08/00230/

Planning Application - part 1

A1. Applicant Details

Part 1

Organisation	J Pointon &Sons Ltd		
	Title	**Forename**	**Surname**
Name	Mr	M	Pointon

A1.1 Address Details

Name or flat number	
Property number or name	J Pointon & Sons Ltd
Street	Felthouse Lane
Locality	
Town	Cheddleton
County	
Postal Town	Staffordshire Moorlands
Postcode	ST13 7BT

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation

	Title	Forename	Surname
Name	Sammons	Architectural	Limited

A2.1 Address Details

Name or flat number	
Property number or name	10, Cawdry Buildings
Street	Fountain Street
Locality	
Town	Leek
County	Staffordshire
Postal Town	
Postcode	ST13 6JP

A2.2 Communication Details

	Nat Code	Extn No.
Telephone No.	01538386002	
Daytime Telephone No.		
Fax No.	01538386002	
Email Address	sammonsltddavidb@aol.com	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	J Pointon & Sons Ltd
Street	Felthouse Lane
Locality	
Town	Cheddleton
County	
Postal Town	Staffordshire Moorlands
Postcode	ST13 7BT
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

Erection of de-packaging plant

3. Type of Application

Type

__ **Outline**
__ **Approval of Reserved Matters**
X **Full**
__ **Renewal of temporary permission**
__ **Renewal of unexpired permission**
__ **Removal of Condition**
__ **Variation of Condition**

Outline or Reserved Matters Applications. Following recent legislation changes to outline permission please read the help-text for new requirements.			
	Layout (Previously Siting)	__ Yes	**X** No
	Scale (Previously Design)	__ Yes	**X** No
	External Appearance	__ Yes	**X** No
	Means of Access	__ Yes	**X** No
	Landscaping	__ Yes	**X** No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type

New building(s) **X** Yes __ No

Alteration or Extension to building(s)	__ Yes	X No
Change of use	__ Yes	X No
Demolition	__ Yes	X No
Other operations	__ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	__ Yes	X No
	Vehicular	__ Yes	X No
Is a new access type proposed?	**Pedestrian**	__ Yes	X No
	Vehicular	__ Yes	X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	__ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	__ Yes	X No
C. Storage of waste	__ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	__ Yes	X No
Is the site adjacent to a Public Right Of Way?	__ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Colour coated profiled metal sheet

Roof

Colour coated profiled metal sheet

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

8. Site Area & Floor Space

Site Area

6

Units

__ square metres
X hectares

Width of site frontage

11
metres

Is the application for new building works?
X Yes __ No

Please state the existing floorspace of the building

0
sq.m

Please state the proposed new floorspace

958
sq.m

Is the proposal for a change of use?
__ Yes X No

Please state the floorspace related to the change of use

0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?
__ Yes X No

Description of removal/demolition

9. Existing Uses

Current use of land or building

By-product recycling plant

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on

X Brown-field

__ Green-field
__ Part Greenfield, Part Brownfield
__ Don't Know

Is the number of residential units changing? __ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
__ Lessee
__ Prospective purchaser
__ Other

If Other give details

Does the applicant own or control any adjoining land? X Yes __ No
Has any part of the site been in council ownership? __ Yes X No

12. Height

State the height of the new development

14.3 **metres**

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

Surface water stored in storm water tank and recycled on site

State method of disposal for foul sewage

To on-site water treatment plant

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	X Yes	_ No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

Depackaging out of date food products. Foodstuffs directed to Cat 1 reprocessing building for fertilizer and fuel products; packaging to be baled and taken off site for recycling.

What type of machinery will be installed?

De-canning plant and foodstuff storage tank

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere X Yes __ No

If Yes give details

Process related to existing by-product recycling processes

A larger scheme for which planning permission is not yet sought __ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	958	958
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	0	0	0	0
Total	0	0	958	958

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	6	0	6
Proposed Employees	4	0	4
Total	10	0	10

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	0	0	0
HGV's	10	10	20
Other vehicles	0	0	0

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

Exising vehicle turning yard

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	David	Breakwell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-22		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	David	Breakwell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-22		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Erection of De-Packaging Building**

ADDRESS : **J Pointon & Sons Limited, Felthouse Lane, Cheddleton ST13 7BT**

APPLICANT : **J Pointon & Sons Limited**

DATE : **February 2008** **JOB No.** : **2007-1510**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of an industrial building within an established factory site. Given the nature of the proposal and its location, it is considered that the Assessment Area should be the curtilage of the factory.

Physical

The application site measures about 6 ha. and is surrounded by grassed fields bordered by hedgerows and hedgerow trees. It comprises large modern industrial buildings, office and facility buildings, modern industrial plant including chimneys, silos and a water treatment plant. The buildings on the site are generally constructed with brick plinths, and the upper walls and roofs are clad with coloured metal sheets.

Social

The applicant has a long term commitment towards investing in improvements to the local environment and an expertise in recycling waste products. This proposal represents a further example of investment in environmental improvements and refinements to existing recycling processes.

Economic

The applicant's business provides an essential service for the rendering of waste matter and its recycling into by products including fuel. The applicant is a major local employer. This application complements existing recycling facilities at the site.

Planning Policy

The application site is located in an area of open countryside that has been included in the North Staffordshire Green Belt. The proposal must therefore be judged against the policies contained within PPG 2 'Green Belts' and the Green Belt policies of the Staffordshire Moorlands Local Plan. The Local Plan Green Belt policy is contained in Policy N2. This states that, except in the case of very special circumstances, there is a general presumption against inappropriate development in the Green Belt.

Paragraph 3.1 of PPG2 states that Green Belts are subject to normal countryside protection policies but, in addition, include a presumption against inappropriate development and that such development should not be permitted except in very special circumstances. Paragraph 3.4 of PPG2 states that new buildings in the Green Belt are inappropriate unless falling within a limited list which is set out in that paragraph. This list does not include the type of buildings proposed by this application. The proposal therefore represents inappropriate development.

The application proposes the erection of a further building within an industrial site that has been the subject of numerous proposals for replacement and new buildings associated with its

primary use for the recycling of waste products. This application proposes a further building, but within the complex of existing buildings. It does not expand the building envelope on the ground. The application is supported by a drawing illustrating silhouettes of the site from the NE, SE and NW. These indicate the position and mass of the proposed building within the context of other buildings on the site. Whilst slightly higher than the buildings around it, the proposed building fits within the character of the site and is not considered to reduce the levels of openness or the contribution the site makes towards openness around the site. This unique set of circumstances is considered to represent very special circumstances that allow planning permission to be granted to the proposal.

INVOLVEMENT

This proposal has not been the subject of a consultation process. It has however been guided by the consideration and decisions of earlier proposals for additional buildings on this site.

EVALUATION

In view of the importance of Green Belt policy, the proposal is required to examine options which seek to minimise the impact of the proposal on the openness of the Green Belt.

The application proposes relocating and expanding the process of extracting and recycling waste food from its packaging. At present this process represents a small operation in the main factory building. Currently out of date foods are extracted from their packaging (cans, paper, card and plastic) and fed into the Category 1 plant process. The Cat 1 process principally produces meal which is directed into the pet foods industry. However, this waste food dilutes the Cat 1 process and results in a poorer quality end product.

The proposal is to erect a purpose designed building that is capable of efficiently channelling the waste foods into the Cat 3 process. The Cat 3 end product is principally fertilizer and fuel biscuits. For operational reasons, the proposed building needs to be located close to the Cat 3 building. Within the vicinity of the Cat 3 plant are unused filter beds. It is therefore proposed to locate the proposed de-packaging building on the site of the de-commissioned filter beds. The proposal therefore seeks to reuse operational space within the site.

The size and height of the proposed building is determined by the type and position of the plant required to carry out the process. Food products are delivered to the site on pallets. Given the nature of some of the food packaging (paper and card) it is essential that storage is provided under cover. Storage for palletted food is therefore to be provided within the proposed building. Pallet storage will be at a height of 8m. An allowance for the lifting, delivery and movement of palletted food therefore requires height clearance of 10m. The waste food storage tank is 10m high. The combination of internal storage and the waste food tank requires a building with a 10m eaves level. The proposed building has therefore been designed at the same height of the recently approved tallow building (10m eaves and 14m ridge).

The land to the north-east of the proposed building is a trailer park; to the south-east are further factory buildings and the water treatment plant and extensive planting; to the south and south-west are the burner, chimney and garages/workshop; and to the north-west, the bulk of the remaining factory plant and buildings.

DESIGN

The character of the site is of a modern, efficient factory. External materials reflect this and are generally coloured sheet metal. The application proposes a modest sized building with similar external materials and appearance to the existing factory buildings.

Use

The proposed building is to be used for the separation of waste food products from its packaging and for the processing of those food products into fertilizer and fuel.

Amount

The proposed building has a floorspace of 958 sq.m.

Layout
The layout of the proposed building reflects the process that is to be carried out inside it. Storage is located on the LH side of the building, accessed by articulated trucks through one of two openings in the front elevation. The RH side of the building is principally allocated to processing. The space between each of these areas is a safeguarded corridor for the transfer of packaged food between the storage area and the production area. In planning terms, the proposed building should be close to other buildings to avoid harming the openness of the Green Belt.

Scale
The scale of the building is influenced by the activities proposed within it. The footprint of the proposed building is 31.2m by 30.7m which is the minimum required to accommodate the proposed plant, storage and circulation space. The internal height of building has been designed to accommodate the height of the plant including overhead feed into the plant. The external height of the building to ridge is 14m.

Landscaping
Given the nature of the proposal and of the factory site, landscaping is considered unnecessary.

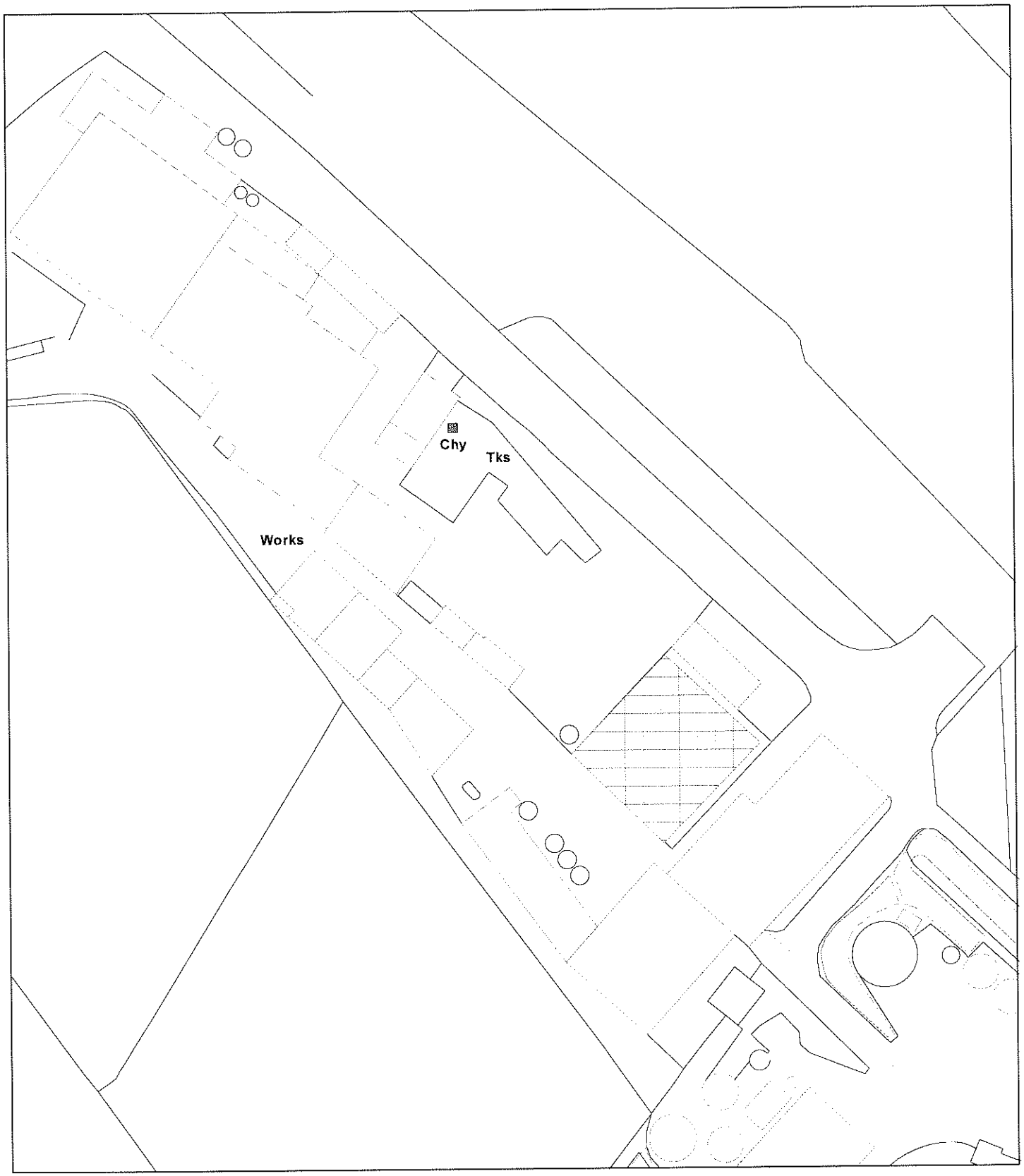
Appearance
The appearance of the building has been influenced by the character of existing buildings on the factory site. Materials proposed are coloured corrugated sheeting. The roof is sloped but is kept at a low pitch to reduce its impact in the landscape.

ACCESS

VEHICULAR AND TRANSPORT LINKS
The site is located on the A520 Cheadle Road which is a principal road and a bus route.

INCLUSIVE ACCESS
The proposed development makes provision for access by less abled people.

Reference:	08/00239/FUL Cheddleton



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Organisation	Not Set
Department	Not Set
Comments	Not Set