

Waste Management



Chapter No:

16

67 - Scottish Environment Protection Agency [Written Submissions]

BACKGROUND

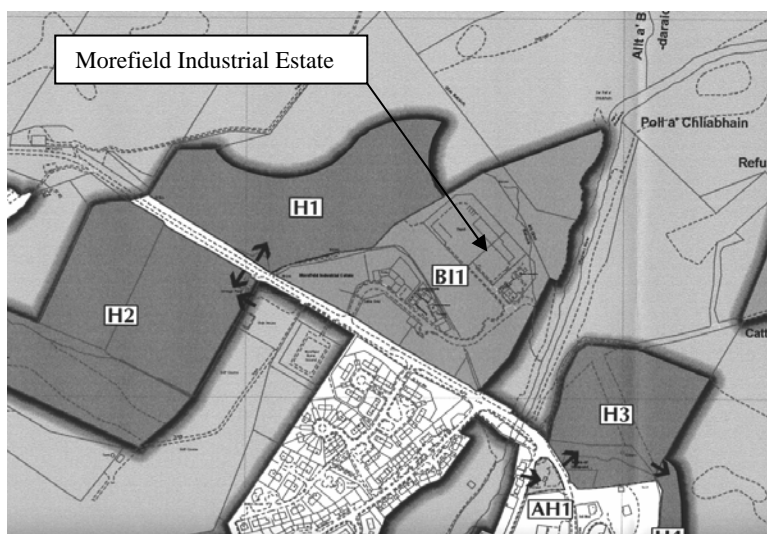
1. Section 2 of Policy 4 (shown in Appendix 1 to this report, but affected by recommendations in earlier chapters to become Policy 1B –see Appendix 2, which summarises all the proposed amendments) sets out the council’s policy on waste management. In Box 2, existing or former waste management sites are included, and on one of the Background Maps entitled “Physical Constraints”, existing or former waste management facilities, including former landfill sites are identified by a symbol.

2. The individual Settlement Inset Maps provide a Land Allocation Table which refers to waste management, where applicable; for example, under “Business/Industrial” the Ullapool inset allocation table states,

“BI 1 Morefield Industrial Estate

A site within the estate is required for a new waste transfer station and recycling centre for the village.”;

while the site, as shown on the inset map, appears in the following form:



Extract from Ullapool Inset Map, showing Morefield Industrial Estate

SUMMARY OF THE OBJECTION

3. The objector wished to achieve some form of protection for the waste management facilities’ sites, should non-waste management uses be sought for them through the planning system. The fact that sites for these facilities have not generally been identified on the Proposals Maps was in conflict with structure plan policy and with national planning policy guidance. It was considered that this problem would be resolved by a more accurate and detailed identification of existing and former

sites on the local plan Inset Maps, accompanied by a policy statement to the effect that applications relating to change of use or redevelopment of these sites would be considered within the context of the delivery of a Waste Area Plan and would require consultation with the Scottish Environment Protection Agency.

4. There was disagreement with the council's initial response, that new facilities were not generally required in Wester Ross. For example, the Highland Area Waste Implementation Plan referred to the need for a composting facility in Ullapool and it was unclear whether the proposed site at Ullapool which had been identified in the plan had been intended to accommodate both bring and composting operations. The objector wished to have this matter clarified in the plan. The Implementation Plan had indicated that the approximate area required for a Recycling Centre would be only 3,500 sq m. An additional space for dealing with up to 2,000 tonnes per annum was required for a small composting facility. There was also a need to facilitate community composting initiatives early in the life of the local plan (from around 2007), and sites for such facilities should therefore be identified in the plan.

SUMMARY OF THE COUNCIL'S RESPONSE

5. The council accepted that there might be merit in the transfer station at Gairloch and the recycling centre at Lochcarron being identified as part of the Business and Industry allocations, as this would be consistent with the new transfer station in Ullapool. This would highlight the three major strategic sites for taking forward the draft Waste Implementation Plan.

6. The local plan showed existing or former waste management sites in Box 2 as physical constraints and section 5 of Policy 4 referred to these. Within such areas, developers would require to demonstrate that their proposal was compatible with the constraint, or that action was to be taken to reduce any negative effects, and the council considered that the note to be added to the foot of the policy (see paragraph 5 of the previous chapter 15) would assist in this regard. The council also accepted that the policy as it stood did not state explicitly that applications relating to change of use or development of these sites would be considered within the context of delivery of the Area Waste Plan and would require consultation with the Scottish Environment Protection Agency. Accordingly, it proposed to produce a table setting out the context for the physical constraints map, as had been done for the Countryside Areas (Natural and Cultural Heritage) Sensitivities in the Background Maps document.

7. The statement that new facilities were not generally required in Wester Ross had been made on the basis of advice from the council's Transport, Environment and Community Services in relation to the draft Implementation Plan, as it had stood at that time. The draft Highland Area Waste Implementation Plan had subsequently been reviewed and funding priorities identified only for the period to 2006. The revised plan set out that the relocation of the Ullapool Transfer Station to the Morefield Industrial Estate (as highlighted on the Ullapool Inset Map) remained a longer term possibility, though there were no firm proposals in place. The exact nature of the operations to be carried out at Morefield was unknown as yet, because any development would be dependent upon receiving the necessary funding from the Strategic Waste Fund.

8. In relation to the proposed composting facility, the allocations table on the Ullapool Inset map would be amended to state (amendments to text shown underlined),

"BI 1 Morefield Industrial Estate

A site within the estate may be required for a new waste transfer station, recycling centre and composting facility for the village."

It was considered that this would provide support for any firm proposal that came forward, but in the meantime, the existing waste transfer station would continue to be safeguarded for waste management purposes through Policy 4, section 8.

9. Elsewhere within the plan area, the council's Transport, Environment and Community Services had confirmed that the existing waste transfer station at Gairloch would be upgraded; and the existing roads depot in Lochcarron would ultimately have provision for a small recycling centre. Accordingly, these would require the following modifications to the inset maps:

In Gairloch, extend site BI 1 to enclose the adjacent landfill site and transfer station, and add the following information to the requirements already set out in the allocations table, to state (modified text shown underlined):

“BI 1 Clach na Broig Quarry	<u>Proposals for the upgrading of the transfer station will be supported.”</u>
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In Lochcarron, add the following information in the allocations table to state (additional text shown underlined):

“BI 1 Tullich Industrial Estate	<u>Land available for development in the northern part of the estate. A site within the existing roads depot will be required for a small recycling centre.”</u>
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10. The objector withdrew on the basis that these modifications were to be made to the plan prior to its adoption.

CONCLUSIONS

11. The focus of this objection appears to have been overtaken by events, to the extent that facilities stated not to be required, now appear to be on course for provision within the plan period, and the remainder of the objection and of the council's response is focused upon dealing with these additions. I agree with the council that they should be incorporated into the plan, and note that the council proposes to do this on the inset maps.

RECOMMENDATION

12. I therefore recommend that

- (i) tables are prepared as described in paragraph 6 above to detail the physical constraints (including development affecting existing or former waste management facilities) and consultation areas which apply in Wester Ross, and the policy context associated with them for inclusion in the Background Maps document; and that
- (ii) the modifications proposed to the inset maps, as described in paragraphs 8 and 9 above be incorporated into the plan for adoption.