**Name of Committee:** Regulatory Committee  
**Date of Committee:** 18 December 2007  
**Report Title:** De Mulder & Sons Limited, Mancetter Road, Hartshill – Part Demolition of Existing Open Sided Building, and Construction of a New Building to Form a New Waste Separation and De-packaging Facility

**Summary:** The application seeks planning permission for part demolition of an existing building, and construction of a new building to form a new waste separation and de-packaging facility at De Mulder & Sons Limited, Mancetter Road, Hartshill.

**For further information please contact:** Neal Richmond  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers:**  
Planning application received 12 September 2007.  
Letter from North Warwickshire Borough Council (Planning), received 16 November 2007.  
Email from North Warwickshire Borough Council (Environmental Health Officer), received 17 October 2007.  
Email from Councillor R Grant, received 20 November 2007.

**CONSULTATION ALREADY UNDERTAKEN:** Details to be specified

**Other Committees**
Councillor R Grant – raises concerns about a potential for an increase in odour from the site and the impact increased levels of traffic may have upon the locality. If development is approved, requests that appropriate conditions are imposed, and that these are rigorously monitored (if possible with appropriate financial contribution).

North Warwickshire Borough Council (Planning) - no objection subject to imposition of conditions identified by Environmental Health. North Warwickshire Borough Council (Environmental Health Officer) – no objection subject to conditions.

Environment Agency – no objections.

FINAL DECISION  YES/NO  (If ‘No’ complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

Further consideration by this Committee

To Council

To Cabinet
To an O & S Committee

To an Area Committee

Further Consultation
Regulatory Committee - 18 December 2007

De Mulder & Sons Limited, Mancetter Road, Hartshill – Part Demolition of Existing Open Sided Building, and Construction of a New Building to Form a New Waste Separation and De-packaging Facility

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for part demolition of an existing building, and construction of a new building to form a new waste separation and de-packaging facility at De Mulder & Sons Limited, Mancetter Road, Hartshill, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

Application No : NW754/07CM031

Received by : The Strategic Director for Environment and Economy on 28 September 2007.

Advertised Date : 11 October 2007.

Applicant(s) : De Mulder & Sons Limited, Mancetter Road, Hartshill, Nuneaton, CV10 0TA.

Agent(s) : John Hill Associates, 6 Shaw Wood Way, Shaw Wood Business Park, Doncaster, DN2 5TB.

The Proposal : Part demolition of an existing building, and construction of a building to form a new waste separation and de-packaging facility.

Site and Location : 4.3 ha of land at De Mulder & Sons Limited, Mancetter Road, Hartshill, Nuneaton. [Grid ref: 433.295].

See plan in Appendix A.
1. Application Details

1.1 The application has been made on behalf of De Mulder & Sons Limited for part demolition of an existing building and construction of a new building to be used for waste separation and de-packaging.

1.2 The proposed development falls within the curtilage of an existing authorised and operational waste site and requires part demolition of an existing building. The existing building was previously used for the storage and transfer of animal by-products, however, this use ceased following the introduction of regulation EC 1774/2002 and stricter requirements applying to the storage of animal by-product material. The separation and de-packaging facility is proposed to be sited predominantly within the footprint of the existing building, which would be part demolished to allow the construction of the proposed development.

1.3 The overall De Mulder & Sons site is located on Mancetter Road, Hartshill, Nuneaton and extends southwest wards to the boundary of the Coventry Canal. The site is generally surrounded by open countryside, however there are a number of isolated residential properties nearby. To the north of the site, beyond Mancetter Road is the Nuneaton/Atherstone Railway, which stands in an elevated position, and beyond that Hartshill Sewage treatment Plant. To the east of the site is a green field which gained planning permission in 2003 for an Integrated Renewable Energy Plant, this permission has not yet been implemented.

1.4 The proposed building is 27.3 metres wide x 14.4 metres deep and has a maximum roof height of 11.3 metres. The south western elevation (adjacent to the Coventry canal) would have a maximum roof height of 8.4 metres. The building is proposed to be constructed using a steel portal frame with single skin GRP cladding.

1.5 The proposed development would use the existing vehicular access off Mancetter Road, and is projected to lead to a small increase in heavy goods vehicular traffic of approximately 4%.

1.6 The site is currently screened by an established hedgerow and some mature trees (which are more dominant on the southern boundary adjacent to the proposed building). It is not proposed to remove any of this screening as part of the proposal.

2. Consultations

2.1 North Warwickshire Borough Council (Planning) – No objection subject to conditions as specified by environmental health being placed on the permission and that Warwickshire County Council (WCC) is satisfied that the use falls within the terms of the lawful use of the site, and that WCC is satisfied that there would be no material increase in consequential traffic movements.

2.2 North Warwickshire Borough Council (Environmental Health) – No objection, however would suggest that conditions are attached to any planning permission ensuring that all materials delivered to the facility are stored within...
the proposed building, that putrescible materials are processed within 24 hours of delivery and that the doors shall remain closed except for access and egress.

2.3 Councillor R Grant – Raises concerns about a potential for an increase in odour from the site and the impact increased levels of traffic may have upon the locality. If development is approved, requests that appropriate conditions are imposed, and that these are rigorously monitored (if possible with appropriate financial contribution).

2.4 Hartshill Parish Council – Object to the proposed development and have grave reservations about any increase in production at the plant. Concerned about an increase in vehicular movements to the plant, and that loaded standing vehicles cause unpleasant odours.

2.5 Environment Agency – No objections to the proposal. Point out that the site is covered by a Pollution Prevention Control (PPC) authorisation regulated by the Environment Agency.

3. Representations

3.1 No letters of representation have been received.

4. Observations

Background

4.1 Planning permission was originally given for an animal by-products factory at the site in 1966 by the then minister of housing and local government. Since then various additions have been made to the complex, the majority of which have been within the original curtilage of the site.

4.2 The factory provides an animal waste rendering facility with the production of various by-products. Animal by-products have become the subject of increased controls over the years, (most recently with the ‘Animal By-products Regulations (ABPR) 2005) which provides for the administration and enforcement of Regulation (EC) No 1774/2002. Following the introduction of the 2002 legislation the County Council granted Planning Permission for an Integrated Renewable Energy Facility on green field to the East of the existing site. This permission has not yet been implemented.

4.3 Under a previous planning permission the site is authorised to processes/render waste animal by-products. However, not all of the waste meat products (which are ultimately processed by the Hartshill plant) can be dealt with direct from source. Some of the waste (such as pre packaged waste meat products from supermarkets) requires de-packaging prior to rendering, and currently the de packaging aspect of the process takes place at an alternative site which the company operates in London. Material is currently being transported by De Mulders, Hartshill, to London where it is separated and de-packaged and then sent back to Hartshill for rendering. The proposed development is therefore proposed to enable to whole process to be carried out on one site.
4.4 Pre-packaged meat and similar products which are no longer suitable for sale would be de-packaged in the proposed new building and the contents processed in the plant using existing facilities on the site.

**Visual Impact**

4.5 The application site is located within an established operational waste site occupying approximately 4 hectares of land. The proposed building would be sited at the rear of the site (south-western aspect) which runs adjacent to the Coventry canal. The building would not be freely visible from Mancetter Road, although it would be viewable (along with the existing developments on site) from surrounding land to the south of the site which is at a higher level. The design of the proposed building is such that the roof is at its lowest point along the boundary with the canal, with the roof then rising as you move into the site. The increased height of the proposed building would allow rigid body HGVs to unload entirely within the building. The design of the building also has the potential to screen some of the site from the surrounding area.

4.6 It is considered that the design and layout of the proposed building is acceptable and its siting will not have a detrimental impact on the area as a whole. A planning condition is proposed to control the external finish materials for the building.

**Odour**

4.7 Concern has been raised by the Parish Council and a County Councillor in relation to the potential for this development to increase odour. The proposed development is for a building which would house the waste separation and de-packaging plant, with all operations taking place within an enclosed building. Material arriving at the development will be taken into the building, stored and processed behind closed doors before leaving to be rendered elsewhere on site. The Environmental Health Officer has not raised any objection to the proposed development, but has suggested a number of conditions to be attached to any planning permission to ensure that odour relating to the proposal does not become a nuisance. It is considered that the proposed development will not result in any significant extra odour pollution affecting the locality. The proposal will not change the authorised processing capacity of the plant, as this is governed separately through the PPC permit issued by the Environment Agency. Additionally, planning conditions are proposed to ensure that the building is kept closed at all times other than when the materials are entering or exiting the facility and that all putrescible materials must be stored and processed in the building within 24 hours of arriving at the site.

**Hours of Operation**

4.8 It is proposed that the hours of operation for the proposed building will be the same as the existing operations on site. These operations are 24 hours a day seven days a week. It is not considered that the proposed development on site will have any greater impact over that of the existing facility, and the general movement of vehicles to and from the site will not change significantly.
4.9 Vehicular access to the site is to be gained via an existing access onto Mancetter Road. Concerns have been raised in relation to the proposed increase in vehicular numbers. It is proposed that the development will increase vehicular movements to the site by approximately 4% on an average week. The access is considered appropriate for the relatively small increase in HGV traffic movements that would be generated by the proposal, and as such, the Highways Authority has not raised any concerns. It is considered that a 4% increase in vehicular traffic to the site is acceptable and will not have a detrimental impact on the area as a whole. The increase in traffic to the site will not result in any vehicles waiting outside of the plant prior to unloading.

5. Planning Policy

5.1 The adopted Waste Local Plan for Warwickshire encourages recycling and seeks a reduction in the amount of waste taken to landfill sites. Policy 1 sets out the environmental considerations, including odour, visual intrusion and traffic impacts which should be taken into account when considering any waste application.

5.2 Policy 6 relates specifically to materials recycling facilities and states that such proposals will be permitted; as an integral part of new or established waste disposal facilities, on industrial estates and on other land which has been used for a commercial use where the proposed use would be compatible with adjacent land uses.

5.3 Policy ENV11 of the North Warwickshire Local Plan seeks to enable people to enjoy places without undue disturbance or intrusion from neighbouring uses. It is not considered that the proposed development would adversely affect any residential properties in the vicinity of the site.

5.4 Policy ENV13 seeks to ensure that the scale, massing and height of the building is appropriate in its location. The proposed development is of a scale and mass appropriate with other buildings on site and will not cause an unacceptable impact on the visual amenity of the area.

5.5 The proposed development would be sited within the curtilage of an existing authorised and operational waste facility, and would not expand beyond the existing boundary. The building has been designed to reduce visual impact on the surrounding area, will enable vehicles to load and unload in the building to minimise any potential odour and its use will not substantially increase vehicular movements to the site.

5.6 In summary, this development accords to the requirements of Policy 6 and it is considered that the development meets the amenity requirements of policy 1 of the adopted Waste Local Plan. There are thus no overriding objections to this development on planning policy grounds.
6. Conclusions

6.1 The proposed facility would enable pre-packaged animal by-product waste to be de-packaged and separated at the Hartshill facility and then moved to an adjacent building for rendering. These waste animal by-products are already rendered on site under a previous planning permission, however, they arrive at the site de-packaged and ready for rendering. The proposed development would enable the site to accept pre-packaged food waste without having to transport the waste to London to be de-packaged. This development would therefore reduce the amount of waste materials travelling long distance, and enable waste to be dealt with close to source.

6.2 The design of the proposed building is such that all processes associated with the segregating and de-packaging of waste, including the tipping of lorries, can take place behind closed doors. The building has been designed in order to reduce any potential odour impacts on the surrounding area, and has the highest part of the roof set into the site to reduce any adverse visual impact. The proposed development would result in an increase in vehicular traffic of approximately 4%. There is sufficient capacity on the highway network in the locality of the development to accept the increase in vehicular movements.

6.3 It is considered that the overall benefits of the development outweighs any potential impact that the increase in vehicular traffic may have.

6.4 It is considered that the proposed development is in accordance with development plan policies and there are no material consideration considered sufficient to justify refusal of the application.

7. Environmental Implications

7.1 Approval of this development will allow the more efficient and integrated processing of animal by-products waste at the site whilst at the same time having only a very limited adverse impact upon the locality.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

6 December 2007
Regulatory Committee 18th December 2007
Subject
De Mulder & Sons Ltd - Conversion to De-Packing Facility

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Appendix B of Agenda No

Regulatory Committee - 18 December 2007

De Mulder & Sons Limited, Mancetter Road, Hartshill – Part Demolition of Existing Open Sided Building, and Construction of a New Building to Form a New Waste Separation and De-packaging Facility

Application No. NW754/07CM031

Commencement Date

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

   **Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Pre-commencement

2. Prior to the commencement of development external facing materials for the building shall be submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the approved details.

   **Reason:** In the interest of visual amenity.

General Operations

3. The development hereby permitted shall not be carried out other than in accordance with the submitted application reference no. NW754/07CM031 and drawing numbers 07/76/01B, 07/76/02C, 07/76/03A, 07/76/04B, 07/76/05A and 07/76/12 unless otherwise agreed in writing by the County Planning Authority.

   **Reason:** To ensure development is carried out in accordance with the planning permission hereby granted.

4. No external lighting shall be installed without the prior written approval of the County Planning Authority.

   **Reason:** In the interest of the amenities of nearby residents.

5. No waste materials associated with this development shall be tipped, stored or processed outside of the building.
Reason: In order to protect the amenities of the area.

6. All doors to the waste separation and de-packaging building shall remain closed at all times except when used for access and egress.
Reason: In order to protect the amenity of the area.

7. All putrescible material shall be processed within 24 hours of its delivery to the waste separation and de-packaging facility.
Reason: In order to protect the amenity of the area.

Development Plan Policies relevant to this Decision


Policy 1 – General Land Use. This policy identifies the basic development control consideration against which all types of waste development should be judged. It is considered that the development accords with this policy as the development will not cause an unacceptable impact on the area as a whole in terms of traffic generation, noise, dust, odour or visual appearance.

Policy 6 – Materials Recycling Facilities. This policy seeks to ensure that developments are appropriately located and compatible with adjacent uses. The proposed development is within the curtilage of an existing waste site and would therefore be appropriate in its setting.

North Warwickshire Local Plan (July 2006)

Policy ENV11 – Neighbour Amenity. This policy seeks to enable people to enjoy places without undue disturbance or intrusion from neighbouring uses. It is not considered that the proposed development would adversely affect and residential properties in the vicinity of the site.

Policy ENV13 – Building Design. This policy seeks to ensure that the scale, massing and height of the building is appropriate in its location. The proposed development is of a scale and mass appropriate with other buildings on site and will not cause an unacceptable impact on the visual amenity of the area.

Reasons for the Decision to Grant Permission

The proposal is acceptable in land use and amenity terms and would allow a waste product to be appropriately managed. The proposed development is in accordance with development plan policies and there are no contrary material considerations to indicate that the application should be refused.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.