

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000  
00/0450/FL : EXTENSION OF PRODUCTION FACILITY FOR THE  
MANUFACTURE OF CHIPBOARD  
BARONY ROAD, AUCHINLECK  
APPLICATION BY EGGER BARONY LTD**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 The proposal involves the erection of a large storage silo and loading shed and an extension to the rear of the existing sawdust hall. A plant will be installed to process only wood chip. The new storage silo and new sawdust shed will be used for the receipt and storage of sawdust. The proposed silo is 25 metres in height. The silo and loading shed will be located largely in an existing concrete area and an unmaintained area where logs are stored. The extension to the existing sawdust shed will be 720 square metres and attached to the northern end of the existing sawdust shed. It is located in an area which is presently used for off-loading and the storage of materials. This extension will accommodate off-loading facilities for recycled fibre and a crushing machine. Material containing oversize pieces will be crushed in a new crusher. Crushed recycled fibre will be stored in the existing sawdust shed and processed into chips in equipment installed in the existing wet preparation plant area. All prepared chips will be stored in the existing silo. As part of this phase, the wet preparation plant will be modified to accommodate the requirement for final processing of recycled fibre. Sawdust also will be received and off-loaded in the new building screened, and then conveyed to the new 25m diameter storage silo. Discharge from the silo will be by a mechanical conveyor to a bunker located over the existing wet processing material belt.

1.2 The applicant has submitted a justification for the proposed expansion of the plant. Egger have experienced pressures on margins within the current market place due to the strength of the British pound and higher exchange rates. This will help to sustain the existing workforce. The proposed expansion will help to restore the market competitiveness. The proposed extensions will generate short-term work for a number of semi-skilled workers and inject money into local businesses. The proposal will also use recycled wood for chipboard production which is in line with Government guidelines for sustainable development.

1.3 The installation of the silo and recycling plant will reduce traffic movements. The recycled fibre material has a much lower moisture content than traditional round wood and therefore annual volumes required shall be reduced. This reduction is directly related to the type of vehicles used to deliver the recycled material. Currently all HGV's delivering round wood

cannot be used to transport final products due to their openbacks. All recycled products are delivered by a 'closed' back HGV and therefore can be utilised to transport finished product. It is estimated that as a result of the proposals, the current traffic may be reduced by 11% in one year. This equates to approximately 28 less vehicular movements per day.

1.4 Additional trade effluent will not be generated as a result of the extensions. A small amount of metal waste approximately 1 skip per month is generated and uplifted by a local scrap metal dealer.

## **2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to conditions contained on the attached sheet and that the issue of the decision notice be withheld until such time as the Section 75 Legal Agreement has been satisfactorily amended to incorporate the above proposals.**

## **3. SUMMARY OF ANALYSIS**

3.1 The proposed development is consistent with the policies of the East Ayrshire Local Plan Finalised Version as the proposal involves the extension of the existing industrial use. The proposal will be accommodated within the existing curtilage of the plant. The proposal will bring benefits to the local area. The proposed expansion will enable the importation and use of recycled fibres. This will result in an annual reduction in the number of vehicles by approximately 11% as recycled fibre has a much lower moisture content than traditional round wood. Also all recycled products are delivered by a 'closed' back HGV and therefore this can be utilised to transport the finished product. The reduction in the number of vehicles will also result in the reduction in air pollution. The use of recycled fibre is in keeping with the Government's advice on sustainable development. It will also help to sustain existing employment and will create short-term employment during construction.

3.2 In terms of the height and design of the extension to the existing sawdust shed and the new silo and loading shed, this is in keeping with the existing buildings. The proposed development will not have any further significant impact on the rural landscape than the existing plant and equipment.

**Alan Neish**  
**Head of Planning and Building Control**

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

## EAST AYRSHIRE COUNCIL

### SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000 00/0450/FL : EXTENSION OF PRODUCTION FACILITY FOR THE MANUFACTURE OF CHIPBOARD BARONY ROAD, AUCHINLECK APPLICATION BY EGGER BARONY LTD

#### Report by Head of Planning and Building Control

#### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Southern Local Planning Committee under the scheme of delegation, as it is a larger application which accords with the Development Plan and is of area significance.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is the Egger Plant, and its curtilage. The Barony Plant is bound by the B7036 Barony Road, and it is 1.5km from the west of Auchinleck and 3km from the north-west of Cumnock.

2.2 **Proposed Development:** The proposal involves the erection of a large storage silo and loading shed and an extension to the rear of the existing sawdust hall. A plant will be installed to process only wood chip. The new storage silo and new sawdust shed will be used for the receipt and storage of sawdust. The proposed silo is 25 metres in height. The silo and loading shed will be located largely in an existing concrete area and an unmaintained area where logs are stored. The extension to the existing sawdust shed will be 720 square metres and attached to the northern end of the existing sawdust shed. It is located in an area which is presently used for off-loading and the storage of materials. This extension will accommodate off-loading facilities for recycled fibre and a crushing machine. Material containing oversize pieces will be crushed in a new crusher. Crushed recycled fibre will be stored in the existing sawdust shed and processed into chips in equipment installed in the existing wet preparation plant area. All prepared chips will be stored in the existing silo. As part of this phase, the wet preparation plant will be modified to accommodate the requirement for final processing of recycled fibre. Sawdust also will be received and off-loaded in the new building screened, and then conveyed to the new 25m diameter storage silo. Discharge from the silo will be by a mechanical conveyor to a bunker located over the existing wet processing material belt.

2.3 The applicant has submitted a justification for the proposed expansion of the plant. Egger have experienced pressures on margins within the current market place due to the strength of the British pound and higher exchange rates. This will help to sustain the existing workforce. The proposed

expansion will help to restore the market competitiveness. The proposed extensions will generate short-term work for a number of semi-skilled workers and inject money into local businesses. The proposal will also use recycled wood for chipboard production which is in line with Government guidelines for sustainable development.

2.4 The installation of the silo and recycling plant will reduce traffic movements. The recycled fibre material has a much lower moisture content than traditional round wood and therefore annual volumes required shall be reduced. This reduction is directly related to the type of vehicles used to deliver the recycled material. Currently all HGV's delivering round wood cannot be used to transport final products due to their openbacks. All recycled products are delivered by a 'closed' back HGV and therefore can be utilised to transport finished product. It is estimated that as a result of the proposals, the current traffic may be reduced by 11% in one year. This equates to approximately 28 less vehicular movements per day.

2.5 Additional trade effluent will not be generated as a result of the extensions. A small amount of metal waste approximately 1 skip per month is generated and uplifted by a local scrap metal dealer.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 West of Scotland Water, Scottish Coal and Health and Safety Executive have no adverse comments to make regarding the proposed development.

***Noted.***

3.2 British Gas Transco have commented that no mechanical excavation shall be carried out within 500mm of Transco Plant. A site visit is likely to be required prior to the commencement of works.

***A note can be attached to the planning consent if granted to advise the applicant to make early contact with Transco.***

3.3 The Architectural Heritage Society of Scotland have commented that the proposal is not likely to make any real difference to the existing visual impact. They hope that every effort will be made to avoid a position that isolates the new structure against the skyline. Its mass should fuse with existing structures and colour wise be as neutral as possible.

***The proposed development will not have any further significant impact on the rural landscape than the existing plant and equipment. The development will be accommodated within the curtilage of the plant and is located adjacent to the existing plant and buildings. The materials proposed and design of the proposed extension and silo is compatible with the existing buildings and plant.***

3.4 East Ayrshire Council Roads and Transportation Division have no objection subject to all haulage vehicles adhering to agreed Transport Protocol for delivery and dispatch routes. This proposal should result in a decrease in the current vehicle flow associated with this development.

***Noted. The issue of delivery and dispatch routes is addressed by the Section 75 Agreement and the transport protocol arising therefrom.***

3.5 Environmental Health and Waste Management, Scottish Environment Protection Agency, Ochiltree and Auchinleck Community Councils, Historic Scotland, and The Scottish Civic Trust have not replied at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 None.

#### **5. DEVELOPMENT PLAN STATUS**

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The proposal is located in an area zoned for industry, and it is affected by Policy IND5. This policy safeguards established industrial areas for business, industrial and storage and distribution uses falling within Class 4,5 and 6 of the Use Classes Order.

***The proposed development involves an extension within the curtilage of the existing industrial use. The proposed development would be consistent with the above policy.***

5.2 In the adopted Cumnock and Auchinleck Local Plan, the site lies within the designated Rural Area and is affected by Policy 32 covering Rural Industry. Policy 32 states that priority will be given to those industries specifically related to agriculture and forestry and other industries which in the opinion of the Planning Authority would benefit the rural economy of the local plan area.

***The proposal involves the extension of the existing chipboard manufacturing plant which was approved in March 1997. The use of the site has been established by the previous approval.***

#### **6. OTHER PLANNING CONSIDERATIONS**

6.1 Planning History: 96/0386/FL : Planning consent was granted on 10 March 1997 for preparation works and chipboard manufacturing plant, storage, offices, staff amenities, roads and parking, perimeter fencing, landscaping and log storage at former Barony Colliery.

***The proposal involves extensions to the above chipboard manufacturing plant. The proposed development will be accommodated within the curtilage of the existing plant.***

6.2 An assessment has been carried out of potential atmospheric emissions. The only air quality issue during the construction of the extension is likely to occur in an insignificant increase in particulate emissions through traffic movement. It is estimated that once the expansion is fully operated the traffic movement on an annual basis will be reduced by 11%. This shall directly reduce air pollution generated by such vehicles by 11%. As production output is not anticipated to increase, current pollutants generated from the manufacturing process are not expected to change.

6.3 Poor waste and material management has the potential to adversely effect the environment by contaminating the air, soil or water and pose to human health and safety. The applicant's agent have recommended guidelines to follow to avoid the above. It is recommended that gullies, grids and manhole covers are clearly identified prior to construction to ensure correct discharge, loading and unloading areas should be designated. High risk areas such as refuelling points should be isolated from surface water systems. Deliveries of high risk materials such as oils should be supervised at all times. All above ground storage tanks, drums and containers should be sited on an impermeable base within a bund. A routine inspection of high risk areas should be carried out, such as fuel and waste storage areas and drainage systems. The site should be protected from vandalism and theft. Many pollution incidents are the result of poor security.

***The above guidelines can be addressed as a condition to the planning consent if granted.***

6.4 Visual Intrusive Assessment – The applicant's agent consider that the expansion would not unduly detract from the perception of landscape quality. The scale of the proposed expansion, the location close to the existing plant, the visual dominance of the commemorative 'A' frame and local forests and the remote distance from the viewpoints would diminish the visual impact. The visual impact of the expansion on the view from Treeshill Farm is classed as substantial. It is recommended that the buildings and other structures of the expansion should be sympathetically coloured.

***The proposed development includes an extension to the rear of the existing sawdust shed and the erection of a large storage silo and loading shed. The proposed design of the extension will be in keeping with the existing building. The new silo will be 25 metres in height which is adjacent to the existing silos which are of a similar height. The proposed development is to be located in***

***close proximity to the existing plant building and equipment which has a substantial visual impact on the area. It is considered that the proposed extension will not result in any more visual intrusion than the existing plant and equipment.***

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 Financial Implications : There are no financial implications for the Council in the determination of this application.

7.2 There is an existing Section 75 Legal Agreement affecting the existing plant. The Section 75 Legal Agreement will require to be amended to extend its requirements to the proposed extensions.

## **8. CONCLUSIONS**

8.1 The proposed development is consistent with the policies of the East Ayrshire Local Plan Finalised Version as the proposal involves the extension of the existing industrial use. The proposal will be accommodated within the existing curtilage of the plant. The proposal will bring benefits to the local area. The proposed expansion will enable the importation and use of recycled fibres. This will result in an annual reduction in the number of vehicles by approximately 11% as recycled fibre has a much lower moisture content than traditional round wood. Also all recycled products are delivered by a 'closed' back HGV and therefore this can be utilised to transport the finished product. The reduction in the number of vehicles will also result in the reduction in air pollution. The use of recycled fibre is in keeping with the Government's advice on sustainable development. It will also help to sustain existing employment and will create short-term employment during construction.

8.2 In terms of the height and design of the extension to the existing sawdust shed and the new silo and loading shed, this is in keeping with the existing buildings. The proposed development will not have any further significant impact on the rural landscape than the existing plant and equipment.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to conditions contained on the attached sheet and that the issue of the decision notice be withheld until such time as the Section 75 Legal Agreement has been satisfactorily amended to incorporate the above proposals.**

Alan Neish  
Head of Planning and Building Control  
PC/SMB  
26 July 2000  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. East Ayrshire Local Plan Finalised Version.
5. Cumnock and Auchinleck Local Plan.
6. Planning Application No. 96/0386/FL

Any person wishing to inspect the background papers listed above, should contact Pamela Clifford on 01563 555483.

**Implementation Officer : Pamela Clifford**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no 00/0450/FL

---

Location	Barony Road AUCHINLECK KA18 2LL
Nature of Proposal:	Proposed extension of production facility for the manufacture of chipboard
Name and Address of Applicant:	Egger Barony Ltd, Barony Road AUCHINLECK KA18 2LL
Name and Address of Agent	Cordah Ltd., Pentland Science Park PENICUIK, Edinburgh EH26 OPZ

---

DPO's Ref: [ PAMELA CLIFFORD ]  
PPO's Ref; [ ]

The above **FULL** application should be granted subject to the following condition.

- (1) Prior to the commencement of development on site, the applicants shall submit to and have had approved by the Planning Authority details of the waste and material management regime which they intend to put in place.

REASON – In the interests of public safety.

**NOTE**

- (1) The applicant shall make early contact with British Gas Transco, 95 Kilbirnie Street, Glasgow, G5 8JD regarding a site visit.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**

**AGENDA**