

## **SUPPLEMENTARY REPORT**

**Planning and Highways Committee 24 January 2012**

### **ITEM 1**

Reference No.: 11/01980/FUL Full Application

Proposal: **Redevelopment of existing Household Waste and Recycling Centre, including raised access platforms, roof over Household Waste and Recycling area and erection of building to accommodate Waste Electrical and Electronic Equipment (WEEE) and provide staff facilities and associated access and infrastructure.**

Location: Gateshead M B C Campground Refuse Disposal Works  
Springwell Road Springwell Gateshead NE9 7XW

Ward: Washington West

Applicant: Gateshead Council

Date Valid: 30 June 2011

Target Date: 29 September 2011

### **Purpose of the Report**

The purpose of this supplementary report is to inform Members of additional representations received and to address each issue raised by the representations received.

### **Commentary**

Further to the main report in connection with planning application 11/01980/FUL for the redevelopment of the existing Household Waste and Recycling Centre, including raised access platforms, roof over Household Waste and Recycling area and erection of building to accommodate Waste Electrical and Electronic Equipment (WEEE) and to provide staff facilities and associated access and infrastructure at Campground Refuse Disposal Works, Springwell Road, an additional six representations have been received in connection with this application (and also in connection with application 11/02076/FUL for redevelopment of the waste transfer facilities on the adjacent site).

The six additional objection letters have been reproduced and attached to this report as appendix 1 for ease of reference.

All six objections received are in objection to the proposed developments at Campground, as proposed by applications 11/01980/FUL and 11/02076/FUL.

The additional objections received relate to:

- Lack of consultation in connection with the planning applications.
- Increase in HGV traffic travelling through Springwell Village.
- Increase in noise as a result of increase in heavy traffic travelling through Springwell village.
- Impact upon human health.
- Request for Environmental Impact Assessment.
- Development on land within the designated green belt.

Taking each of the above points in turn:

**Lack of consultation in connection with the planning applications**

The representation letters received state that the authors were not aware of the planning application under consideration and that they consider that the Local Planning Authority has not conducted publicity in connection with the planning application properly.

For the avoidance of doubt, the following publicity was carried out in connection with planning application 11/01980/FUL:

A press notice providing information in connection with this planning application was published in the Sunderland Echo on 8 August 2011.

On 23 July 2011 9 Site Notices were positioned for displayed in various publicly accessible locations near to the application site. The locations of the site notices displayed are listed below:

- Entrance to Campground Site.
- Adjacent to Springwell Inn Public House.
- Junction of Seaburn Gardens and Springwell Road.
- Outside Fell Dyke Primary School.
- Entrance to private road leading to Vicarage Close.
- Junction of Chopwell Gardens and Galloping Green Road.
- Bend in road opposite Tanfield Road.
- Junction of Galloping Green Farm Close and Galloping Green Road.
- Public footpath next to Cypress Road.

100 neighbour consultation letters were sent on 20 July 2011.

This level of publicity is beyond what is required of a local planning authority under the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2010 which requires that:

- A site notice is displayed in at least one place on or near the land to which the application relates; or
- Letters notifying the owner or occupier of land adjoining the site are issued; and
- By publication of a notice in a newspaper.

The Local Planning Authority makes every effort to inform those occupying areas near to application sites of development proposals. However, there is a limit to the extent of publicity and notification that the Local Planning Authority can carry out. In every circumstances publicity in connection with planning applications is carried out to at least the level required by legislation (as set out above) and in many instances the publicity and notification conducted by the Local Planning Authority exceeds those requirements, as with this particular planning application.

It is unfortunate that those making representation were not aware of the planning application sooner, however, they are clearly aware of the application now and have submitted representations in connection with it, the content of which are being given full consideration by the Local Planning Authority.

#### **Increase in HGV traffic travelling through Springwell Village.**

The six additional representations received object to the proposed development on grounds that the proposed development will result in significant increases in the volume of heavy goods vehicles using Springwell Village to in their routes to and from the application site.

The application under consideration is for the redevelopment (essentially modernisation) of an existing Household Waste Recycling Centre (HWRC). The traffic associated with this type of facility is generally not commercial heavy goods traffic, rather it is individuals travelling to and from the site in private cars to deposit bulky household waste. It is acknowledged that there will be some need for servicing of the site by for example skip lorries, but these will typically be low in number, and will not result in a material change in the levels of traffic travelling to and from the site.

The facility is intended for use by the local population occupying residential areas in close proximity. Those making journey to this site will typically originate from the Wrekenton and Springwell areas which surround the site.

It is not considered that the proposed development will result in any increase in heavy goods vehicles travelling through Springwell Village.

#### **Increase in noise as a result of increase in heavy traffic travelling through Springwell village.**

For the reasons set out above it is not considered that the proposed development will result in any increase in heavy goods vehicles travelling through Springwell Village.

It is therefore not considered that any increase in noise associated with increased traffic will occur.

### **Impact upon human health**

One letter of objection states concerns in connection with the impact of the proposed development upon the health of those occupying residential areas in close proximity to the application site.

There is no material change in the activities that will be conducted on the application site following implementation of the proposed development, when compared to the activities that are undertaken there now. It is therefore not considered that the proposed development will have any effect at all upon the health of any individual or group of people.

It should be noted however, that issues like health and safety and pollution control are subject to legislation falling outside of the remit of planning. The Health and Safety Executive and the Environment Agency implement this legislation through the issuing of permits and monitoring regimes, separately.

### **Request for Environmental Impact Assessment**

One letter of objection received requests that a “full environmental impact assessment” is carried out for both this site and that site adjacent (application reference 11/02076/FUL) prior to any determination in connection with either application.

Both this application (ref: 11/01980/FUL) and the application relating to redevelopment of the adjacent waste transfer site (ref: 11/02076/FUL) were accompanied by supporting information to allow the Local Planning Authority to make an informed assessment of the impact of the proposals. It is not considered that any additional information is required in connection with either application prior to the determination of the applications.

### **Development on land within the designated green belt.**

The proposed development affects an existing site with the defined Tyne and Wear Green Belt. All matters relating to the impact and location of the proposed development within the Green Belt are set out in the main Committee report in connection with this planning application.

### **Summary**

The further representations received in objection to the proposed development have been fully considered (above).

The recommendation and (suggested) conditions in connection with this application are set out in full on in the main Planning and Highways Committee report.

## ITEM 2

Reference No.: 11/02076/FUL Full Application

Proposal: **Redevelopment of Campground waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping.**

Location: Campground Refuse Disposal Works Springwell Road  
Springwell Gateshead NE9 7XW

Ward: Washington West

Applicant: SITA UK Limited

Date Valid: 22 July 2011

Target Date: 21 October 2011

### **Purpose of the Report**

The purpose of this supplementary report is to inform Members of additional representations received and to address each issue raised by the representations received.

### **Commentary**

Further to the main report in connection with planning application 11/02076/FUL for the redevelopment of the existing waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping at Campground Refuse Disposal Works, Springwell Road, an additional six representations have been received in connection with this application (and also in connection with application 11/01980/FUL for redevelopment of the Household Waste Recycling facilities on the adjacent site).

The six additional objection letters have been reproduced and attached to this report as appendix 1 for ease of reference.

All six objections received are in objection to the proposed developments at Campground, as proposed by applications 11/01980/FUL and 11/02076/FUL.

The additional objections received relate to:

- Lack of consultation in connection with the planning applications.
- Increase in HGV traffic travelling through Springwell Village.

- Increase in noise as a result of increase in heavy traffic travelling through Springwell village.
- Impact upon human health.
- Request for Environmental Impact Assessment.
- Development on land within the designated green belt.

Taking each of the above points in turn:

**Lack of consultation in connection with the planning applications**

The representation letters received state that the authors were not aware of the planning application under consideration and that they consider that the Local Planning Authority has not conducted publicity in connection with the planning application properly.

For the avoidance of doubt, the following publicity was carried out in connection with planning application 11/02076/FUL:

A press notice providing information in connection with this planning application was published in the Sunderland Echo on 8 August 2011.

On 23 July 2011 9 Site Notices were positioned for displayed in various publicly accessible locations near to the application site. The locations of the site notices displayed are listed below:

- Entrance to Campground Site.
- Adjacent to Springwell Inn Public House.
- Junction of Seaburn Gardens and Springwell Road.
- Outside Fell Dyke Primary School.
- Entrance to private road leading to Vicarage Close.
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The Local Planning Authority makes every effort to inform those occupying areas near to application sites of development proposals. However, there is a limit to the extent of publicity and notification that the Local Planning Authority can carry out. In every circumstances publicity in connection with planning applications is carried out to at least the level required by legislation (as set out above) and in many instances the publicity and notification conducted by the Local Planning Authority exceeds those requirements, as with this particular planning application.

It is unfortunate that those making representation were not aware of the planning application sooner, however, they are clearly aware of the application now and have submitted representations in connection with it, the content of which are being given full consideration by the Local Planning Authority.

### **Request for Environmental Impact Assessment**

One letter of objection received request that a “full environmental impact assessment” is carried out for both this site and that site adjacent (application reference 11/01980/FUL) prior to any determination in connection with either application.

Both this application (ref: 11/02076/FUL) and the application relating to redevelopment of the adjacent household waste recycling facility (ref: 11/01980/FUL) were accompanied by supporting information to allow the Local Planning Authority to make an informed assessment of the impacts of the proposals. It is not considered that any additional information is required in connection with either application prior to the determination of the applications.

Furthermore, it should be noted that following assessment of the proposed redevelopment of the waste transfer station site, a screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, was issued by the Local Planning Authority on 23 November 2010, indicating that an Environmental Statement for the purposes of Environmental Impact Assessment was not required in connection with a planning application for the development proposed.

### **Increase in HGV traffic travelling through Springwell Village**

The six additional representations received in connection with this application object to the proposed development on grounds that there will be a significant increase in the volume of heavy goods vehicles travelling through Springwell Village as a result of the proposal.

Appraisals of five different route options for vehicles travelling to and from the Campground Waste Transfer Station were conducted by the applicant prior to submitting the planning application under consideration. Details of the five routes that were appraised have been provided as part of the supporting information accompanying the application for planning permission.

Details of the routes appraised are set out below:

- **Route 1 (to west/south)** via Wrekenton Long Banks (B1295) and A1 interchange
- **Route 2 (to west/north )** via Wrekenton Long Banks (B1295) and

Durham Road (A167)

- **Route 3 (to north)** via Old Durham Road (B1295), Sheriff Hill area of Gateshead
- **Route 4 (to east/south)** via Leam Lane (B1288) and Northumberland Way (A195)
- **Route 5 (to south)** via Springwell Village

Following further evaluation by the applicant (an account of which is set out in full in the documentation accompanying the planning application) routes 1, 2 and 4 have been identified as the preferred vehicles routes to Campground, and these should be the main links to the site from the strategic/trunk road network.

The applicant has stated routes 3 and **5 (via Springwell Village)** should not be used by any site vehicles with a useful load of 7 tonnes or more.

In order to ensure that the routes identified as 1, 2 and 4 are used in connection with the Campground Waste Transfer Station operation, the following condition will be attached to any approval granted:

*Heavy Goods Vehicles (i.e. commercial vehicles with an operating weight of more than 7.5 tonnes), within the control of the operator of the waste transfer station hereby approved, making deliveries to, or collecting from, the development hereby approved shall follow routes 1, 2 and 4 as shown on drawing number App 12.5 : Route Location and Features Plan, received 24 June 2011, whenever these routes are passable. In the interest of the free passage of traffic and to comply with the requirements of policy T14 of the adopted Unitary Development Plan.*

It should be noted that in terms of the traffic implications for Springwell Village, the existing domestic refuse collections and bulky waste collections within the village will need to continue (i.e. household bin and bulky refuse collections), and this requires no more than 10 heavy vehicle movements per week. Journeys to the Campground site by other Sunderland Council vehicles from the Washington area can be directed to use route 4 (Leam Lane and Northumberland Way) unless they are required to collect within Springwell Village.

Based upon the above, there will be no significant increase in the volume of heavy goods vehicles travelling through Springwell Village as a result of the proposal.

### **Increase in noise as a result of increase in heavy traffic travelling through Springwell village**

For the reasons set out above it is not considered that the proposed development will result in any increase in heavy goods vehicles travelling through Springwell Village.



It is therefore not considered that any increase in noise associated with increased traffic will occur.

### **Impact upon human health**

One letter of objection states concerns in connection with the impact of the proposed development upon the health of those occupying residential areas in close proximity to the applications site.

There is no material change in the activities that will be conducted on the application site following implementation of the proposed development, when compared to the activities that are undertaken there now. It is therefore not considered that the proposed development will have any effect at all upon the health of any individual or group of people.

It should be noted however, that issues like health and safety and pollution control are subject to legislation falling outside of the remit of planning. The Health and Safety Executive and the Environment Agency implement this legislation through the issuing of permits and monitoring regimes separately.

### **Development on land within the designated green belt.**

The proposed development affects an existing site with the defined Tyne and Wear Green Belt. All matters relating to the impact and location of the proposed development within the Green Belt are set out in the main Committee report in connection with this planning application.

### **Summary**

The further representations received in objection to the proposed development have been fully considered (above).

The recommendation and (suggested) conditions in connection with this application are set out in full on in the main Planning and Highways Committee report.

## **APPENDIX 1 – COPY OF OBJECTIONS (11/01980/FUL & 11/02076/FUL)**

It has been brought to my attention, as well as more residents in Springwell Village, of the above proposal and would like to know why, as a resident living near to this site, have not been informed, or given the opportunity to object to this proposal.

It seems as though residents in the Gateshead side of the site, who come under the Gateshead Council bracket, have been given the relevant information and opportunity to object but residents of the village, who come under the Sunderland Council bracket, and who are planning the redevelopments, have not been taken into consideration at all. A small notice on a lamp post that not everybody would see do not in my opinion constitute good communication to a village which will no doubt be seriously affected if these plans are given the go ahead

As a parent of 2 small children, the amount of traffic already haring through the village is a big concern, and I know most other residents I have spoken to feel the same regarding traffic amount and the speed of which they come through. Traffic calming does not seem to have worked. By allowing these proposals to go ahead it is only going to increase heavy and dangerous traffic through further and increase a safety risk to all our children

I am aware that the deadline for objections has passed but as a concerned resident who has not been given the chance to oppose I am asking for the extension of the deadline to allow communication to the village residents and to allow any objections

Regards

Tracy McPeake

43 ALDSWORTH CLOSE  
SPRINGWELL VILLAGE  
GATESHEAD  
NE9 7PF

Dear Mrs Rising,

I am writing to express my objections and disgust at the above applications submitted to yourself by SITA for the proposed plans for the Campground waste disposal site, situated between Wrekenton and Springwell Village.

I understand the public consultation for this has now closed which I find surprising as I have only just heard about this proposal today. I thought that it was courtesy for the Council to let the residents of their area know when something like this will affect them and being a resident of Springwell Village, I have heard nothing from yourselves about this subject via a personal letter or notices on lamp posts within Springwell Village or the local community notice board, I can only think this is due to a huge oversight on your behalf and knowing that you will more than likely be getting other mails/letters and phone calls on this matter, hope you will give us, the residents of Springwell Village the opportunity to have a say in something that will affect us a great deal and reopen this for public comment.

If for some reason this is not possible, which I know many will be very unhappy with, I hope you will give us chance to have our say as this proposal will have a detrimental effect on our village, with the increase in heavy traffic which the homes along the route were not built to withstand (you can see this example when the council put in the speed bumps, without consultation, we asked for them to be removed due to damage to both the inside and outside of our homes) the safety of our children is obviously a main concern too due to the Village Primary School being on the proposed route and also their safety when playing out, the increase of noise from these trucks will also be detrimental to our usual quiet rural Village, the increase in pollutants in the air around us (there has been quite a few cases of residents, over the last few years, being diagnosed with cancer I am not saying this is caused by the workings from Campground or for that matter the increased activity in landfill at the Thompson's site but I do wonder if this could be a factor) These are obviously only a couple of points that we would like to be raised.

Judging by comments of objection on this application, Gateshead residents were given the chance to raise their points on the plans, I therefore think it is only fair that the other area that will be affected be given a fair hearing too.

I wish to be on record to the committee and decision makers of this application as an objector to this proposal, with the above points as reason for my objection.

I look forward to hearing from you on this matter.

Yours sincerely

Emma Gatens

Hello,

I was shocked and dismayed when I found out the news yesterday regarding the above planning reference numbers proposed for the camperdown waste site on the border between Gateshead & Sunderland.

I am a resident in Springwell Village and live directly on the main road through the village which if plans are passed is likely to see a huge increase if large vehicles passing right by my front window.

I have had no correspondence from the council with regards to this proposal and as I shall be directly affected by the plans feel strongly that I should have been, but notice now the period for public consultation has closed.

From the objections on the planning applications it appears that Gateshead residents in the surrounding area have been informed but Sunderland residents who it also affects have not been and I want to know why this has happened, as I can guarantee you would have received an overwhelming number of objections if we had been aware of the proposed plans.

The road through Springwell Village was made over 110 years ago for the carriage for horses and carts and the houses on this road are very close to the road so it is not a suitable route for large transport vehicles at all.

In recent years we have been seeing an increasing number of cracks appearing in our house due to increased volume and weights of traffic passing through the village already.

I look forward to hearing from you with answers to why we as affected residents have not been involved in the process and as to when you will reopen the consultation period for such objections to be added to the planning applications.

I may add that there is a residents meeting regarding this matter in the Springwell Village club on Thurs 19/1 at 7.30pm which I feel it appropriate that a representative from the council should attend to explain to residents why it was felt that consultation with ourselves was not considered appropriate!

Many Thanks

Mrs S Wilkinson

We are a small village, and the main road through the village goes right past the school, please do not put our children in more danger, please do not give the access to the skip, please look after our children

Kind regards

Karen Pooley

Dear Sirs,

With Ref. apps 11/01980/ful and 11/02076/ful we wish to lodge our objection to this planning application, because as a resident of Springwell Village, we, or any other residents have not been consulted regarding this development. We therefore suggest that planning is postponed until a full consultation is undertaken.

We also note that there are two separate applications for schemes on the site, we would ask if a **FULL Environmental** impact assessment has been carried out for these schemes combined.

You are aware that this development is on green belt land and therefore the site already in use for waste disposal, we object to increased capacity on greenbelt land.

Yours faithfully,

Mr and Mrs Archbold  
Carousel  
Ferndale Terrace  
Springwell Village  
NE9 7RH

Dear Ms Rising,

The above planning applications have been brought to my attention, albeit late in the day as I believe the deadline to lodge objections has passed. However as a resident of Springwell Village I feel my concerns/objections should be noted and put before the relevant committees as I was not aware of the applications prior to Tuesday, 17th January 2011.

I seek clarification as to the possible route through the village, the amount of vehicles travelling through the village to site and the weight and frequency of each truck together with possible loads.

I have concerns regarding the amount of trucks and the safety concerns for children and residents. We have no safe crossing, no crossing patrol for school times although there is one zebra crossing this is rarely observed by drivers. I am concerned at the effect extra trucks will have on our small village.

I am totally shocked, dismayed and angered that such an application can be lodged with Sunderland City Council yet they do not deem it necessary to inform their council tax payers and residents of Springwell Village of such an application.

I would be grateful if you could acknowledge safe receipt of this email and confirm my concerns will be noted prior to any final decisions being made.

Yours faithfully,

Mrs. N. Cowie