**AGENDA MANAGEMENT SHEET**

**Name of Committee**
Regulatory Committee

**Date of Committee**
18 December 2007

**Report Title**
Land at Camp Hill Industrial Estate, Pool Road, Nuneaton – Change of Use of Auto Repair and Servicing Garage to Small Scale Vehicle De-pollution and Breaking Facility, with Sales of Recovered Parts

**Summary**
The application seeks planning permission for the use of land for a small scale vehicle de-pollution and breaking facility, with sales of recovered parts.

For further information please contact
Neal Richmond
Senior Planner
Tel. 01926 412247
nealrichmond@warwickshire.gov.uk

Would the recommended decision be contrary to the Budget and Policy Framework?
Yes/No

**Background Papers**
Planning application received 16 October 2007.
Letter from Nuneaton and Bedworth Borough Council (Planning), received 19 November 2007.
Letter from Nuneaton and Bedworth Borough Council (Environmental Health), received 14 November 2007.
One letter of representation received from a neighbouring business.

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

Other Committees

Local Member(s)
(With brief comments, if appropriate)
Councillor B Longden – no comments received as at 4 December 2007.

Other Elected Members
Councillor Mrs P Henry - no comments received as at 4 December 2007.
<table>
<thead>
<tr>
<th>Role</th>
<th>Comment</th>
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<tr>
<td>Cabinet Member</td>
<td>(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)</td>
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<td>Chief Executive</td>
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<td>Legal</td>
<td>I Marriott – comments incorporated.</td>
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<td>Finance</td>
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<td>Other Chief Officers</td>
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<td>District Councils</td>
<td>Nuneaton and Bedworth Borough Council(Planning) – no objection to the proposed development.</td>
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<td>Nuneaton and Bedworth Borough Council (Environmental Health) – no objection to the proposed development, however would request a number of conditions be attached to any planning permission.</td>
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<td>Health Authority</td>
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<td>Police</td>
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<td>Other Bodies/Individuals</td>
<td>Environment Agency – no objection to the proposed development subject to the imposition of conditions.</td>
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**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

Land at Camp Hill Industrial Estate, Pool Road, Nuneaton – Change of Use of Auto Repair and Servicing Garage to Small Scale Vehicle De-pollution and Breaking Facility, with Sales of Recovered Parts

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the Change of Use of Auto Repair and Servicing Garage to a Small Scale Vehicle De-pollution and Breaking Facility, with Sales of Recovered Parts at land at Pool Road, Nuneaton, 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: N445/07CM034

Received by: The Strategic Director for Environment and Economy on 16 October 2007.

Advertised Date: 22 October 2007.

Applicant(s): Mr Jagtar Singh, Mega Auto Spares, 2 Rockingham Road, Nuneaton, Warwickshire, CV11 4GE

Agent(s): Mrs G Pawson, GP Planning Ltd, Mill House, Long Land, East Haddon, Northamptonshire, NN6 8DU.

The Proposal: Change of Use of Auto Repair and Servicing Garage to Small Scale Vehicle De-pollution and Breaking Facility, with Sales of Recovery of Parts.

Site and Location: Land at Pool Road Garage, Pool Road, Nuneaton. [Grid ref: 345.922].

See plan in Appendix A.
1. Application Details

1.1 The application has been made on behalf of Mega Auto Spares for the change of use from an auto repair and servicing garage to a small scale vehicle de-pollution and breaking facility, with sales of recovered parts at Pool Road Garage, Pool Road, Nuneaton.

1.2 It is proposed that the current building be used for the de-pollution and breaking of vehicles, with any useable parts being retained within the building for resale, this resale is proposed to take place from the site. Materials not suitable for sale, but recyclable will be separated and stored on site prior to being taken to a recycling establishment. Materials for recycling will be stored on site until there is sufficient volume for economic transport of the material. The skips used for the storage of materials for recycling are proposed to be stored at the front of the building. Materials that can not be sold or sent for recycling will be stored on site and sent to an approved waste disposal site.

1.3 It is proposed that the existing office will be used by the operator and that vehicular parking to the front of the site bounding with Pool Road will be retained for staff and visitor parking. All de-pollution and breaking of vehicles is proposed to be carried out within the building. No additional building work or installation of any permanent plant on site is required to enable the proposed development to operate. It is proposed that the yard outside of the building be used for vehicle parking and manoeuvring, and the storage of skips.

1.4 It is proposed that the site will employ 2-3 members of staff and handle a maximum of five vehicles at any one time, and process up to 500 vehicle per annum.

1.5 The site is located within the centre of the Camp Hill Industrial Estate and is surrounded by industrial units of similar nature and within similar use classes. The site is currently bounded to the front elevation by a 2.4 metre high galvanised steel palisade fence, with vehicular access gained off Pool Road. The site shares a vehicular access with the adjacent site, this arrangement is not proposed to change.

2. Consultations

2.1 Nuneaton and Bedworth Borough Council (Planning) – No objection to the proposed development.

2.2 Nuneaton and Bedworth Borough Council (Environmental Health) – No objection to the proposed development, however would ask that planning conditions are included on any planning permission. Suggested conditions include:-

(i) All breaking/processing operation, including drilling, sawing, hammering etc must be carried out internally with door and windows closed.

(ii) No more than five vehicles for breaking shall be on site at any one time, all such vehicles must be stored internally.
(iii)  All externally stored skips must be covered at all times.

2.3 **Councillor Mrs P Henry** – no comments received as at 4 December 2007.

2.4 **Councillor B Longden** - no comments received as at 4 December 2007.

2.5 **Environment Agency** – no objections to the proposal subject to a condition relating to surface water drainage.

3. **Representations**

3.1 A single letter of representation has been received from a neighbouring industrial unit on Pool Road. Concern has been raised about the vehicular entrance to the site from Pool Road with the objector indicating that the applicant may not have authority to use this entrance. They are also concerned that there is little room outside of the property for breaking vehicles and are worried that the proposed development may encroach onto their land. General concerns have also been raised about the current condition of the area and are worried about the value of their investment.

4. **Observations**

**Site and Surroundings**

4.1 The application site is located on the northern side of Pool Road towards the centre of Camp Hill Industrial Estate which forms part of the Camp Hill Urban Village. (Pool Road Industrial Estate is identified as an improvement area located to the East of the Urban Village.) The site is currently in use as an auto repair and servicing garage.

4.2 The site is surrounded by an existing 2.4 metre high steel galvanised palisade fence and gates. The site currently has one vehicular access which is a shared access with the adjacent property.

4.3 There is one building located within the boundary of the site, it is within this building that the proposed breaking of vehicles would take place.

**Visual Impact**

4.4 The application site is located within an established industrial estate and is adjoined by manufacturing units and sites within a similar use. The nearest residential properties are located approximately one hundred metres to the west of the site.

4.5 The proposed development does not involve any new buildings or development on site, the only change to the external appearance will be a number of storage skips. The proposed location of the skips are considered acceptable in this location and will not have a detrimental impact on the appearance of the area as a whole.
Storage of Material

4.6 The storage of waste materials for recycling or disposal is to occur on site until ready for transport. It is considered that these skips should be kept covered at all times to reduce the potential for wind blown litter. A planning condition is proposed to be placed on any planning permission requiring that all storage skips be covered at all times.

Highways

4.7 Vehicular access to the site is gained directly off Pool Road through gates currently located to the southern aspect of the site. The access is a shared access between the proposed application site and the adjoining neighbour. The neighbour has raised concern about the vehicular access to the site and indicates that the access is not within the applicants control, and would not be allowed to use it. The applicant has stated that the access is within their ownership. The access is considered appropriate for the proposed use.

Pollution

4.8 The Environment Agency have advised that the proposed development will require a full Waste Management Licence from themselves and that they would wish to see a condition placed on any planning permission requiring a scheme for the provision of surface water drainage works. It is proposed that a condition be placed on any planning permission requiring the works.

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 noise, dust and traffic impacts, which should be taken into account when considering any waste applications.

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 Supplementary Planning Guidance for the Camp Hill Urban Village identifies the aims of the area. Specifically, for ‘Site IMP 1’ (the existing industrial estate) it is highlighted that there is a need to improve the industrial estate through ‘environmental improvements, grant support to building projects, and targeted business support to ‘lift the efficiency and appearance of the estate to enable inward investment’. It is considered that the proposed development has a relatively neutral impact on furthering these aims, when considering the sites existing approved uses, and that of the proposal.

5.4 In summary therefore, 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 materials to be recycled that may otherwise have been sent to landfill. The de-pollution and breaking of vehicles would have no greater impact than the existing operations undertaken on site. The proposed development is in accordance with development plan policies and there are no material considerations considered sufficient to justify refusal of the application.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

6 December 2007
Appendix B of Agenda No

Regulatory Committee - 18 December 2007

Land at Camp Hill Industrial Estate, Pool Road, Nuneaton – Change of Use of Auto Repair and Servicing Garage to Small Scale Vehicle De-pollution and Breaking Facility, with Sales of Recovered Parts

Application No: N445/07CM034

Commencement Date

1. The development hereby permitted 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 a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the County Planning Authority. Once approved the proposed works shall be implemented in full.

   Reason: To prevent pollution of the water environment.

General Operations

3. The development hereby permitted shall not be carried out other than in accordance with the submitted application reference no. NW445/07CM034 and drawing numbers GPP/JS/PR/07/01 and GPP/JS/PR/07/02a 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. Loaded skip lorries shall not leave the site unless their contents are sheeted or netted or otherwise secured.

   Reason: In the interest of highway safety.

5. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height
and construction so as to contain 110% of the total contents of all containers and 
associated pipe work. The floor and walls of the bunded areas shall be 
impervious to both water and oil. The pipes should vent downwards into the 
bund.

**Reason:** To protect the environment from pollution.

6. All breaking and processing operations shall be carried out within the building.

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

7. All externally stored skips shall be covered at all times.

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

8. No materials shall be stored outside of the building unless stored in the 
approved skips as shown on plan GPP/JS/PR/07/02a.

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

**Hours of Operation**

9. Unless otherwise agreed in writing by the County Planning Authority the 
operations or uses hereby permitted shall not be carried out except between the 
hours of:-

- 0800 hours to 1800 hours Monday to Friday.
- 0800 hours to 1300 hours Saturdays.

No operations or uses shall be carried out on Sundays, Bank or Public Holidays.

**Development Plan Policies Relevant to this Decision**


**Policy Number 1 – General Land Use.** This policy seeks to ensure that proposals 
make a positive contribution to re-use and/or recycling of material. The policy identifies 
considerations to be taken into account. It is considered that the proposed 
development accords with this policy.
Policy Number 6 – Material Recycling Facilities. This policy sets out circumstances where materials recycling facilities will be permitted. The proposed development meets the criteria as specified within the policy.

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.