**AGENDA MANAGEMENT SHEET**

**Name of Committee**  
Regulatory Committee

**Date of Committee**  
23 February 2010

**Report Title**  
Webb Ellis Business Park, Unit 21, Woodside Park, Rugby - Change of Use of Building to Include Storage and Transfer of Healthcare Waste

**Summary**  
The application seeks consent for the change of use of the building to include storage and transfer of Healthcare Waste.

**For further information please contact**  
Sue Broomhead  
Senior Planning Officer  
Tel. 01926 412934  
Suebroomhead@warwickshire.gov.uk

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

**Background Papers**  
Planning application received 9 December 2009.  
Email from Warwickshire Police dated 17 December 2009.  

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**CONSULTATION ALREADY UNDERTAKEN:-**  
_Details to be specified_

**Other Committees**  
-  .................................................................

**Local Member(s)**  
(With brief comments, if appropriate)  
-Councillor C Robbins – No comments received as at 9/2/2010.  
Councillor H Watson – No comments received as at 9/2/2010.

**Other Elected Members**  
-  .................................................................
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<tr>
<th>Cabinet Member</th>
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<th>(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)</th>
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<tr>
<td>Chief Executive</td>
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<tr>
<td>Legal</td>
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<td>I Marriott – agreed.</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>
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<td>Rugby Borough Council – No objection.</td>
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<td>Health Authority</td>
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<td>Police</td>
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<td>No objection.</td>
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<td>Other Bodies/Individuals</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 – 23 February 2010

Webb Ellis Business Park, Unit 21, Woodside Park, Rugby - Change of Use of Building to Include Storage and Transfer of Healthcare Waste

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 building to include storage and transfer of Healthcare Waste at Webb Ellis Business Park, Unit 21, Woodside Park, Rugby, 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 : R645/09CM026

Received by County : 9/12/2009

Applicant(s) : Mr Simon Hewson, 20 Webb Ellis Business Park, Rugby, CV21 2NP.

Agent: Mrs Gill Pawson, GP Planning, The Stables, Long Lane, East Haddon, Northamptonshire, NN6 8DU.

The Proposal : Change of Use of building to include storage and transfer of Healthcare Waste.

Site & Location : Webb Ellis Business Park, Unit 21, Woodside Park, Rugby. [Grid ref: 410.252].

See plan in Appendix A

1. Application Details

1.1 The application seeks consent for the change of use to include the storage and transfer of healthcare waste.
1.2 The proposal is to locate three 1000 litre Eurobins inside the building to be used for the storage of healthcare waste collected from the company’s customers. Elite Healthcare currently operates from units 20 and 21 Woodside Park supplying commercial clients with washroom equipment, consumables and servicing with waste generally comprising of sanitary waste including nappies and tissues (non hazardous) and occasionally sharps or medical units (hazardous). In order to provide a more efficient service the applicant brings back healthcare waste in its own vans to the premises for bulking up pending collection by a specialist collection company. The applicant historically has dealt with approximately 1 tonne of healthcare waste per annum however, by the end of this year the throughput is anticipated to have reached 30 tonnes per annum and could increase to a maximum of 50.5 tonnes (50 tonnes per annum non-hazardous waste and 0.5 tonnes per annum of hazardous waste), which will require a permit by the Environment Agency and planning permission for a change of use to allow the waste to be accepted at the site.

1.3 The waste is proposed to be stored within the Eurobins inside the building and would be sited on a concreted impervious surface within a bunded surface to ensure that in the unlikely event of any leak from the bins the liquid would not escape the area. The waste collected would be largely dry and bagged by the customers prior to collection and transportation to the site.

No amendments to the external appearance of the building is required.

2. Consultations

2.1 Rugby Borough Council - No objection.

2.2 Councillor C Robbins – No comments received as at 9/2/2010.

2.3 Councillor H Watson – No comments received as at 9/2/2010.

2.4 Police Architectural Liaison – No objection.

3. Representations

3.1 No representations have been received in connection with the proposed development.

4. Observations

4.1 The proposed development is located within an existing industrial unit on the Webb Ellis Business Park, Rugby. The building is a purpose built industrial unit capable of accommodating the proposed development. The building does not require any external alterations and has an acceptable level of parking areas for loading and unloading.

4.2 All storage is proposed within the building and would not exceed more than one tonne of waste at any time. The waste is proposed to be transported to the site by Elite Healthcare and collected for final disposal by a specialist collection company.
4.3 The proposal is appropriate to be located on an industrial estate, and would not have a detrimental impact on the area as a whole. It is considered that planning conditions should be placed on any planning permission to ensure that waste is not stored outside of the building, or outside of the bins within the building.

5. Planning Policies

5.1 It is considered that the proposed development accords with Policy 1 (General Land Use) of The Waste Local Plan for Warwickshire Adopted August 1999.

6. Conclusions

6.1 The proposed development is in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The development is not proposed to have an adverse impact on the highway network and is appropriate in its location.

7. Environmental Implications

7.1 There would be no significant adverse environmental considerations associated with the proposed development.

PAUL GALLAND
Strategic Director for Environment and Economy
Shire Hall
Warwick

15 February 2010
Regulatory Committee: Regulatory Committee 23rd February 2010
Webb Ellis Business Park, Unit 21- Storage & Transfer of Healthcare Waste

Produced using Warwickshire Online Mapping Browser and Toolkit (WOMBAT) Corporate GIS.
Appendix B of Agenda No

Regulatory Committee – 23 February 2010

Webb Ellis Business Park, Unit 21, Woodside Park, Rugby - Change of Use of Building to Include Storage and Transfer of Healthcare Waste

Application No: R645/09CM026

Conditions:

Commencement Date

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

General Operations

2. The development hereby permitted shall be carried out in accordance with planning application Reference No. R645/09CM026 in accordance with approved plans reference No.(s) GPP/EH/R/09/01, GPP/EH/R/09/02 and GPP/EH/R/09/03 or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

   Reason: In order to define the exact details of the planning permission granted and to secure satisfactory standard of development in the locality.

3. All healthcare waste must be stored within the building in the skips.

   Reason: To reduce the risk of fire and pollution.

4. Except as may otherwise be agreed in writing by the County Planning Authority, no operations or uses authorised by this permission (including the maintenance of vehicles and plant) shall be carried out other than during the following times:-

   06:00 – 18:00 hours Monday to Friday
   06:00 – 13:00 hours Saturdays.

   No operations or uses shall take place on Sundays and Bank/Public Holidays.

   Reason: In the interests of the amenity.
Development Plan Policy Relevant to this Decision:

The Waste Local Plan for Warwickshire:

(i) Policy 1: General Land Use

Reasons for the Decision to Grant Permission

The proposed development is in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The development is not proposed to have an adverse impact on the highway network and is appropriate in its location.

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.