

SECTION '2' – Applications meriting special consideration

Application No : 12/00806/FULL1

Ward:
Cray Valley West

Address : Peter Norris Haulage Ltd Station
Approach St Mary Cray Orpington BR5
2NB

OS Grid Ref: E: 546824 N: 168324

Applicant : Mr Peter Norris

Objections : YES

Description of Development:

Provision of additional waste transfer area within existing site and erection of an elevated picking station with associated mechanical conveyor belt.

Key designations:

Areas of Archaeological Significance

Proposal

This application seeks permission for the provision of additional waste transfer area within the existing site and erection of an elevated picking station with associated mechanical conveyor belt.

The development involves extending the existing raised area towards Station Approach to accommodate the new plant. The supporting information confirms that the site currently recycles 93% of the waste it processes and the proposed development will assist this process by allowing improved sorting, improved health and safety for picking staff within a metal covered picking station and the provision of a new mechanical sorting conveyor belt. The existing acoustic fence / screen will be moved to accommodate the new area and equipment in an additional 230sqm (15% of the site).

The supporting information confirms that there will be no additional staff and no additional deliveries to the site as the effect of the proposal will be to increase the number of grades of recyclable material the site can sort.

The area for skip storage will be reduced as a result of the proposal, however the agent has confirmed that the company has another location where skips are stored.

Location

Peter Norris (Haulage) is a waste transfer site comprising a waste sorting and recycling area with storage and sorting bays and screening plant. The yard also includes a skip storage area and a depot building. The site is located on Station Road between the road and the railway, adjacent to St Mary Cray Station. It is a long site with two vehicular access points from Station Road. The primary sorting and recycling area is located to the eastern end of the site behind a screening enclosure at a higher level than the road. There are residential properties located at a lower level to the north and beyond the railway to the south west and commercial premises to the other side of the railway to the south.

Comments from Local Residents

A number of local objections have been received. These raise the following concerns:

- noise and dust are unbearable
- windows have to be kept closed due to dust
- lorries cause hold ups and dangerous traffic conditions in the road
- noise pollution from existing machinery and vehicles
- traffic problems in Station Road as a result of lorries queuing to enter the site
- dust arising from materials sorting which settles in homes and gardens
- rubbish is spread from the site into nearby gardens
- odours from rubbish and diesel fumes from vehicles and machinery
- site has already expanded too much and site is not big enough
- proposal will result in increase in noise, pollution etc
- yard is not operated in the same controlled way as similar sites
- overintensification of the use
- noise problems from moving and banging of skips

Comments from Consultees

Thames Water has no objection

Highways Drainage comment that surface water will need to drain to soakaways contrary to the information given on the application form. It is further advised that the EA are consulted and standard condition regarding drainage details is requested if permission is to be granted.

The Environment Agency have no objection to the proposal as any concerns would be addressed via the site's Environmental Permit, and as there are no changes proposed to the quantity or types of waste handled, no variation to the Permit will be required.

The Environmental Health Officer has carefully examined the application and submitted noise assessment in light of concerns raised regarding noise. He is concerned about the accuracy of the noise report as it is difficult to be certain that the data on noise output provided by the manufacturer of the proposed plant would reflect the output in this specific situation, however he considers the most effective

way to address this concern is the imposition of condition requiring adherence with the noise report should permission be granted. A condition requiring a dust management plan is also suggested.

English Heritage has no requirement in respect of archaeology.

Network Rail has no comments on the proposal.

The Council's Highway Engineer notes that it is stated that there will be no additional lorry movements to or from the site and requested more information regarding the skip storage area that would be displaced. The applicant's agent confirmed that skip storage would be catered for within the existing yard and at another storage location. On this basis no objection is raised.

Planning Considerations

The application falls to be considered with regard to:

Unitary Development Plan 2006 Policies:

- BE1 General Design of Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- T18 Road Safety
- EMP6 Development Outside Business Areas
- ER2 Waste Management Facilities

London Plan 2011 Policies:

- 5.16 Waste Self-Sufficiency
- 5.17 Waste Capacity
- 5.18 Construction, Excavation and Demolition Waste
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes

National policy of relevance includes:

National Planning Policy Framework 2012
Planning Policy Statement 10 - Planning for Sustainable Waste Management

Planning History

Permission was granted under ref. 98/02678 for 'Erection of waste transfer building and provision of new internal access road boundary walls fencing and acoustic screening' subject to conditions.

Under ref. 03/01293, approval was given for 'Erection of screen fencing and double mesh to railway side of screening and sorting plant (variation of condition 10 of permission granted under ref. 98/2678)'

Conclusions

The primary issues for this application are the design and appearance of the development, the environmental impact including noise and dust, the contribution of this site to waste management, and the impact of the proposal on the amenities of local residents.

With reference to waste management and environmental policies, these support the proposal insofar as it will result in improved levels of recycling.

Local residents have raised concerns about noise and dust from the site and it is appreciated that the existing site causes issues for local residents. However, it should be noted that the considerations for this application are only those relating to any additional impact that the proposal itself might bring about. There are some concerns from the Environmental Health Officer about the potential noise output, however on balance these are not sufficient to warrant refusal provided the noise levels do not exceed those set out in the noise report submitted with the application. A condition requiring a dust management plan would be suitable to address the issue of dust and there is no evidence that dust output will increase as a result of this proposal. Environmental matters including dust are also dealt with by the Environment Agency via the Environmental Permit for this site, and they have no objection. It should be noted that concerns have been raised separately from this application process with the Environment Agency in respect of the objections received about dust emissions from the existing operation.

There is no objection raised from a highways aspect as the applicant states that there will be no increase in vehicles trips or movements as a result of this proposal. The proposal is not considered to be contrary to highways policies.

The primary concern in respect of the proposal is that it will result in the retaining wall facing Station Approach being moved further towards the road to accommodate the additional working area. This wall and the protective enclosures on top of it are already very prominent and the proposal will result in increased prominence, making the structure highly visible from a wide area, particularly given the slope of the land away from the site beyond the road. Given the overall size and scale of this imposing structure, it is considered that it will result in a harmful and prominent form of development that will have a negative impact on the visual amenities of the area.

On balance, whilst the merits of the proposed increased and improved recycling facilities are appreciated, the development to facilitate this will result in harm to the visual amenities and character of the area, contrary to Policies BE1 and BE7 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on files refs. 98/02678, 03/01293 and 12/00806, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

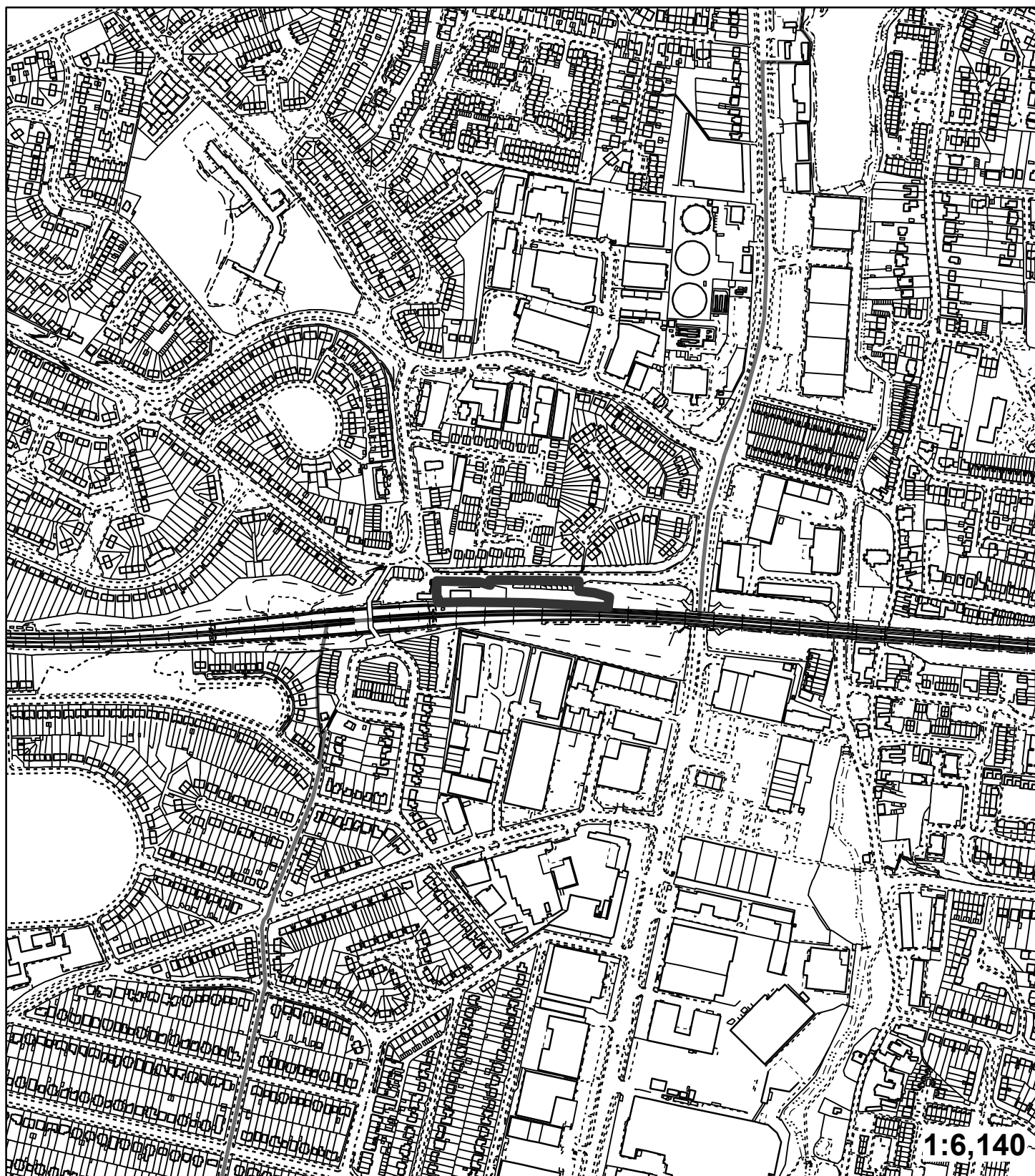
The reasons for refusal are:

- 1 The proposed extension to the retaining wall structure and associated enclosures would, by reason of the overall size, design and location of the development, form an unattractive, overbearing and overdominant feature in the streetscene, visible from a wide area and harmful to the character and appearance of the locality, contrary to Policies BE1 and BE7 of the Unitary Development Plan.

Application:12/00806/FULL1

Address: Peter Norris Haulage Ltd Station Approach St Mary Cray
Orpington BR5 2NB

Proposal: Provision of additional waste transfer area within existing site and erection of an elevated picking station with associated mechanical conveyor belt.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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