

PLANNING COMMITTEE: MINUTES

Date: Thursday 22nd January 2015

Time: 10.00 – 10.45

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors B Ashwood, D Connor (Chairman), S Criswell, W Hunt, D Jenkins, S Kindersley, A Lay, M Loynes, M Mason, J Scutt and M Smith (Vice-Chairwoman).

106. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor K Reynolds (Councillor S Criswell sub).

Councillor Connor declared an interest in the Westry Anaerobic Digestion Plant as his brother in law worked at the plant. This did not represent a Disclosable Pecuniary Interest and he therefore did not have to leave the meeting for that application.

107. MINUTES – 11TH DECEMBER 2014

The minutes of the Planning Committee meetings held on 11th November 2014 were agreed as a correct record and signed by the Chairman subject to wording of the decision being changed from “rejected” to “refuse”.

101. VARIATION OF CONDITION 2 OF APPLICATION F/02012/111CW TO RETAIN TEMPORARY ANAEROBIC DIGESTION RECEPTION BUILDING AS PERMANENT AT WESTRY AD PLANT, WISBECH ROAD, MARCH, PE15 0BA

The Committee considered an application for the Westry Anaerobic Digestion Plant in March. The application requested to vary condition 2 of its original planning application to approve the temporary building as the permanently approved waste reception building on site.

David Bridgwood spoke on behalf of the applicant in support of the application. He informed Members of the Committee that the company had been keen to build a good relationship with neighbours and had provided them with contact details to be able to raise any issues they had with the operation of the plant. There had been 4 complaints received regarding noise and odour in 2014. The first noise complaint was due to a faulty engine and that was repaired, the second was attributed to a chiller at the adjoining potato packing plant and mitigating measures were taken. The two odour complaints were due to a vehicle attempting to deliver an inappropriate load to the plant that was turned away and the fertilising of a nearby field.

Mr Bridgwood explained that the Environment Agency (EA) had requested an odour management plan and it had been submitted in draft to the EA. Recommendations had been made following a site visit by the EA. Mr Bridgwood added that once the EA had commented on the odour management plan then any recommendations made would be implemented within the prescribed timescales.

Mr Bridgwood informed Members that the temporary building had been subject to two 18 month permissions, the second having expired in December 2014. The application was therefore submitted to avoid having to repeatedly reapply for permission.

In response to Member questions Mr Bridgwood informed the Committee that:

- The EA carried out regular inspection at the site and the company paid £21,000 per annum to the EA for regulation. An annual detailed audit was carried out by the EA together with 4-6 ad hoc visits per year, some pre-arranged and some unannounced.
- The building was operated at a slightly negative pressure inside; in order that when the doors were opened air would be drawn into the building and odour control measures were in place to mitigate any odour.
- When permission was first granted it was much easier to access credit. In order to achieve savings it was necessary to build a cheaper building. The application was made to prevent having to come back in the future for further permission to be granted for the temporary building.
- The structure of the building was constructed from plastic coated steel panels. The only significant difference from a permanent building was the roof. It was constructed from Hypalon which was the same material that was used in constructing the roof for the stands at Lords cricket ground.
- The hours of operation would not be changed from those set out in the existing planning condition.
- The main system of odour control was a bio filter that was essentially a box containing bark chippings and bacteria that live on the odour molecules as the air passed through.

Officers informed the Committee that the company was prompt in submitting reports on the sources of the feedstock, of which an increasing proportion is from the local area, to the Local Authority and was applauded for this.

Members noted that that there have been issues with a similar Anaerobic Digestion facility elsewhere in the county and emphasised that proper maintenance of the facility was essential to mitigating noise and odour.

It was resolved unanimously to vary the permission subject to the conditions set out in **Appendix 1** of these minutes.

Chairman

1.1 1. Expiration Date

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the details set out in the submitted application form, supporting statements and the following drawings:

- ST10728-102 Site Location Plan dated 03/09/2014
- ST10728-024 Proposed Site Plan dated 10/09/2013
- NL-10-08.dwg dated 26 October 2010
- 68 – 300 Digestate Dewatering Building dated June 2011
- 68 – 301 Digestate Dewatering Building dated June 2011
- 68 – 401 Organic water treatment plant: Ground floor level floor plan dated June 2011
- 68 – 402 Organic water treatment plant: Greenhouse level floor plan dated June 2011
- 68 – 403 Organic water treatment plant: Roof Plan dated June 2011
- 68 – 404 Organic water treatment plant: Elevations dated June 2011
- 68 – 405 Organic water treatment plant: Elevation and Section dated June 2011
- 68 – 406 Organic water treatment plant: 1:25 construction details dated June 2011
- E11255-001 Proposed biodome roof

Reason: To define the site and protect the character and appearance of the locality in accordance with policy LP16 of the Fenland Local Plan 2014 and CS33 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

3. The highway works required by this condition have been implemented in full so it is not included in this decision notice

4. Landscape Planting and Management Scheme

The landscape planting and management shall be carried out in accordance with the following approved documents and drawings:

- ST10728-004 dated 29-11-13 'Overall Site Layout' – in so far as it relates to the proposed additional hedgerow on the drawing
- PROS 300/1-001 dated 18 March 2010 'Detailed Hedgerow and Tree Planting' in so far as it relates to the Outline Specification Notes, Management Plan Year 1-6 and planting labels.

The approved scheme shall be implemented in full in the first available planting season.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of the Fenland Local Plan 2014 and CS33 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

5. 5-Year Landscaping Scheme

If within a period of 5 years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, becomes, in the opinion of the Waste Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of the Fenland Local Plan 2014 and CS33 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

6. Hours of Operation

No delivery or despatch of waste shall take place outside the hours of 0700 to 2300.

Reason: In the interests of residential amenity in accordance with policy LP16 of the Fenland Local Plan 2014 and CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

7. External Lighting

No external lighting shall be erected or installed unless full details have been submitted to and approved in writing by the Waste Planning Authority. The external lighting shall be erected and installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of visual amenity in accordance with policy LP16 of the Fenland Local Plan 2014 and CS33 and CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

8. Waste Input Report

In January and July each year the operator shall submit a report to the Waste Planning Authority providing waste input information for the previous six months demonstrating the measures taken to secure so far as reasonably practicable that waste is imported from sources local to the site and where from non-local sources is imported on a backhaul basis.

Reason: To ensure so far as reasonably practicable that the facility complies with the proximity principle ie the administrative areas of Cambridgeshire and Peterborough and a radius of 45km from the site whichever is the greater in accordance with CS2 and CS29 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (2011).

9. This condition was removed as part of a non-material amendment and is therefore not included in this decision notice.

