

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE – 19 May 2009**

Agenda Item	4.5
Report No	26/09

**09/00092/FULRC – Formation of waste transfer depot, including erection of building,
installation of weighbridge and welfare facilities at land north-west of Teaninich
Farm Steading, Alness**

Report by Area Planning and Building Standards Manager

SUMMARY

The detailed proposal is for the establishment of a domestic waste transfer depot including formation of a new access road, erection of a steel portal framed building, installation of a weighbridge and erection of office/welfare buildings on land at Teaninich Farm, Alness.

Alness Community Council has objected to the application. In addition there are four third party objections.

The Recommendation is to GRANT planning permission subject to conditions.

Ward Number 7 – Cromarty Firth

Applicant – Pat Munro (Alness) Ltd

1. PROPOSAL

- 1.1 The application comprises the formation of a waste transfer station for domestic waste bulking up and transfer. The detailed proposal involves the formation of a new access road onto the A9-Alness distributor road; the creation of a fenced compound; the erection of a steel portal frame waste transfer building measuring 30m x 26m x 10m high; the installation of a weighbridge; and the erection of a portable building for office/welfare purposes.
- 1.2 The application is supported by a Working Plan which outlines in detail the various elements of the proposal and the processes which are proposed to be carried out on site.
- 1.3 The site, which includes a proposed bunded soil and screen planting margin along its north and west boundaries, extends to approximately 0.9ha (2.2 acres) of agricultural land located immediately to the north and north-west of an established farm building at Teaninich Farm. Access is proposed from Teaninich Avenue, the distributor road linking the A9 trunk road to Alness to the east of the site. An established stand of mature conifers extends along the full length of the southern boundary. Teaninich Avenue joins the A9 opposite Alness Point Business Park and

serves the further business parks at Dal na Rocas and Fyrish Way, approximately 200m to the north; Teaninich Castle Hotel, more than 300m to the north-east; new housing developments at Teaninich Paddock and Castle View, beyond this to the north; and Alness Industrial Estate wrapping round this to the north-east.

2. PLANNING HISTORY

2.1 There are no previous planning applications relating to the site. The farm building adjacent was originally granted permission and built in 1993 (RC/1993/555). It was extended following a grant of permission in 2004 (04/00268/FULRC).

3. PUBLIC PARTICIPATION

3.1 The application was advertised under Section 34 of the Act on 13 March 2009 and the publicity period expired on 27 March 2009.

3.2 Four letters of objection have been received and representations relate to the following issues:

- Fear of odour
- Fear of vermin
- Noise
- Increased traffic
- Loss of agricultural land
- Operational hours
- Impact of amenity at approach to Alness
- Impact on image of Alness and local businesses
- Danger to children

3.3 The letters of representation are available in the Dingwall Area Office and will be available at the Committee meeting. The names of those making representation are listed at the end of this report.

4. CONSULTATIONS

4.1 **Alness Community Council - objects** to the application on the following grounds:

- Additional road traffic movements
- Odour and vermin nuisance to neighbours
- Noise with vehicle reversing beeping
- Concern over future expansion

4.2 **Internal Consultees**

TECS (Environmental Health) – No objections. The premises will require a Waste Management Licence from SEPA and the licence normally has standard conditions which are quite stringent in terms of odour, vermin etc. There are no residential properties in close proximity although in terms of preventing nuisance the employees at the nearest commercial or industrial buildings should be taken into account. However, the closest of these is still over 200m from the proposed site and therefore noise nuisance should not be a problem.

TECS (Transport) - No objections subject to the applicant meeting all of the criteria in the Council's Standard Guidelines. No issues with the traffic movements in and out of the junction onto Teaninich Avenue as long as the junction is wide enough to accommodate two large vehicles to preclude stationary traffic on the public road. The accident history of the area has been examined for the previous 5 years and 7 accidents are noted, all at the A9 junction. 5 of these involved vehicles pulling out of the junction into the path of traffic on the A9 while the remaining 2 accidents involved vehicles turning right off the A9 across approaching traffic. There are therefore no significant safety issues in relation to the proposed new access onto Teaninich Avenue.

Forestry Officer - So long as the building line extends no further to the south than the existing shed there should be no conflict with the adjacent woodland area. There are two Scots pine which may need to be removed, along with a sycamore. Security fencing is to be contained within the earth bund and should extend along the southern boundary to stop access into the woodland. A plan clearly showing the position of security fencing needs to be submitted for approval. The 10m planting strip is insufficient as a screen and should be increased to give a minimum depth of at least 20m. A detailed landscape plan is required including details of maintenance.

4.3 External Consultees

SEPA

- **National Waste Plan and Area Waste Plan** – Considers application supports the delivery of the Highland Area Waste Plan by providing bulking up facilities in close proximity to where residual waste is arising enabling a reduction in transport miles. A condition is requested to ensure that the facility receives only residual municipal solid waste from the Highlands, as this is in line with the proximity principle. This matter has been agreed with the applicant.
- **Operation and Licensing** – The site will require a licence to operate under the Waste Management Licensing Regulations 1994 and it is considered that it will be capable of licensing under these regulations.
- **Foul Drainage** – Recommends that a condition is attached requiring connection to the public sewer.
- **Surface Water Drainage** – Objects to the proposed use of an interceptor within the surface water system for the proposed yard area.
- **Noise** – Construction noise remains the remit of the Local Authority. Operational noise will be regulated under the Waste Management Licence.
- **Air Quality** – Dust and odour will be controlled through conditions in the Waste Management Licence.

- **Fuel Storage** – No objections to the storage of fuel or oil providing it meets with the requirements of the Water Environment (Oil Storage)(Scotland) Regulations 2006.

Scottish Water – No objections. Assynt Water Treatment Works may have capacity to service this proposed development. Alness Teaninich Waste Water Treatment Works may have capacity to service this development.

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal

Highland Structure Plan (2001):

- G2 Design for Sustainability
- W1 Waste Management
- W4 Waste Disposal
- W5 Facilities for the waste management network

Ross and Cromarty East Local Plan (2007)

- GSP1 Design and sustainable construction
- GSP5 Waste Management
- Alness Area B26 Business Uses

5.2 The proposal requires to be assessed against the following relevant Scottish Planning Policies (SPP's), National Planning Policy Guidance (NPPGs) and Planning Advice Notes (PANs).

- Scottish Planning Policy
- SPP10 Planning for Waste Management

6. PLANNING APPRAISAL

6.1 **Determining issues** – Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance and Scottish Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

- 6.3 **Policy** - The site is part of a wider area extending to 3.3ha allocated for business use on the margins of the settlement of Alness as identified in the adopted Ross and Cromarty East Local Plan. The policy statement includes a requirement for screen planting and suggests the site may offer a possible opportunity for tourism uses. In this regard, whilst the use proposed does not adhere to this suggested opportunity relating to tourism, the site location and characteristics provide many advantages to the proposed specific waste management use. It is already partially screened from the A9 and from Teaninich Avenue by mature trees and a large agricultural building; it is well set back from the public roads whilst being close by a major junction onto the A9; it is over 400m from the nearest houses and over 200m from established offices whilst being reasonably near several large scale industrial and business developments. SEPA is satisfied with the proposals with regard to compliance with both National and Area Waste Plans. The application is therefore considered to comply generally with adopted local and national policy with regard to waste management.
- 6.4 **Servicing** - There are no particular servicing difficulties. TECS(Transport) are satisfied over the proposed access arrangements which involve the formation of a new access road onto Teaninich Avenue, the local distributor road which links the A9 trunk road with the town of Alness and specifically services the industrial estate and two business parks. The access point is off-set from the established access to Redwoods Nursing Home and the wide verge and straightness of road allows excellent visibility in each direction. This location will also allow very good connection with the trunk road network. There are no objections from Scottish Water regarding connections to the public water and foul drainage network. SEPA has expressed concerns over a detailed aspect of the surface water drainage proposals however the applicant has indicated his willingness to ensure all drainage proposals are agreed to the satisfaction of both SEPA and Scottish Water prior to works commencing.
- 6.5 **Third party objections** – Four letters of objection have been received together with an objection from Alness Community Council. Concerns over odour, vermin and operational noise are all aspects which can be covered by stringent conditions attached to the required Waste Management Licence governed by SEPA. In addition, the location of the site over 400m from the nearest residential property and over 200m from the nearest office, provides a substantial 'buffer' between the proposed development and established properties. With regard to fears expressed over increased traffic, this has been analysed by the Council's Senior Engineer (Policy, Standards and Safety Team) and he has concluded that there are no significant road safety issues on the basis of the new access being constructed to the Council's standard guidelines. The development will take advantage of the existing distributor road and junction onto the A9 which have been designed to carry HGV traffic to and from Alness Industrial Estate.
- 6.6 The site will use less than a hectare of agricultural land, however this land has been specifically allocated for business purposes in the adopted Local Plan and lies on the edge of an existing field causing minimal disruption to operation of the farm unit in the same ownership. The site lies on the approach to Alness from the west however the setback of over 300m from the A9 together with the presence of the existing large agricultural building, established mature trees and proposed

landscaping will help mitigate against any significant impact on the wider landscape. The site will also be seen within the context of the established business parks and industrial estate on the western edge of Alness and it is not accepted that the development will cause any detrimental impact on either the landscape setting or image of the town.

7. CONCLUSION

- 7.1 The proposed waste transfer depot has been sited on the southern edge of land allocated for business purposes to minimise its impact on existing residential and commercial properties. The location chosen is remote from any neighbouring properties whilst relating well to the established farm building and adjacent woodland. The applicant has also agreed to increase the landscaping around the west and north boundaries to further reduce the impact of the development. Notwithstanding the decision on this planning application, the applicant will require to satisfy SEPA in obtaining and adhering to a Waste Management Licence which will contain conditions on noise, odour and vermin control. Accordingly it is considered that the proposal is acceptable subject to the conditions listed below.

RECOMMENDATION

Grant Planning Permission subject to conditions:

1. The type and colour of materials to be used in the development hereby approved shall be as specified on the approved plans/application form unless the prior written approval of the Planning Authority is obtained for other materials. For the avoidance of doubt the external plastisol sheeting to be used on the waste transfer building shall be dark green to match the adjoining farm building.

Reason: To ensure that the development progresses in accordance with the design hereby approved and is thus sensitive to its surroundings and respects the visual amenity of the area.

2. **Prior to any development commencing on site**, full details of the proposed office/welfare building (including floor plans and elevation drawings) and boundary fencing (including specification and elevation drawings) shall be submitted for the formal written approval of the Planning Authority. The development shall thereafter progress in accordance with those approved details.

Reason: As no details have been submitted with this application.

3. **Prior to any development commencing on site**, full details of the proposed landscaping bund around the west and north boundaries shall be submitted for the formal written approval of the Planning Authority. For the avoidance of doubt, this shall increase the landscaping from 10m to 20m width as agreed by the applicant in his letter of 27 April 2009 and shall include a maintenance programme specifying weed control; adjustment/replacement of shelters, stakes and ties; formative pruning; and replacement of failures. This maintenance programme shall also include details for the retention and management of the woodland area to the south of the site. Thereafter, the development shall proceed on the basis of the details approved. All planting thereby approved shall be undertaken once the new earth bund has been formed, or no later than 1 April 2010, whichever is the sooner. Any plants which die, are removed, or become seriously damaged or diseased within a period of five years shall be replaced the following planting season to the original specification, unless otherwise agreed with the Planning Authority.

Reason: To ensure that the development progresses with sensitivity to its surroundings and respects the visual amenity of the area.

4. **Prior to any other work commencing on site**, the new access road onto Teaninich Avenue shall be completed to the satisfaction of the Planning Authority after consultation with the Roads Authority. This shall include visibility splays provided and maintained of 4.5m x 180m; a bellmouth at right angles to the carriageway having a minimum throat width of 6m, a minimum edge of surfacing radii of 10m and finish in a recognised bituminous material for a distance of 10m from the edge of the existing carriageway. Any access gate shall be positioned at least 10m from the public road carriageway capable of opening away from the public road only. The gradient of the access shall not exceed 6% (1 in 17) for the first 5m and thereafter shall not exceed 10% (1 in 10). Measures shall be taken to ensure that no surface water or debris shall flow onto the public road from the site. Provision shall be made within the site for the turning and parking of a minimum of 10 cars. All details shall be agreed with the Roads Authority prior to work commencing and undertaken in accordance with such agreement.

Reason: In the interests of road safety.

5. For the avoidance of doubt, the facility shall receive only residual municipal solid waste from within the Highland Council area and any alteration to those arrangements shall require the further express permission of the Planning Authority after consultation with SEPA.

Reason: For clarification and to ensure that the Planning Authority can retain effective control over the development hereby approved.

6. For the avoidance of doubt, foul drainage discharge shall be by way of connection to the public sewer.

Reason: For clarification and in the interests of safeguarding the water environment.

7. Prior to any work commencing on site, full details of surface water drainage proposals complying with SuDS principles shall be agreed with the Planning Authority after consultation with SEPA and Scottish Water. (For clarification, the arrangement proposed on drawing TWTS/07 involving a proposed filter drain/soakaway at the site entrance and interceptor for discharge from the yard area is not hereby approved). The development shall thereafter be carried out in accordance with the approved details.

Reason: For clarification and in the interests of safeguarding the water environment.

8. Other than the container area designated for recyclable and non conforming waste, which shall be screened by a closeboard vertical timber screen fence details to be approved as part of the additional information requested at Condition 2 above, and the empty trailer and full trailer storage areas as defined on the approved layout plan, there shall be no external storage of materials whatsoever, unless with the prior written approval of the Planning Authority.

Reason: To ensure that the development progresses with sensitivity to its surroundings and respects the visual amenity of the area.

9. Hours of construction shall be limited to 8:00am – 6:00pm Mondays – Fridays; 8:00am – 1:00pm Saturdays and not at all on Sundays. Hours of operation shall be restricted to 7:00am – 7:00pm Mondays – Saturdays and not at all on Sundays, unless with the prior written permission of the Planning Authority.

Reason: To minimise potential disturbance to neighbouring properties.

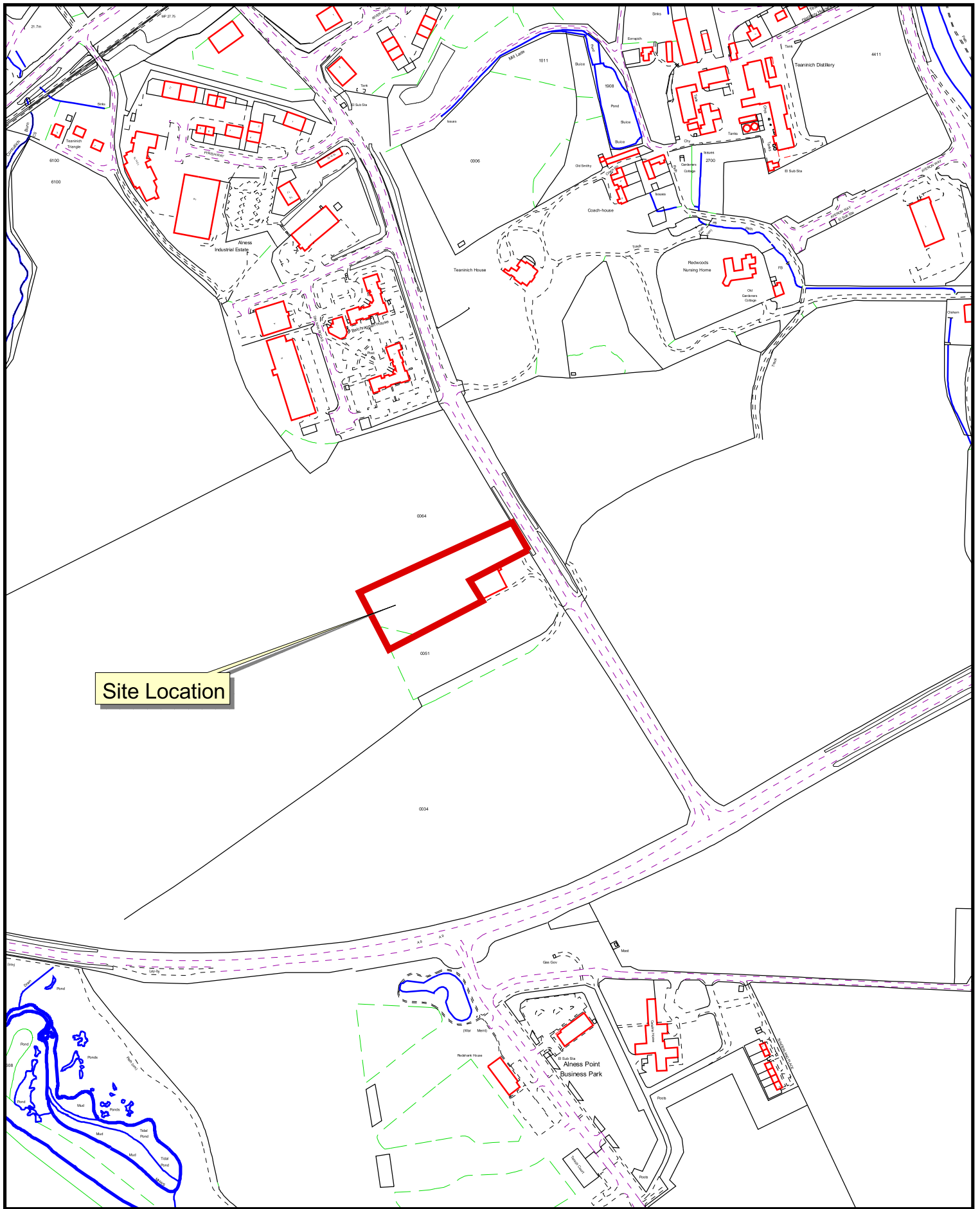
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Dorothy Stott (01349) 868426

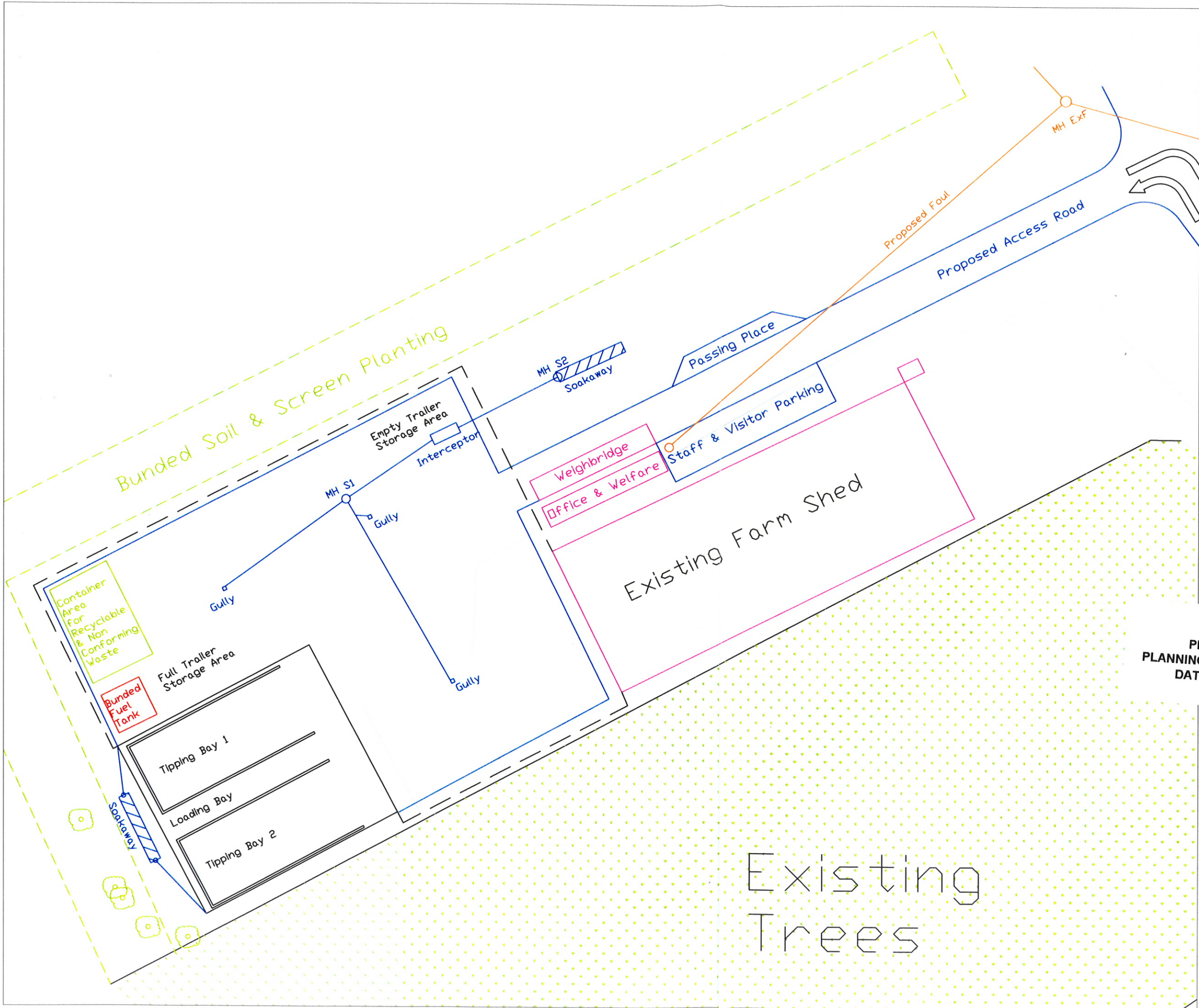
Background Papers: As referred to in the report above and case file reference number 09/00092/FULRC)

Date: 05 May 2009



Site Location

Notes:



THE HIGHLAND COUNCIL
 PLAN 3 OF 8 SUBMITTED WITH
 PLANNING APPLICATION NO: 09/00092/FULRC
 DATE OF RECEIPT: 5th March 2009

Contract: **Proposed Waste Transfer Station Teaninich, by Alness**

Drawing Title: **Facility Layout (incl Drainage)**

Drawing Ref: **TWTS/02**

Rev:	Drawn by:	Date:	Scale:
	BKM	06 Feb 2009	1:500



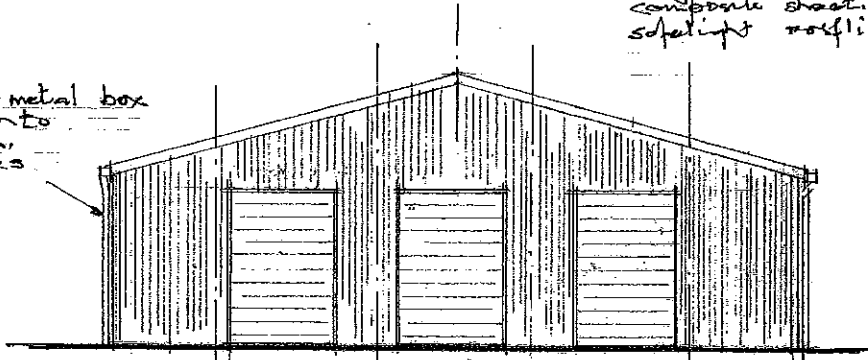
WASTE SERVICES
 Head Office: Caplich Quarry, Alness, Ross-shire, IV17 0XU
 Tel: 01349 882377 Fax: 01349 882019

PROPOSED TRANSFER BUILDING

AT TEANINICH - ALNESS

Roof clad with 40mm thick
Kingspan L.P.C. approved
composite sheathing with
safety netlights.

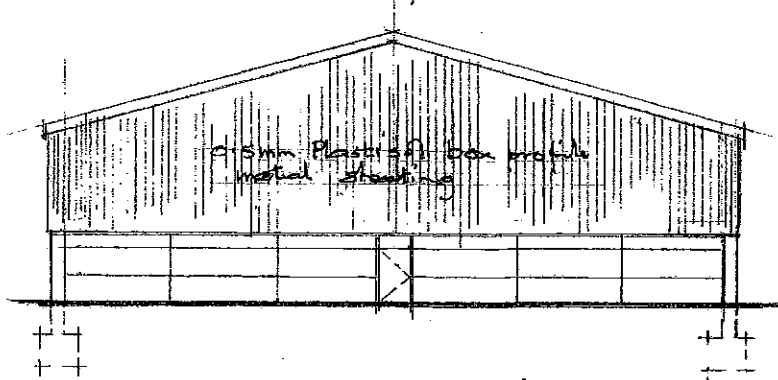
Preformed metal box
gutters in to
150mm dia.
downpipes



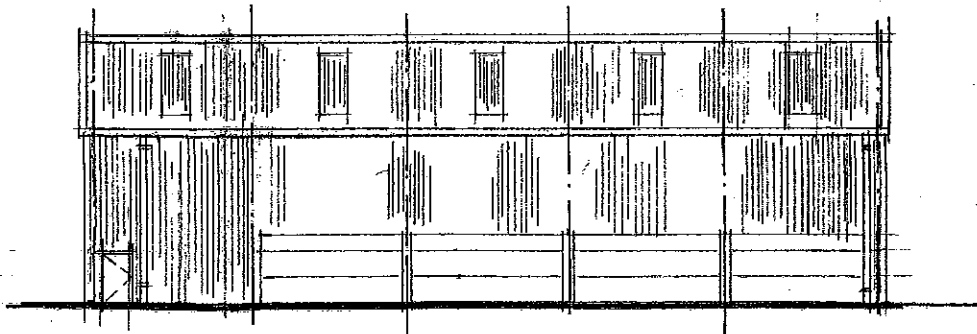
sliding closures
sliding onto
wall panels

Roller shutter doors 4.00m wide

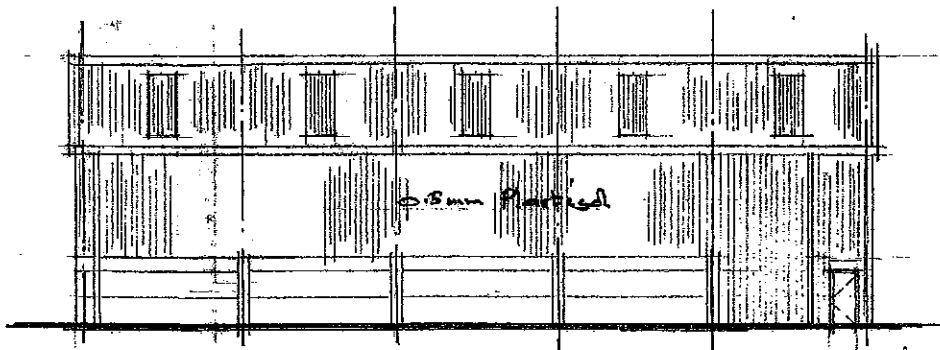
Elevation to existing building



End Elevation



North Elevation



Elevation to wood