in accordance with the principles of Sustainable Urban Drainage Systems, the provision of details of flood prevention works and the provision of an adequate sewerage scheme.
Response: Noted. These requirements can be imposed as conditions to any such consent.
- 4.3 **Environmental Services** - have no objections subject to noise control during construction, refuse storage, the undertaking of an asbestos survey, control of dust, the treatment of contamination and pest control.
Response: Noted. Where appropriate conditions/advisory notes shall be imposed if planning permission is granted.
- 4.4 **Scottish Water** – has not yet responded to the consultation request.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken in respect of the proposals and the application advertised in the local press as Development Potentially Contrary to the Development Plan and due to the Scale and Nature of the Operations. No letters of representations were received in response to this process.

6 Assessment and Conclusions

- 6.1 The application proposes the erection of asphalt plant with an associated materials storage shed, office, weighbridge and yard. The proposed operation is viewed as being complementary to the existing facilities at this location and will result in the recycling of materials from these facilities.
- 6.2 The main determining issues in assessing this proposal are whether it accords with the relevant provisions of the development plan, whether it is consistent with the relevant guidance, its impact on amenity and road safety matters.
- 6.3 The site relates to an area of land designated as Green Belt in the adopted South Lanarkshire Local Plan. Policy STRAT 3 - The Green Belt and Urban Settlements in the Green Belt contains a presumption against development unless it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation or other uses considered by the Council to be appropriate to the Green Belt. The existing operations at this site were previously established through the granting of planning permissions and the proposed operation can be viewed as being complementary to these facilities, which incorporates buildings of a similar character, design and finish materials. Within this context and assessing the current scheme, I therefore do not consider that the Green Belt policy, both nationally and locally, would be compromised by this application.
- 6.4 With regards to the Waste Management Policies, Government policy and guidance, and those of the Glasgow and Clyde Valley Area Waste Plan, these all encourage measures to be taken to secure increased recycling and reuse of waste resulting in a reduction of waste returned to landfill. The proposal is consistent with these aims as it will result in the recycling of material, including from within the existing facilities, rather than leaving it for landfill purposes. Furthermore, I am satisfied that the introduction of this new facility will not adversely impact on the continuation of existing operations and would not result in any additional concerns in terms of noise, visual impact, dust, and natural or built heritage. The proposal does not therefore conflict with Policies ENV18 and ENV 39 of the adopted South Lanarkshire Local Plan.
- 6.5 The development has been assessed in terms of Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999 and it is the Council's opinion that no Environmental Impact Assessment was required as it is considered that the proposal was unlikely to have significant environmental effects.
- 6.6 In relation to development control criteria applicable policies consist of Policies DM1 – Development Management, ENV12 – Flooding, ENV36– Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems of the adopted Local Plan.
- 6.7 Policy DM1 – Development Management, lists a number of criteria which proposals are expected to comply with. This includes criteria relating to visual and environmental impact, provision of suitable access and parking facilities, making

appropriate infrastructure provision to serve the development and addressing sustainability issues.

- 6.8 In terms of landscape and visual impact, whilst the plant would be a considerable height, the site is located in a small valley with land to the east rising approximately 30 metres upwards to the B7078 Carlisle Road. The same intervening land between the yard and the B7078 forms a backdrop to viewers to the west, south-west and north-west including the village of Stonehouse, Glassford and other isolated properties. There are few nearby neighbours and the skyline of more distant views remains unbroken. It is considered that once the structures are clad in an appropriate colour the plant would be comparable to a large agricultural building and the development would not have a significant effect on the nearby landscape character. The existing facilities have operated, to date, without adversely affecting the locality in terms of visual or environmental impact.
- 6.9 In terms of noise/dust issues, no complaints regarding the operation of the site have been received in recent years. Most processes associated with the new facility, would be carried out within an enclosed building. It is anticipated that there should be no significant additional impact as a result of the development of this proposal. However, it is considered that conditions should be imposed on any consent granted which would be effective in preventing unacceptable levels of noise/dust for local people during construction works and when the use is operational.
- 6.10 As a result of the above assessment, it is considered that the proposal is consistent with the requirements of Policy DM1.
- 6.11 In relation to the requirements of Policies ENV12 – Flooding, ENV36 – Foul Drainage and Sewerage and ENV37 - SUDs, which seek to ensure that the development is adequately serviced, any issues raised by consultees can be conditioned as part of any consent granted. Further, increased recycling operations at the site have improved the sustainability of the operation and the introduction of the proposed facility is unlikely to result in any significant impact in this regard. I am therefore satisfied that the proposal complies with Policies ENV12, ENV36 and ENV37.
- 6.12 In relation to road safety, the adjacent site is currently in use as a haulage yard and infill recycling operation with direct access onto the B7078 Carlisle Road which, in conjunction with the close proximity of the M74 motorway, provides a good roads network for this type of operation. The proposed plant would be built to accept recycled materials such as those generated on the adjacent site which would result in reduced vehicle movements. The existing access road is fully surfaced and already incorporates appropriate geometry and visibility splays. No other properties share the site access. Furthermore, it is noted that Roads and Transportation Services have offered no objections and therefore it is considered that the proposal would not have a significant effect on the road network in terms of traffic generated by the development.
- 6.13 No third party objections were lodged to the application and the requirements of the statutory consultees can be addressed through the use of conditions where appropriate.
- 6.14 It is confirmed that whilst the proposals were advertised as a Development Potentially Contrary to the Development Plan on the basis of the above assessment I am of the opinion that the proposal is acceptable in policy terms.

6.15 In conclusion, I am satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance. I therefore recommend that planning permission be granted, subject to conditions.

7 Reasons for Decision

7.1 The proposal complies with Policies STRAT3 - The Green Belt and Urban Settlements In The Green Belt, ENV18 – Waste Management , ENV39 – Waste Management Site Assessment Policy, DM1 - Development Management, ENV12 – Flooding, ENV36– Foul Drainage and Sewerage, ENV37 – Sustainable Urban Drainage Systems of the adopted South Lanarkshire Local Plan. Furthermore, there will be no amenity or road safety issues resulting from the proposal.

Colin McDowall
Executive Director (Enterprise Resources)

18 August 2009

Previous References

HN/94/0075
HN/96/H452
HM/00/0128
HM/05/0018
HM/08/0667

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

Previous References

- ◆ Bullet point list

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads and Transportation Services (Hamilton Area) 11/06/2009

Roads & Transportation Services H.Q. (Flooding) 17/08/2009

Environmental Services 03/06/2009

- ▶ Representations
None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

James Watters, Planning Officer, Brandon Gate, Hamilton

Ext 3522 (Tel: 01698 453522)

E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
5187/002
STONE.01
GA4
GA5
GA6
GA7
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 5 The use of the premises (with the exception of maintenance works not audible outside the premises), shall be restricted to the following hours of operation:

Mondays to Fridays:	Between 0700 and 1900
Saturdays:	Between 0700 and 1900
Sundays:	No work on Sundays
- 6 Prior to development commencing on site, a scheme to control and minimise the emission of pollutants from and attributable to the development, shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 7 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 8 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 9 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

- 10 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 12 above.
- 11 That the required drainage scheme shall be completed in accordance with the approved details prior to the [occupation of any house hereby approved/specify other].
- 12 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 13 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 14 That before development starts, full details of the office/weighbridge shall be submitted to and approved by the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 2006
- 2 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 3 These details have not been submitted or approved.
- 4 These details have not been submitted or approved.
- 5 To minimise noise disturbance to adjacent occupants.
- 6 To minimise the risk of nuisance from pollutants to nearby occupants.
- 7 To minimise the risk of nuisance from dust to nearby occupants.
- 8 In order to retain effective planning control
- 9 To ensure the provision of a satisfactory land drainage system.
- 10 To ensure the provision of a satisfactory land drainage system.
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 13 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 14 These details have not been submitted or approved.

For information only

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