

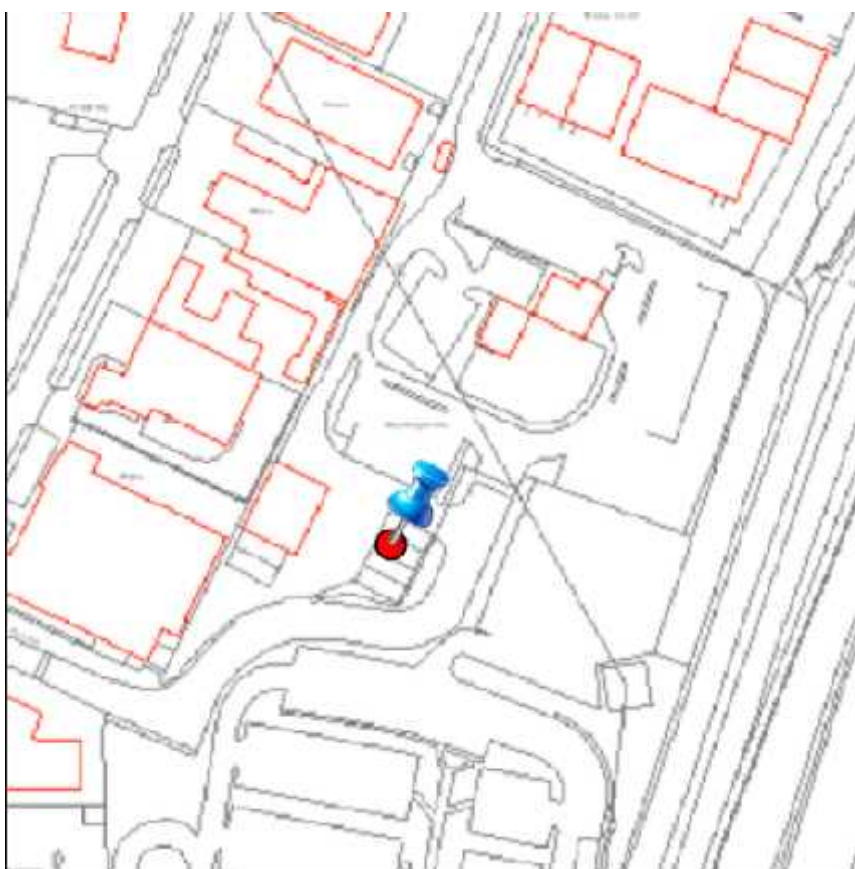
PLANNING COMMITTEE REPORT

23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/02793/FUL - Waste Bulking Station, Brunel Road - Demolition of existing pre-cast concrete silo and erection of new portal framed unit to house new sort line and baler equipment	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Ian Perry	
WARD MEMBERS:	Councillor J Hook Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02793/FUL&MN	





1. REASON FOR REPORT

Teignbridge District Council is the applicant.

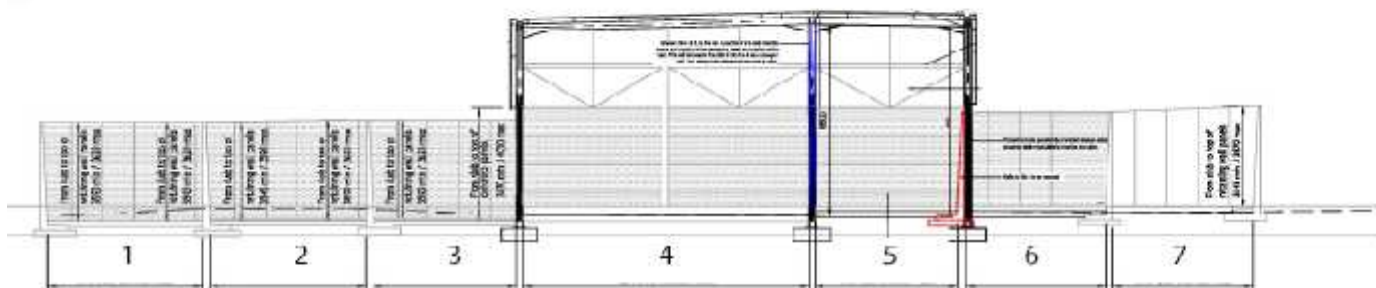
2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans

3. DESCRIPTION

- 3.1 The site is located on the Brunel Industrial Estate and forms part of the bulking and recycling centre. The particular part of the facility under consideration is to the left of the access road and relates to a series of largely open silos. Each silo is used for a different recyclable material.
- 3.2 At present only silo number 4 which is double width and houses card is covered.
- 3.3 The proposal seeks the extension of the area of covered silo to include bay 5. This is shown in the proposed section below:



- 3.4 This will allow for the introduction of a new baler and sorting equipment which can be kept under cover and protected from the elements.
- 3.5 The new structure will be at the same height as the existing which is 6.8 metres from slab to highest point and has a floor area that measures 5.5 metres x 18.5 metres.
- 3.6 Some re-use of existing materials will occur with any new materials needed matching the existing which is metal portal frame with corrugated roofing and metal vertical cladding.
- 3.7 Visually there will be some additional impact from extending the covered area but this is largely only visible from within the site and the adjacent car park which serves Forde House. It is not considered that the proposals would have an impact upon the setting of Old Forde House. On balance the visual impact is not considered to be significant and is acceptable. The application has not attracted any objection from consultees nor the Town Council.

- 3.8 An objection has been lodged by a member of the public in relation to the potential for the site to house bats or be used by bats. Following consultation with the Council's Biodiversity Officer it is concluded that the proposals are unlikely to have a negative impact on wildlife.
- 3.9 The area is completely built up with the affected silo and shed being built of cast concrete and sheet metal providing no bat roosting opportunities and there is no vegetation around the site that could generate insect prey. In addition light sensitive species, such as greater horseshoe bats, are likely to be deterred from using this area by the current level of lighting here. No additional lighting is proposed, so there will be no impact on the darkness of the Aller Brook corridor.
- 3.10 It is therefore considered that the proposals would have a limited impact upon the character of the area and are acceptable.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S5 (Infrastructure)

EN8 (Biodiversity Protection and Enhancement)

National Planning Policy Framework

National Planning Practice Guidance

Newton Abbot Neighbourhood Plan

NANDP2 - Quality of Design

NANDP3 - Natural Environment and Biodiversity

5. CONSULTEES

Environmental Health (Contaminated Land) - No objections

Biodiversity Officer – This area of the industrial estate has minimal potential to provide bat habitat or roosting. It is considered the proposal is unlikely to have any negative impact on bats or other wildlife.

6. REPRESENTATIONS

To date one letter of representation has been received which notes that the development may have implications for bats

7. TOWN COUNCIL'S COMMENTS

No objections

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place