

DECISION DATE 2 January 2009	APPLICATION NO. 08/01406/CCC A15	PLANNING COMMITTEE: 12 January 2008
DEVELOPMENT PROPOSED VARIATION OF CONDITION 2 OF 01/04/0056 TO ALLOW OPERATIONS ON THE SITE TO CONTINUE AND RESTORATION TO TAKE PLACE UNTIL 31 DECEMBER 2017		SITE ADDRESS SALT AYRE LANDFILL SITE OVANGLE ROAD MORECAMBE LANCASHIRE
APPLICANT: Lancashire County Council North Tyneside Transfer Station Wallsend Road North Shields NE29 7SH		AGENT:

REASON FOR DELAY

None.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The site does not benefit from any particular land-use designation within the Lancaster District Local Plan.

STATUTORY CONSULTATIONS

Statutory consultation is undertaken by Lancashire County council in this case.

OTHER OBSERVATIONS RECEIVED

None at the time of compiling this report.

REPORT

Introduction

This is a planning application submitted to Lancashire County Council, who is the determining authority in this case. Therefore, Members are asked to consider the response to the County Council's consultation.

This is a twin submission; planning application 08/01407/CCC (which also appears on this agenda) proposes an extension to the timescale of a related planning consent for the continued use of the site.

The site is located due west of Asda Supermarket off Ovangle Road, and shares an access point with Salt Ayre Leisure Centre. It comprises a fenced compound area and lies due south of the well-used Household Waste Recycling Centre.

The Proposal

The application seeks to extend the temporary period of permission for the use of the site from its current expiration date of 31 December 2010, to 31 December 2017.

Planning History

Planning permission was granted in 1993 (Ref: 93/00403/CCC) for the construction of a waste recycling/recovery station, now widely referred to as a Materials Recovery Facility (MRF). This consent was extended by applications 02/01255/CCC (2002) and 04/00056/CCC (2004) and in both cases the temporary permission expires at the end of 2010. At the end of this period, the applicants are required to cease the use and remove the area of hardstanding either by the expiration date, or within six months of the aftercare period for the Salt Ayre Landfill Site, whichever is the sooner.

A further planning approval in 2005 (Ref: 05/00034/CCC) extended the operating hours of the facility.

Planning Policy

The most relevant policy is Core Strategy Policy SC1 - Sustainable Development, which amongst a list of criteria aims to develop sustainable waste management practices.

Assessment

The applicants, SITA UK, are a recycling and waste management company and they are contracted by Lancashire County Council and Lancaster City Council to operate the MRF until April 2009.

Landfill operations at Salt Ayre ceased in 2005. The current planning consents allows domestic and commercial wastes/refuse to be collected and segregated at the MRF, and then transported to a separate facility where the materials are reprocessed for future use. Where materials cannot be reprocessed, they are disposed of at a separate facility.

The extension of time is considered necessary because it is estimated that the inputs of trades from local traders in particular will continue to increase during the next few years.

The site remains relatively well-screened and is accessible from the main urban areas of Lancaster and Morecambe. Extension of the time period will maintain existing facilities, thus allowing for further increases in the amount of materials recycled.

Members are therefore advised that the City Council has no objections to the proposal, subject to a suggested condition requiring the cessation of the use of land at the end of 2017.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

That the City Council has **NO OBJECTIONS** to the proposal, subject to the following recommended conditions:

1. Temporary Period of Consent - cessation of use of land and removal of hardstanding by 31 December 2017.