

PLANNING COMMITTEE



Date: Thursday, 02 November 2017

Democratic and Members' Services

Quentin Baker

LGSS Director: Law & Governance

10:00hr

Shire Hall

Castle Hill

Cambridge

CB3 0AP

Kreis Viersen Room

Shire Hall, Castle Hill, Cambridge, CB3 0AP

AGENDA

Open to Public and Press

1. **Apologies for Absence**

2. **Declarations of Interest**

Guidance for Councillors on declaring interests is available at:

<http://tinyurl.com/ccs-conduct-code>

3. **Minutes of the Planning Committee meeting held 5th October 2017** 5 - 8

PLANNING APPLICATIONS

4. **H-5007-17-CW - Envar Composting Ltd - access alterations** 9 - 30

5. **H-5005-17-CW - Envar Composting Ltd - Change of Use** 31 - 60

6. **H-5006-17-CW - Envar Composting Ltd - Concrete pad extension** 61 - 90

7.	H-5004-17-CW Envar Composting Ltd - Operating Hours	91 - 110
8.	H-5010-17-CC Wyton-on-the-Hill Primary School - Demolition of existing school and erection of new Primary School, Wyton	111 - 148
	ITEMS FOR INFORMATION	
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The Planning Committee comprises the following members:

Councillor David Connor (Chairman) Councillor Ian Gardener (Vice-Chairman)

Councillor Anna Bradnam Councillor Lynda Harford Councillor Peter Hudson Councillor Bill Hunt Councillor Sebastian Kindersley and Councillor Joan Whitehead

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact

Clerk Name: Daniel Snowdon

Clerk Telephone: 01223 699177

Clerk Email: daniel.snowdon@cambridgeshire.gov.uk

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Council and political Group Leaders which can be accessed via the following link or made available on request: <http://tinyurl.com/cccfilm-record>.

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PLANNING COMMITTEE: MINUTES

Date: Thursday 5th October 2017

Time: 10.00am – 11:05am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor (Chairman), K Cuffley, I Gardener (Vice-Chairman), B Hunt, S Kindersley, M Smith and J Whitehead.

14. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies were received from Councillors L Harford and P Hudson, Councillors K Cuffley and M Smith substituted.

The Chairman, Councillor David Connor declared a non-statutory interest under agenda item 4, application reference F/2007/17/CW for Datashredders. Councillor Connor informed the Committee that he personally knew one of the objectors to the application and would therefore withdraw from the meeting before the start of the item.

15. MINUTES – 7TH SEPTEMBER 2017

The minutes of the Planning Committee meeting held on 7th September 2017 were agreed as a correct record and signed by the Chairman.

A Member drew attention to the request at the 7th September meeting of the Planning Committee for measurements to be provided in both metric and imperial systems. Officers confirmed that future reports would contain both systems of measurement.

Clarification was also sought on page 5 of 42 concerning “in situ” for archaeology and officers confirmed this was indeed a correct record of what the applicant had said during the meeting.

Following the conclusion of the item the Chairman, Councillor David Connor withdrew from the meeting and Councillor Ian Gardener assumed the Chair.

16. PROPOSED EXTENSION TO THE EXISTING BUILDINGS TO CREATE COVERED AREA FOR INSTALLATION OF A NEW BALING MACHINE (PART RETROSPECTIVE)

**AT: UNIT 2, EASTWOOD END INDUSTRIAL ESTATE, WIMBLINGTON,
CAMBRIDGESHIRE,**

LPA REF: F/2007/17/CW

FOR: DATASHREDDERS

The Committee received a planning application that sought the part retrospective planning permission for the installation of a baling machine and its enclosure inside an extension to the existing building. The retrospective element of the application regarded the installation of a baling machine that had already been installed and was operational.

Officers drew attention to two late submissions that had been received and circulated to Members, one from Fenland District Councillor Maureen Davis and one from local resident

Angela Johnson, and allowed time for these to be read and considered ahead of the officer presentation.

The presenting officer drew attention to the site location in relation to nearby towns, the location of the A141 road, the residential development at Eastwood and the nearby grain storage facility. The locations of representations that had been received regarding the application were shown on a map of the area, noting that a third location off the map had also been received.

Members were shown a plan of the site that included a private road that accessed the site, the existing building for the processing of waste material and the route and movements of HCVs within the site.

The location of a newly installed water hydrant was drawn to the attention of Members, the installation of which was a condition of planning permission granted in February 2017.

Proposed site plans and elevation drawings were shown to Members who were informed that the proposed new building that would house the baling machine was approximately 2m higher than the existing structures on the site. The maximum height for the baling machine would be 6.8m; if the machine was slightly smaller (5m) then planning permission would not have been required, Members were informed. Officers also noted that the proposed building extension was approximately 180 metres away from the nearest residents, noting that the nearest bungalow was owned by the company and used for business purposes under their District planning permission.

Photographs of the baling machine were presented to Members that illustrated the height of the machine in relation to the existing building. Attention was drawn to the solid steel fence that was installed along the back of the site that prevented the escape of material and the height of the trees on the adjacent land (albeit it was noted that these were outside the control of the applicant) providing screening to the south.

Attention was drawn to views looking south from the site which showed the private road that allowed access to the site. Members were informed that at the site inspection it was noted that the applicant had created a second access to the site and was operating a one-way system for traffic which was beneficial in helping to reduce HCV movements within the site boundaries.

Officers recommended that the conflict with a previously submitted access plan on an earlier grant of consent should be dealt with by the applicant through the future submission of an amendment.

The main concern of local residents was the potential risk of fire at the site. The application presented to the Planning Committee in February 2017 sought relief from an earlier planning condition that stated all waste material should be stored under cover. Whilst external storage was approved by Committee in February 2017 the current application would result in all waste material being stored inside. Officers explained that the Fire Service had been consulted on the planning application, but through the planning regime they only look at water sources, as the building will fall to Building Regulations approval. Cambridgeshire and Peterborough Fire and Rescue Service would be consulted by Fenland District Council as required by Building Regulations for the erection of the building extension and Government guidance is clear that we should not duplicate other regimes. The officer went on to confirm that he had spoken to the Fire Service that morning ahead of the Planning Committee meeting and that they were content with the new fire hydrant and they would deal with the detail of the building at the Building Regulations stage.

A further concern of residents was noise at the site. The applicant had provided noise emission information from the manufacturer of the baling machine that had been assessed by Fenland District Council's Environmental Health Officer in relation to the current background noise level and the levels were deemed to be acceptable. The enclosure of the baling machine would also potentially further reduce noise emissions.

Attention was drawn to the local liaison forum, the setting up of which was requested by Members following the planning application that was considered by Planning Committee in February 2017. The applicant's agent had advised that following the release of the planning consent a letter had been sent to local residents by the applicant to offer a meeting and request that any complaints regarding the site be directed to him. Officers recommended that if Members were so minded a separate side letter could be sent to the applicant stressing the need for a local liaison forum and for it to include the Parish Council, Local Members, the District Council and the Fire Service as part of the invite circulation list.

During discussion of the application:

- Members clarified the assessment undertaken by the Environmental Health Officer regarding noise. The results of earlier background noise levels had been taken into account when examining the noise levels of the new baler provided by the manufacturer. The assessment had determined that noise from the baler was at an acceptable level at the nearest noise sensitive property.
- Officers confirmed that unannounced inspections of the site would take place to check compliance with the prescribed operating hours.
- It was noted that representations regarding lorry parking and drainage fell outside of the application site and related to District Council permissions.
- Frustration was expressed by a Member that the letter inviting local residents to a local liaison forum had not included local Councillors and noted the officer recommendation that a letter be sent from the Committee regarding the local liaison forum that proposed invitations be sent to local Councillors and the Fire Service.
- Members noted that the letters of representation received instigated a site visit at which operating hours were discussed.
- It was noted that complaints regarding the site generally related to a neighbouring company.
- Clarification was provided that the baling machine would only be used when required and not in continuous operation. There would only be constant noise emitted from the noise suppressed diesel generators. Members were reminded that there had been no objections received on noise grounds from Fenland District Council's Environmental Health Officer.

Councillor Kindersley proposed, seconded by Councillor Whitehead that the officer recommendation be put to the vote. On being put to the vote it was resolved to grant planning permission subject to the conditions set out in Appendix A to these minutes and ensuring that a side letter was sent to the applicant in relation to the local liaison forum.

Following the conclusion of the item, Councillor David Connor returned to Chair the meeting.

17. ENFORCEMENT UPDATE REPORT

Members received an update report regarding the investigations into activities at First Drove and Black Bank at Little Downham and EARL Wood waste yard at Whittlesey. Officers informed Members that information relating to First Drove and Black Bank was still in the process of being reviewed, prior to its submission to Counsel. There was a significant amount of information to review in order to find relevant evidence. The amount of information which needed to be reviewed had resulted in a delay in the submission of the draft Breach of Condition Notices being submitted to LGSS Law with regard to the EARL Wood waste yard at Whittlesey.

A Member expressed disappointment and frustration at the delay. Officers explained that the volume of information stored physically and electronically was substantial and careful sifting was required in order to ensure that key points were not missed. Officers confirmed that they would keep local Members informed of progress.

A Member reminded Members that there was a need for care and caution as the work was extremely complex and it was imperative that if a case reached court it could not be rejected on a technicality that could have been avoided.

A Member requested that future updates contain a short summary of the background and history of the investigation.

18. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

Members noted that with regard to a review of the delegations requested by Members at the 7th September 2017 Planning Committee, a meeting had been scheduled with Democratic Services and it was anticipated that it was likely a report would be presented to Planning Committee at the November meeting.

It was resolved to note the decisions made under delegated powers.

Chairman

**SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT
COMPLYING WITH CONDITIONS 2 & 5 OF PLANNING PERMISSION
H/05021/11/CW (DEMOLITION OF OLD COMPOSTING TUNNELS AND
ANCILLARY STRUCTURES; EXTENSION TO WASTE RECEPTION BUILDING;
NEW BUILDING TO HOUSE NEW COMPOSTING TUNNELS, BIOFILTERS &
MANOEUVRING AREA; COVERED LINK TO CONNECT BUILDINGS;
RELOCATION OF WEIGHBRIDGE & OFFICE; ALTERATION OF ACCESS TO
B1086) TO ALLOW ALTERNATIVE ACCESS ARRANGEMENTS
AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON,
PE28 3BS
LPA REF: H/5007/17/CW
FOR: ENVAR COMPOSTING LTD**

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **Somersham & Earith**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission be GRANTED
subject to the conditions set out in
paragraph 9.1**

<i>Officer contact:</i>	
Name:	Helen Wass
Post:	Development Management Officer (Strategic & Specialist Applications)
Email:	Helen.wass@cambridgeshire.gov.uk
Tel:	01223 715522

1.0 INTRODUCTION

- 1.1 The Envar Composting Ltd site has for many years composted green waste both “in vessel” in composting tunnels and buildings and on concrete pads in open windrows. It has recently been taken over by the applicant company who wish to better use the land by broadening the types of wastes that would be handled; increasing the annual throughput; extending the hours of operation and improving the access arrangements. They have submitted this and 3 other planning applications (see paragraphs 5.17 – 5.19 below) which are the subject of separate reports to this committee (agenda items 5, 6 and 7).

2.0 THE SITE AND ITS LOCATION

- 2.1 This application relates to approximately 9 hectares (22 acres) within a 19 hectare (47 acre) land holding. The developed land includes: buildings for composting waste in vessel; areas of hardstanding for open windrow composting and maturation of compost; water storage lagoons; former residential properties used as offices and for educational purposes; litter-catch fencing; screen bunds; weighbridges; and waste water treatment plant.
- 2.2 There are three accesses to the existing site from the B1086 St Ives Road. These are shown as E1, E2 and E3 on agenda plan 2. Access E2, near the bungalow, is currently closed to traffic. Access E1 is used by vehicles making deliveries to the waste reception building which also need to use access E3 to use the weighbridge. There are four accesses to the existing site from Bluntisham Heath Road which are shown as E4, E5, E6 and E7 on agenda plan 2. Access E4, which is approximately 50 metres (55 yards) from the crossroads junction, is used by waste vehicles leaving the site after using the weighbridge. Accesses E5 and E6, which are located either side of redundant storage tanks, are currently closed to traffic. The building known as Heath Tops has its own access from Bluntisham Heath Road shown as E7. [Note: the B class road between St Ives and Somersham is the B1040 between St Ives and the crossroads where it becomes the B1086. The B1040 continues at Pidley Sheep Lane which joins the B1086 approximately 1 km (0.6 miles) north of the crossroads.]
- 2.3 The site is in the south westernmost part of the parish of Somersham, some 3 kilometres (1.9 miles) south west of the village. Bluntisham is 2.5 kilometres (1.6 miles) to the southeast; Woodhurst 1.5 kilometres (0.9 miles) to the northwest and Pidley-cum-Fenton 2.5 kilometres (1.6 miles) to the north. See agenda plan 1. Immediate neighbours are a mushroom farm and travellers’ site to the northeast and agricultural land to the southeast. The northwestern boundary is the B1086 St Ives Road and the southwestern boundary is Bluntisham Heath Road, a class C road which runs between Woodhurst and Bluntisham. The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is immediately to the north, on the opposite side of St Ives Road. There are 6 residential properties immediately to the north of the mushroom farm and the Raptor Foundation, the closest being Rectory Farm, 70 metres (77 yards) from the site. A joinery business is

located 230 metres (252 yards) to the southwest of the site on Somersham Road. There are no other properties within 500 metres (547 yards) of the site.

- 2.4 The undeveloped land is grade 2 in the agricultural land classification. The site is in flood zone 1 and is not in a groundwater protection zone. There are no scheduled monuments within 2 kilometres (1.2 miles) of the site. There are no listed buildings within 2 kilometres (1.2 miles) of the site except 2 milestones on the B1086. There are no Sites of Special Scientific Interest within 3 kilometres (1.9 miles) of the site. The St Ives to March Disused Railway (The Parks South) County Wildlife Site (CWS) is 1 kilometre (0.6 miles) north east of the site; Heath Fruit Farm CWS is 1.4 kilometres (0.9 miles) to the east and Lawn Orchard CWS is 1.7 kilometres (1.1 miles) to the north. No public rights of way would be affected by the proposed development.

3.0 THE PROPOSAL

- 3.1 Planning permission no. H/05021/11/CW was granted in April 2012 for the demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, biofilters and manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086. This permission related to the whole of the then operational site which is shown as an existing waste site in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012). It was granted subject to 5 conditions including:

2. Unless otherwise agreed in writing by the Waste Planning Authority, the development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, supporting statement, design and access statement, as amended by the conditions stated on this decision notice and the following drawings;

- *Titled: Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Proposed Site Layout, numbered: GPP/EN/SI/11/05 and dated 23/12/11*
- *Titled: Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Site Layout - Existing, Consented & Proposed, numbered: GPP/EN/SI/11/06 and dated 23/12/11*
- *Titled: Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Ground Plan & Elevations, numbered: GPP/EN/SI/11/07 and dated 23/12/11*
- *Titled: HCV Swept Path Analysis, numbered: 11051/210 and dated 20/02/12*

5. Prior to the operation of development the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (titled: HCV Swept Path Analysis, numbered: 11051/210 and dated 20/02/12) and thereafter retained for that specific use.

- 3.2 The extension to the waste reception building, the new building to house new composting tunnels and biofilters and the covered link to connect buildings have been built but the weighbridge and office were not relocated and the alterations to the access onto the B1086 were not made. The development has not been carried out in accordance with the approved drawings so the site is currently being operated in breach of planning conditions. The approved scheme included changes to access E3 which would enable HGVs to access the relocated weighbridge and deliver waste to the reception building at the north of the site. The vehicles would be able to turn round beyond the waste reception building and leave the site via the weighbridge and access E3. Clean compost would leave the site via access E5 on Bluntisham Heath Road.
- 3.3 The applicant company does not want to undertake the approved access alterations because it would involve demolishing a number of useful workshops. They do, however, wish to improve the access arrangements and have proposed an alternative which is the subject of the current application and this report.
- 3.4 Currently HGVs delivering waste:
- enter the site at access E3 on the B1086 St Ives Road to use the weighbridge
 - leave the site at access E4 on Bluntisham Heath Road
 - re-enter the site at access E1 on the St Ives Road to deliver
 - leave at access E1
 - re-enter at access E3 to use the weighbridge again
 - leave at access E4

Currently HGVs collecting compost:

- enter the site at access E3 empty to use the weighbridge
- leave the site at access E4
- re-enter the site at access E1 to load
- leave at access E1
- re-enter at access E3 to use the weighbridge again
- leave at access E4

Vehicles coming from the St Ives direction would therefore go through the crossroads junction 3 times.

- 3.5 The proposed scheme (see agenda plan 3) is to make access E1 on the B1086 St Ives Road the principal entrance and exit point for all deliveries of waste which would use new weighbridges (part of planning application no. H/5005/17/CW) and access E3 for collections of compost which would use the existing weighbridge. This could be achieved by substituting a new scheme for the one shown in the drawings referred to in conditions 2 and 5 of planning permission no. H/05021/11/CW and imposing appropriately reworded conditions.

CONSULTATIONS AND PUBLICITY

- 4.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposed development, together with the development that is the subject of applications nos. H/5004/17/CW, H/5005/17/CW and H/5006/17/CW was screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was concluded that it would not be likely to have significant effects on the environment.
- 4.2 Huntingdonshire District Council – No objections are raised.
- 4.3 Somersham Parish Council – No objection. The proposals are all internal to the site and the closure of some access points seems appropriate.
- 4.4 Colne Parish Council – Support the application subject to the existing offsite route which is via the Heath Road being addressed, as the size of the lorries turning creates havoc at the crossroad junction. With the potential for increased activity at this site, the parish council considers it essential that it be a condition to the approval of the application that all alterations of access to the B1040 [it is the B1086 at this point] is to be put in place to mitigate the increase risk of accidents of on and offsite of vehicular movements. This was part of the original application.
- 4.5 Woodhurst Parish Council – Note the proposed significant increase in quantity of green waste and compost to be processed on this site and the proposed extension of working hours. It appears that the site haulage contractors do adhere to the weight restrictions through the village and this good and considerate practice should continue for the increase in lorry movements that there will undoubtedly be. Odour from the site could be a problem given the increased amount of product being processed. This is not a concern all the time for Woodhurst but when there is an easterly wind, the smell from the site does reach the village and linger. It would appear the plans are to improve the covering on some existing tunnels so this may help. Is there any framework for any "odour survey" for example?
- 4.6 Bluntisham Parish Council – No comments received.
- 4.7 Pidley cum Fenton Parish Council – No comments received.
- 4.8 Environment Agency – No objection in principle subject to comments and informatives. The site is currently permitted by the Environment Agency however hours of operation are not specified in the Environmental Permit. Should the hours of operation be extended no change will be required to the Environmental Permit however the site's Environmental Management System / Operating Procedures will need to be updated. The operator will need to ensure that any increased impact on the environment (through noise or any other emissions) resulting from the change are adequately managed and mitigated through the Environmental Management System. The operator

must remain compliant with the Environmental Permit at all times or they may be liable to enforcement action.

- 4.9 CCC Highways Development Management – Currently for every one existing vehicle movement associated with the site there are eight vehicle manoeuvres onto and off of the site using the public highway as an external manoeuvring area which is an unsatisfactory situation. These movements consist of two manoeuvres onto Bluntisham Heath Road and 6 onto and off of Somersham Road. The proposed site layout will only involve 2 vehicle manoeuvres - one off and one back onto Somersham Road, a reduction of 6 vehicle manoeuvres around the site onto and off of the public highway.

The vehicle to vehicle splays are acceptable given the level survey submitted. The proposed visibility improvements to the right onto Somersham Road from Bluntisham Heath Road are also to be welcomed even though there is an actual reduction of vehicles attending the site using this junction by a factor of two for every vehicle that deposits at the site.

Given the level of vehicle manoeuvres associated with the site it would not be reasonable to request further improvement to the immediate site, accesses or junctions. There are no objections to what is proposed as it accords with all the required criteria regarding highway safety.

The transport assessment indicates that accesses E2, E5 and E6 will be closed and these therefore should be returned to verge and indicated as such on a plan to avoid confusion. E4 which is now predominantly used to exit the weighbridge area is indicated as being for emergency use only but how will this be controlled? Although the tracking for the use of access E1 has been provided it should be comprehensively dimensioned to avoid any confusion and so that it may be conditioned.

- 4.10 CCC Transport Assessment Officer - No objection is raised. The following comments are further to a Transport Assessment provided by Origin Transport Consultants as part of an application for an extension of the composting plant to allow an increase in the amount of waste treated from 105,000 tonnes to 200,000 tonnes [106,686 to 203,211 tons] per annum and an additional 19 members of staff. These comments are further to comments dated 19th July 2017 and additional information supplied by the applicant.

Forecast Trip Generation and B1040 junction with Bluntisham Heath Road

1. Table 3 highlights that the peak hours of operation are similar to the peak times for vehicle flows on the surrounding road network. The current peak daily flow is with 60 in and 60 out movements, with an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. The site accesses and movements means that each lorry currently has to negotiate the junction of B1040 with Bluntisham Heath Road three times. This means that currently there are 180 lorry movements through the junction each day that relate to the site.

2. The proposal will result in a total daily flow of 120 HGVs in and out. However, the rationalisation of the site accesses removes the need for multiple turning movements at the B1040 with Bluntisham Heath Road for all vehicles using the site. This means that each vehicle will negotiate the junction once and not three times, and removing the turning movements at the junction.
3. The proposal results in an increase in lorry movements through the junction of B1040 with Bluntisham Heath Road from 180 movements a day to 240 a day assuming a worst case scenario that all movements are to and from St Ives to the south. This increase will be less as some vehicles will approach from and depart towards the north and not pass through the junction.

Forecast Trip Generation and the Surrounding Road Network

4. The applicant's analysis has assumed that the existing trips to and from the site would be doubled. This is agreed. This results in an increase in trips of a maximum daily flow of 60 in and 60 out movements, and an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. There will be 8 additional staff trips in the AM peak and 7 in the PM peak, resulting in a total trip generation of 13 in and 12 out in the AM peak and 3 in and 10 out in the PM peak.

Transport Impact

5. The increase in traffic at the junction of the B1040 with Bluntisham Heath Road over a whole day resulting from this application is not considered to be significant in relation to the overall traffic flow through the junction over a whole day.
6. The results of the junction modelling for the wider area outlines that the increase in traffic will result in no significant impact in congestion to the junctions on the surrounding road network.

4.11 Individual representations – None received.

5.0 PLANNING HISTORY

- 5.1 H/1011/92/CW Composting to produce a peat substitute from organic vegetable waste (granted 08-12-1993 – *not implemented*)
- 5.2 H/0739/94/CW Extension to composting building (granted 11-10-1994)
- 5.3 H/5023/02/CW Concrete apron for the preparation of green waste (granted 07-11-2002 – *not implemented*)
- 5.4 H/5005/04/CW Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project (granted

15-07-2004 subject to S106 agreement dated 14-07-2004 restricting the catchment area from which waste may be drawn)

- 5.5 H/5021/05/CW Change of use of Heath Tops from residential to part residential and part educational facility and offices (granted 12-12-2005)
- 5.6 H/5003/06/CW Replacement building to contain four enclosed composting tunnels (granted 22-05-2006)
- 5.7 H/5000/07/CW Erection of semi-permanent office building (granted 12-06-2006; temporary permission expired 30-04-2012)
- 5.8 H/5001/07/CW Plant to treat waste water from composting site (granted 26-03-2007)
- 5.9 H/5002/07/CW Cladding of open barn to provide enclosed composting building (granted 26-03-2007)
- 5.10 H/5005/07/CW Extension of concrete pad for maturation of compost (granted 11-04-2007 – *not implemented*)
- 5.11 H/5015/09/CW Erection of three composting tunnels and waste reception building (granted 14-09-2009 – *not implemented*)
- 5.12 H/5037/09/CW Variation of condition 7 of H/05005/04/CW to state "No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. Working on site shall take place between the hours of 0700 and 1800 on any day of the week" (granted 04-01-2010)
- 5.13 H/5021/11/CW Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, bio-filters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086 (granted 19-04-2012)
- 5.14 H/5003/12/CW Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds screening (granted 07-06-2012)
- 5.15 H/5000/14/CW Erection of four metre high litter-net fencing (granted 16-05-2014)
- 5.16 H/5001/14/CW Construction of a waste water lagoon, additional discharge tank to waste-water treatment plant and buffer tank for rain-water harvesting (part retrospective) (granted 11-09-2014)
- 5.17 H/5004/17/CW Section 73 planning application to develop land without complying with condition 7 of planning permission

H/05037/09/CW (Variation of Condition 7 of planning permission H/5005/04/CW: Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project) to extend the hours of operation including vehicle movements to 0500 to 2200 hours daily (not determined - the subject of agenda item 7)

5.18 H/5005/17/CW Change of use of existing building (no. 16 on Existing Site Layout Plan) and adjacent land from composting and maturation of compost to recovery of waste in biomass boilers, drying waste, storage of biomass and drying material and bulking up and shredding waste wood (part retrospective). Erection of two external flue stacks and two biomass feed hoppers (retrospective). Extension of concrete hardstanding (retrospective). Erection of storage bays and two drying material hoppers. Change of use of existing building (no. 11 on Existing Site Layout Plan) from composting to composting and waste transfer. Change of use of part of existing building (no. 10 on Existing Site Layout Plan) from composting to food waste transfer. Extension of perimeter earth bund. Installation of an internal roadway. Installation of two weighbridges and a weighbridge office (not determined – the subject of agenda item 5)

5.19 H/5006/17/CW Section 73 planning application to develop land without complying with condition 2 of planning permission H/05003/12/CW (Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds [for] screening) to extend concrete pad into area of balancing lagoon (not determined - the subject of agenda item 6)

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies from the development plan are set out in paragraphs 6.4 - 6.7 below.

6.2 The National Planning Policy Framework (NPPF) (2012) is also a material planning consideration and sets out the Government's planning policies for England and how these are expected to be applied. It sets out a presumption in favour of sustainable development and confirms the statutory status of the development plan and that both are material considerations in determining planning applications.

6.3 The National Planning Policy for Waste (NPPW) published in October 2014 refers to the Waste Management Plan for England (published in December 2013). The NPPW sets out the national planning policies for waste development and is to be read in conjunction with the NPPF. It sets out the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management including by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. Paragraph 7 sets out specific considerations to be taken into account in determining planning applications. These include only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan; and ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

6.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (the MWCS)

CS32 – Traffic and Highways

CS34 – Protecting Surrounding Uses

6.5 Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012) (the MWSSP)

SSP W1 Waste Recycling and Recovery Facilities (Non-Landfill)

SSP W8 Waste Consultation Areas

The site specific and Area of Search allocations for waste recycling and recovery facilities include:

SSP W1J Envar, Woodhurst (in vessel and windrow composting)

6.6 Huntingdonshire Local Plan (adopted December 1995) (the HLP)

None relevant.

6.7 Huntingdonshire Core Strategy (adopted 2009) (the HCS)

CS1 – Sustainable development in Huntingdonshire

6.8 Emerging Huntingdonshire Local Plan to 2036 (emerging HLP)

Huntingdonshire District Council is currently preparing a Local Plan for the period up to 2036. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan therefore it has limited weight.

7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:
- Proposed development that accords with the development plan should be approved without delay; and
 - Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.
- 7.2 The key issue is whether not implementing the approved scheme (using access E3 for deliveries of waste and collecting compost) and replacing it with the proposed scheme (using access E1 to deliver waste and access E3 to collect compost) would compromise highway safety. The County Council's Development Management Engineer is satisfied that the applicant has demonstrated that the necessary vehicle to vehicle visibility splays are achieved.
- 7.3 MWCS policy CS32 states that minerals development will only be permitted where access and the highway network serving the site are suitable or could be made suitable and able to accommodate any increase in traffic and/or the nature of the traffic associated with the development. It is clear from the responses from local parish councils summarised in paragraphs 4.3 – 4.5 above that there is concern within the local community about the safety of the crossroads junction and that the proposed increase in waste throughput and consequent increase in vehicle movements associated with the proposed new waste transfer operation (the subject of application no. H/5005/17/CW) and the extension of the green waste windrow composting area (the subject of application no. H/5006/17/CW) would exacerbate the existing problems.
- 7.4 The current application seeks permission to not implement previously approved changes to the principal site access points and to put in place an alternative arrangement. This can only be achieved if the proposals which form part of planning application no. H/5005/17/CW, namely the installation of 2 new weighbridges and a weighbridge office to the northeast of access E1 and the waste reception building and the installation of an internal access road are approved and implemented. Approving the current application would not in itself allow the increase in waste throughput that would generate the additional vehicle movements on the highway network. Given the highway engineer's comments it is considered that the proposed changes to the

access arrangements are suitable for the level and nature of traffic that will use them.

- 7.5 The applicant has submitted drawings showing that access E4 will be retained for emergency use only and have agreed to a condition limiting this to emergency service vehicles. The applicant has provided a dimensioned drawing for access E1. The applicant's drawings also show accesses 2, 5 and 6 being closed by recreating the highway verge by placing soil and seeding it (agenda plan 2). These measures are acceptable to the highway authority.
- 7.6 MWCS policy CS32 goes on to say that waste development will only be permitted where any associated increase in traffic would not cause unacceptable harm to the environment, road safety or residential amenity. Concern has been raised about damage to the highway because of increased use by HGVs. The St Ives to Somersham road is a B class road and it is the highway authority's responsibility to maintain the road fit for its purpose. In respect of the road being dirtied by vehicles leaving the site, this could be addressed by planning condition.
- 7.7 For the reasons set out in paragraphs 7.2 - 7.6 it is considered that the proposed development would not comply with MWCS policy CS32.

8.0 CONCLUSION

- 8.1 The potential impacts of altering the access arrangements have been discussed in section 7 of this report and officers consider that with appropriate planning conditions in place, the proposal would result in a more efficient way of vehicles delivering waste and collecting compost entering and leaving the site. Bluntisham and Colne Parish Councils' concerns about the impact on highway safety of increasing the amount of waste handled at the site are noted but are not relevant to the current application which only proposes changes to the means by which vehicles enter and leave the site, not an increase in the volume of traffic. The recommended conditions would relate to the area covered by planning permission H/05021/11/CW and any of the existing conditions that are still relevant should be brought forward and imposed on the new permission, if granted. It is also open to the planning authority to impose additional conditions if it considers them necessary to make the development acceptable.
- 8.2 Woodhurst Parish Council's comment about odour is noted but the changes to the access arrangements would not themselves result in increases on odour off site. This matter is more relevant to and is addressed in agenda items 5 and 6.
- 8.3 The recommendation in paragraph 10.1 includes conditions which would make the new permission H/5007/17/CW consistent with the permissions that would be granted if applications H/5004/17/CW, H/5005/17/CW and H/5006/17/CW are approved. If H/5005/17/CW, H/5006/17/CW are not approved, the amount of waste that would be handled at the site would not

increase therefore the existing annual throughput of 105,000 tonnes should be imposed*.

9.0 RECOMMENDATION

- 9.1 It is recommended that permission be granted subject to the following conditions.

Implementation

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/EN/SI/11/02 Rev 1 Redevelopment of IVC Site at Heathtops, Woodhurst, Cambs Site Plan dated 15 November 2011.

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the application form, supporting statement and design and access statement submitted with planning application no. H/05021/11/CW, as amended by the conditions stated on this decision notice and the following:
- Drawing no. GPP/EN/SI/11/07 Rev 2 Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Ground Plan & Elevations dated 07 December 2011
 - Drawing no. A1/401B Proposed Drainage Layout dated 02.07.12
 - Drawing no. Project IA001617 Sketch 002 Discharge of Condition 3 (undated – received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012
 - Hedge Planting Specifications Envar – St Ives (Rev A received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012)
 - Drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017
 - Drawing no. SK05 Rev A Swept Path Analysis Using a 1.6m Artic dated 24.02.2017
 - Drawing no. SK06 Rev A Accesses & Visibility Splays Phase Two dated 24.02.2017
 - Drawing no. SK11 Rev A Staff Parking and Manoeuvring Plan dated 09/10/2017

- Drawing no. SK12 Access Points dated 11.10.2017

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 [105,000*] tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with policy CS29 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No HGV shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).

(ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).

(iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground.

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of Pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets

shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

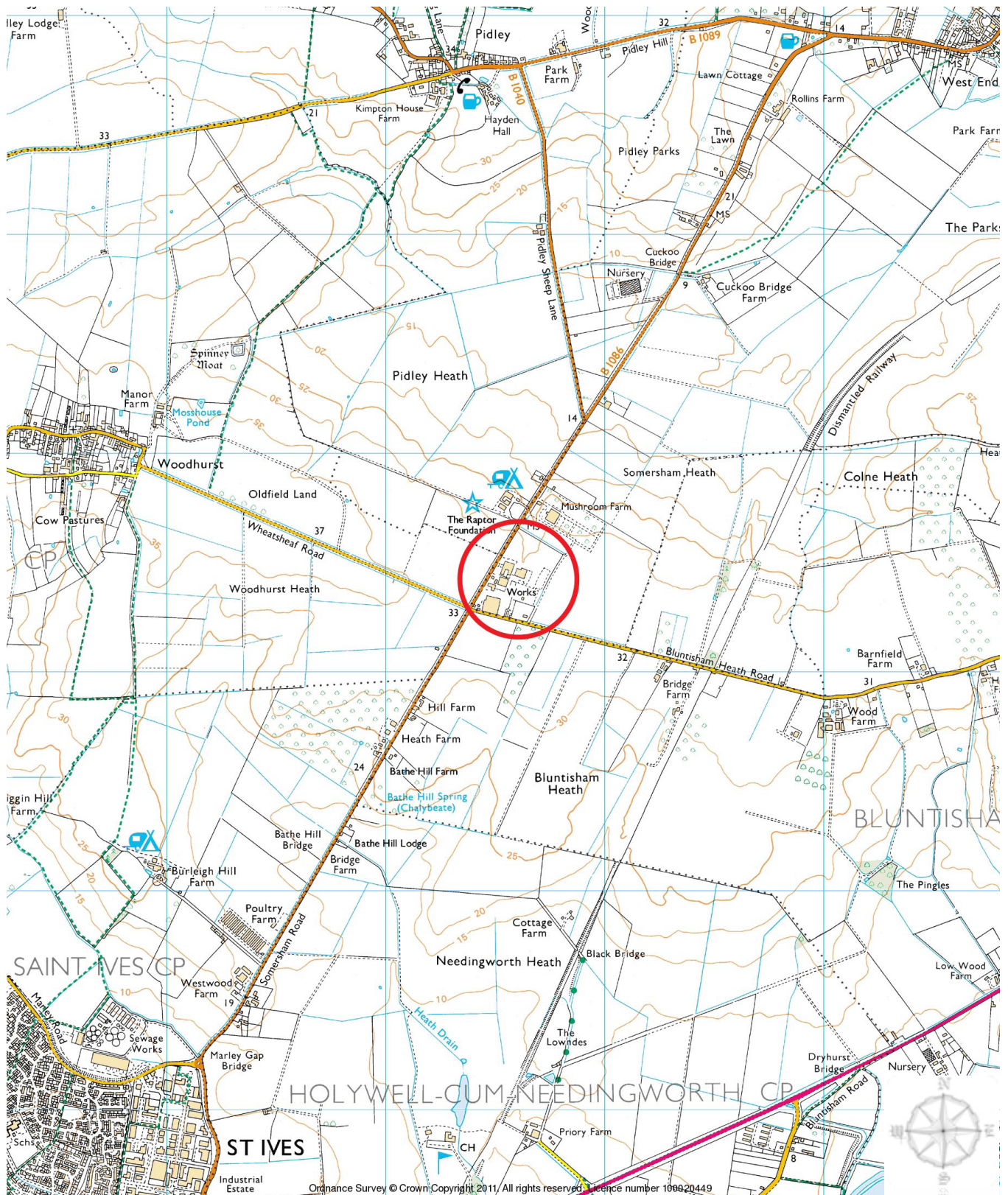
Reason: In the interests of highway safety and safeguarding local amenity in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Use of Access Points

12. Access E4 shown on Drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017 shall only be used by emergency service vehicles.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Source Documents
Link to the National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7
Link to the Huntingdonshire Local Plan: http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/



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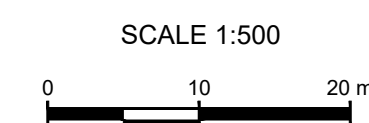
DATE: 24/03/2017

Cheffins, The Heath, Woodhurst,
Huntingdon, Cambs

SITE LOCATION PLAN

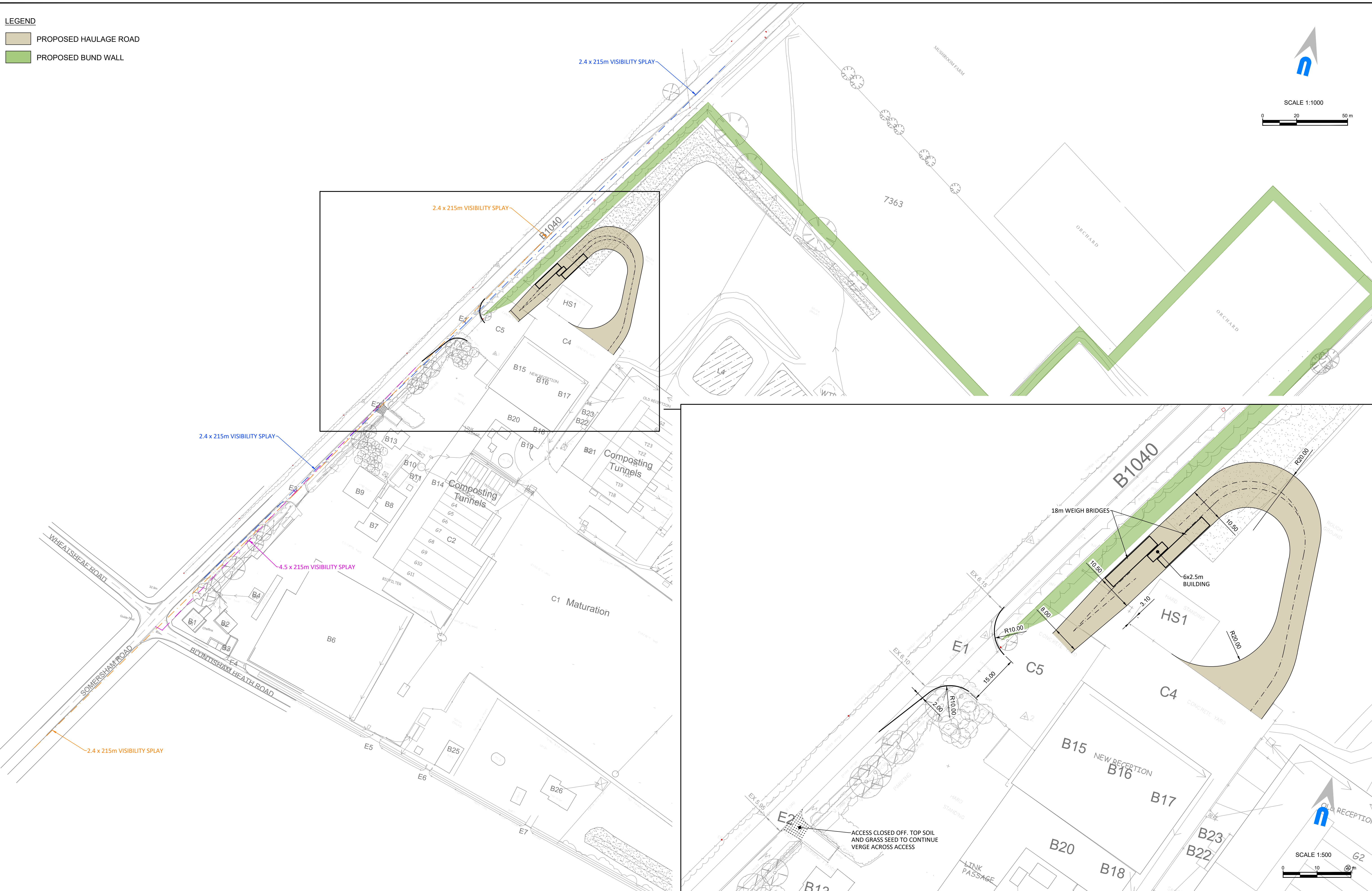
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Project	ENVAR, HUNTINGDON	Drawing Status DRAFT		Date 01.02.17		
Drawing title	ACCESSES & VISIBILITY SPLAYS PHASE ONE	Drawing No. SK04		Rev. B		

B	11.10.2017	MINOR ADDITION TO ACCESS	AS	TT	TT	
A	24.02.2017	AMENDMENTS TO HAULAGE ROAD	AS	DT	DT	
Rev	Date	Description	Drm	Chk	App	

Agenda Item No. 5

CHANGE OF USE OF EXISTING BUILDING (NO. 16 ON EXISTING SITE LAYOUT PLAN) AND ADJACENT LAND FROM COMPOSTING AND MATURATION OF COMPOST TO RECOVERY OF WASTE IN BIOMASS BOILERS, DRYING WASTE, STORAGE OF BIOMASS AND DRYING MATERIAL AND BULKING UP AND SHREDDING WASTE WOOD (PART RETROSPECTIVE). ERECTION OF TWO EXTERNAL FLUE STACKS AND TWO BIOMASS FEED HOPPERS (RETROSPECTIVE). EXTENSION OF CONCRETE HARDSTANDING (RETROSPECTIVE). ERECTION OF STORAGE BAYS AND TWO DRYING MATERIAL HOPPERS. CHANGE OF USE OF EXISTING BUILDING (NO. 11 ON EXISTING SITE LAYOUT PLAN) FROM COMPOSTING TO COMPOSTING AND WASTE TRANSFER. CHANGE OF USE OF PART OF EXISTING BUILDING (NO. 10 ON EXISTING SITE LAYOUT PLAN) FROM COMPOSTING TO FOOD WASTE TRANSFER. EXTENSION OF PERIMETER EARTH BUND. INSTALLATION OF AN INTERNAL ROADWAY. INSTALLATION OF TWO WEIGHBRIDGES AND A WEIGHBRIDGE OFFICE

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5005/17/CW

FOR: ENVAR COMPOSTING LTD

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **Somersham & Earith**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission be GRANTED subject to the conditions set out in paragraph 9.1**

<i>Officer contact:</i>	
Name:	Helen Wass
Post:	Development Management Officer (Strategic & Specialist Applications)
Email:	Helen.wass@cambridgeshire.gov.uk
Tel:	01223 715522

1.0 INTRODUCTION

- 1.1 The Envar Composting Ltd site has for many years composted green waste both “in vessel” in composting tunnels and buildings and on concrete pads in open windrows. It has recently been taken over by the applicant company who wish to better use the land by broadening the types of wastes that would be handled; increasing the annual throughput; extending the hours of operation and improving the access arrangements. Some of these changes are being sought by changes to existing planning permissions (see paragraphs 5.17 – 5.19 below) and are the subject of separate reports to this committee (agenda items 4, 6 and 7).

2.0 THE SITE AND ITS LOCATION

- 2.1 This application relates to 2.3 hectares (5.7 acres) within a 19 hectare (47 acres) land holding, most of which has been developed for composting green waste. The developed land includes: buildings for composting waste in vessel; areas of hardstanding for open windrow composting and maturation of compost; water storage lagoons; former residential properties used as offices and for educational purposes; litter-catch fencing; screen bunds; weighbridges; and waste water treatment plant.
- 2.2 There are three accesses to the existing site from the B1086 St Ives Road. These are shown as E1, E2 and E3 on agenda plan 2. Access E2, near the bungalow, is currently closed to traffic. Access E1 is used by vehicles making deliveries to the waste reception building which also need to use access 3 to use the weighbridge. There are four accesses to the existing site from Bluntisham Heath Road which are shown as E4, E5, E6 and E7 on agenda plan 2. Access E4, which is approximately 50 metres from the crossroads junction, is used by waste vehicles leaving the site after using the weighbridge. Accesses E5 and E6, which are located either side of redundant storage tanks, are currently closed to traffic. The building known as Heath Tops has its own access from Bluntisham Heath Road shown as E7. [Note: the B class road between St Ives and Somersham is the B1040 between St Ives and the crossroads where it becomes the B1086. The B1040 continues at Pidley Sheep Lane which joins the B1086 approximately 1 km (0.6 miles) north of the crossroads.]
- 2.3 The site is in the south westernmost part of the parish of Somersham, some 3 kilometres (1.9 miles) south west of the village. Bluntisham is 2.5 kilometres (1.6 miles) to the southeast; Woodhurst 1.5 kilometres (0.9 miles) to the northwest and Pidley-cum-Fenton 2.5 kilometres (1.6 miles) to the north. Immediate neighbours are a mushroom farm and travellers’ site to the northeast and agricultural land to the southeast. The northwestern boundary is the B1086 St Ives Road and the southwestern boundary is The Heath, a class C road which runs between Woodhurst and Bluntisham. The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is immediately to the north, on the opposite side of St Ives Road. There are 6 residential properties immediately to the north of the mushroom farm and the Raptor Foundation, the closest being Rectory Farm, 70 metres

(77 yards) from the site. A joinery business is located 230 metres (252 yards) to the southwest of the site on Somersham Road. There are no other properties within 500 metres (547 yards) of the site.

- 2.4 The undeveloped land is grade 2 in the agricultural land classification. The site is in flood zone 1 and is not in a groundwater protection zone. There are no scheduled monuments within 2 kilometres (1.2 miles) of the site. There are no listed buildings within 2 kilometres (3.2 miles) of the site except 2 mile stones on the B1086. There are no Sites of Special Scientific Interest within 3 kilometres (1.9 miles) of the site. The St Ives to March Disused Railway (The Parks South) County Wildlife Site (CWS) is 1 kilometre (0.6 miles) north east of the site; Heath Fruit Farm CWS is 1.4 kilometres (0.9 miles) to the east and Lawn Orchard CWS is 1.7 kilometres (1.1 miles) to the north. No public rights of way would be affected by the proposed development.

3.0 THE PROPOSAL

- 3.1 This application is for:

a) The change of use of an existing building (36.8 metres x 22 metres x 5 metres high (40.2 yards x 24.1 yards x 5.5 yards high) and shown as building No. 21 on agenda plan 3) and the adjacent land from composting and maturation of composting to recovery of waste in biomass boilers, drying waste, storage of biomass and drying material and bulking up and shredding wood waste. Two 9.8 metre (10.7 yards) high flue stacks have been added to the building and two 6 metre x 2.4 metre (6.6 yards x 2.2 yards) biomass feed hoppers and two 6 metre x 2.4 metre (6.6 yards x 2.2 yards) drying material hoppers have been installed. An area of hardstanding immediately to the north of the building measuring 25 metres x 30 metres (27.4 yards x 32.8 yards) has already been laid and drying material pre-process storage bays have been created. Planning permission is therefore being sought retrospectively. The land to the southeast of the building which is already hardstanding (planning permission H/05003/12/CW) is to be used for bulking up wood waste.

The biomass boilers are located within building No. 21 and would be fuelled by 6,000 tonnes (6,096 tons) wood waste per year. The wood waste, if not pre-shredded, would be shredded outside building No. 21. The heat from the biomass boilers would be used in the dryers which are also located within building No. 21. They would dry up to 20,000 tonnes (20,321 tons) per year of waste such as paper sludges to create animal bedding.

b) The change of use of an existing building (shown as No. 20 on the agenda plan) from composting to composting and waste transfer. This would allow the bulking up of wastes such as wood and plasterboard for onward transfer to specialist facilities.

c) The change of use of part of an existing building (shown as No. 14 on the agenda plan) from composting to food waste transfer. This would allow the bulking up of food waste for onward transfer to specialist facilities.

A total of 25,000 tonnes (25,401 tons) per annum of waste would be bulked up for onward transfer. It is proposed that the total throughput of the site will increase from 105,000 to 200,000 tonnes (106,686 to 203,211 tons) per year of which approximately 75% would be green waste for composting. This would be dependent on extending the green waste composting area, part of which already has planning permission (H/05003/12/W) and part is the subject of application no. H/5006/17/CW (agenda item 6).

d) Extension of the perimeter earth bund. There is currently an earth bund around the south east corner of the site, alongside and perpendicular to Heath Road. It is proposed to extend it for 1020 metres (1,116 yards) around the eastern and northern perimeter of the applicant's landholding and alongside the B1040 as far as access 1. The bund would have a base width of 6 metres (6.6 yards), be 2.2 metres (2.4 yards) high and constructed from soil stripped from the route of the proposed internal roadway. Its purpose is to improve the security of the site.

e) Installation of an internal roadway. It is proposed to install an 8 metre (26 foot) wide access road from access 1 along the western and northern perimeter of the waste existing waste management area to the proposed extended concrete pad (application no. H/5006/17/CW) with "spurs" to serve building No. 14 and the biomass boiler and wood waste areas described in (c) and (a) above.

f) Installation of two weighbridges and a weighbridge office. These would be located to the north of access 1. The weighbridge office would measure 10 metres x 3 metres x 3.2 metres high (10.9 yards x 3.3 yards x 3.5 yards high).

CONSULTATIONS AND PUBLICITY

- 4.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposed development, together with the development that is the subject of applications nos. H/5004/17/CW, H/5006/17/CW and H/5007/17/CW was screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was concluded that it would not be likely to have significant effects on the environment.
- 4.2 Huntingdonshire District Council – The environmental health officer has reviewed the noise assessment relating to the drying plant and extended operational hours. The report is acceptable for those proposals. The recommendations contained in the report are adhered to.
- 4.3 Somersham Parish Council – Recommend no objection but with the provision that a substantial contribution is made for highway improvements to the crossroad junction of the B1086 St Ives Road to address the significant increase in vehicle movements proposed by the applicant.

Following receipt of further transport information from the applicant and the highway authority's comments:

Councillors have considered the extra information supplied but have not changed their minds on the response to this application. If anything they reinforce their concerns about the additional HCV movements particularly in light of a recent serious accident at the crossroads.

- 4.4 Bluntisham Parish Council – Are in support of the proposals but are concerned about the increase in traffic movements and the damage to the road. They would like to see vehicle wheels being washed before leaving the site and some investment in the junction which is dangerous and poorly surfaced.

Following receipt of further transport information from the applicant and the highway authority's comments - The PC raise further concerns with the proposal. The majority of councillors voted to refuse the application for the following reasons:

- Adding extra traffic to an already dangerous junction and stretch of road leading up to the junction and asked if a stage 3 safety audit had been completed as they were concerned with the vision splay for the vehicles and also for other road users at the crossroads.
 - If the application is approved that a wheel wash should be a condition of the permission to try to keep the road as clean as possible.
 - The PC also expressed disappointment that the applicant is not willing to contribute towards any improvements to the crossroads or the road surface, which is deteriorating due to the increase in heavy goods vehicles.
- 4.5 Colne Parish Council – Recommend approval but as there will be more than 100 movements on the B1040 due to the changes and increased working hours, would like Envar to consider making a contribution towards safety improvements to the road junction.
- 4.6 Pidley cum Fenton Parish Council – No comments received.
- 4.7 Woodhurst Parish Council – No comments received.
- 4.8 Environment Agency – No objection in principle. An appropriate environmental permit and/or variation of the current permit will be required before site operations are varied/updated. The applicant has made an application to the Environment Agency that is being assessed and the necessary conditions will be added in the permit to deal with pollution prevention and waste regulation issues. Operations of this nature have the potential to impact on amenity, particularly in respect of odour and noise. As part of the environmental permit a detailed site management plan will be required showing how odours will be managed. A detailed assessment in respect of noise may also be required before a permit is granted. The Environment Agency draws the applicant's attention to the Animal Health By-products Regulations and Nitrate Vulnerability Zones.

There are no details within the planning application about the containment, treatment and disposal of surface and effluent waters from this development.

The proposed development will be acceptable if a scheme for the containment and disposal of foul and surface water are secured by planning condition to prevent the increased risk of pollution to the water environment.

- 4.9 CCC Transport Assessment Officer - No objection is raised. The following comments are further to a Transport Assessment provided by Origin Transport Consultants as part of an application for an extension of the composting plant to allow an increase in the amount of waste treated from 105,000 tonnes to 200,000 tonnes (106,686 to 203,211 tons) per annum and an additional 19 members of staff. These comments are further to comments dated 19th July 2017 and additional information supplied by the applicant.

Forecast Trip Generation and B1040 junction with Bluntisham Heath Road

1. Table 3 highlights that the peak hours of operation are similar to the peak times for vehicle flows on the surrounding road network. The current peak daily flow is with 60 in and 60 out movements, with an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. The site accesses and movements means that each lorry currently has to negotiate the junction of B1040 with Bluntisham Heath Road three times. This means that currently there are 180 lorry movements through the junction each day that relate to the site.
2. The proposal will result in a total daily flow of 120 HGVs in and out. However, the rationalisation of the site accesses removes the need for multiple turning movements at the B1040 with Bluntisham Heath Road for all vehicles using the site. This means that each vehicle will negotiate the junction once and not three times, and removing the turning movements at the junction.
3. The proposal results in an increase in lorry movements through the junction of B1040 with Bluntisham Heath Road from 180 movements a day to 240 a day assuming a worst case scenario that all movements are to and from St Ives to the south. This increase will be less as some vehicles will approach from and depart towards the north and not pass through the junction.

Forecast Trip Generation and the Surrounding Road Network

4. The applicant's analysis has assumed that the existing trips to and from the site would be doubled. This is agreed. This results in an increase in trips of a maximum daily flow of 60 in and 60 out movements, and an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. There will be 8 additional staff trips in the AM peak and 7 in the PM peak, resulting in a total trip generation of 13 in and 12 out in the AM peak and 3 in and 10 out in the PM peak.

Transport Impact

5. The increase in traffic at the junction of the B1040 with Bluntisham Heath Road over a whole day resulting from this application is not considered to be significant in relation to the overall traffic flow through the junction over a whole day.

6. The results of the junction modelling for the wider area outlines that the increase in traffic will result in no significant impact in congestion to the junctions on the surrounding road network.

- 4.10 Peterborough City Council Wildlife Officer – Is pleased to note that this application is accompanied by an Extended Phase 1 Survey Report (June 2017) and is satisfied with the report's assessment of impacts on protected species and habitats.

Bats: The existing trees and woodland on site are proposed to be retained, and therefore direct impacts to bats are unlikely to occur. However any lighting used during both the construction and operational phases should be carefully designed to be baffled downwards away from these habitat features. In addition a range of bat boxes should be provided as suitable bat roosting habitat. These details should be provided by the applicant which would be acceptable via a suitably worded condition.

Reptiles & Amphibians: The report identifies the possibility that reptiles and amphibians may utilise areas of the site, however there is a low probability of them being present. Nevertheless a precautionary approach is recommended, which is supported. A suitably worded condition is recommended requiring that works are implemented in accordance with the non-licensed method statement set out in section 9.8 of the Ecology Report.

Nesting Birds: The Report identifies habitats and features within the site which are likely to support nesting birds. Where any vegetation or buildings are to be removed, these might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). A suitably worded condition is recommended requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

To mitigate for the loss of potential nesting habitat, it is recommended that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow and Starling. Details regarding numbers, designs and locations should be provided by the applicant which may be secured via a suitably worded condition.

Site design & landscaping: The existing water body, mature trees and woodland areas should be retained, along with the (off-site) mature hedgerow to the north-west of the site. No landscaping detail appears to have been provided with regard to the new bunds and would recommend that these are seeded using a native wildflower seed mix along with a range of native tree

and/ or shrub species, the detail of which may be provided via a suitably worded condition.

Subject to the above recommendations being fully incorporated into the approved scheme the development would result in a net gain in biodiversity.

- 4.11 Lead Local Flood Authority (CCC Flood and Water Team) - Are satisfied with the principle of utilising the existing lagoons to store surface water. At the detailed design stage clarification is needed about the volumes of water that are discharging into the ditch network and how this is controlled. Further detail is also needed about the methods that will be employed to convey surface water from where it falls to the lagoons as well as the design details of any future lagoons. These matters should be secured by planning condition.
- 4.12 Individual representations – None received.

5.0 PLANNING HISTORY

- 5.1 H/1011/92/CW Composting to produce a peat substitute from organic vegetable waste (granted 08-12-1993 – *not implemented*)
- 5.2 H/0739/94/CW Extension to composting building (granted 11-10-1994)
- 5.3 H/5023/02/CW Concrete apron for the preparation of green waste (granted 07-11-2002 – *not implemented*)
- 5.4 H/5005/04/CW Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project (granted 15-07-2004 subject to S106 agreement dated 14-07-2004 restricting the catchment area from which waste may be drawn)
- 5.5 H/5021/05/CW Change of use of Heath Tops from residential to part residential and part educational facility and offices (granted 12-12-2005)
- 5.6 H/5003/06/CW Replacement building to contain four enclosed composting tunnels (granted 22-05-2006)
- 5.7 H/5000/07/CW Erection of semi-permanent office building (granted 12-06-2006; temporary permission expired 30-04-2012)
- 5.8 H/5001/07/CW Plant to treat waste water from composting site (granted 26-03-2007)
- 5.9 H/5002/07/CW Cladding of open barn to provide enclosed composting building (granted 26-03-2007)
- 5.10 H/5005/07/CW Extension of concrete pad for maturation of compost (granted 11-04-2007 – *not implemented*)

- 5.11 H/5015/09/CW Erection of three composting tunnels and waste reception building (granted 14-09-2009 – *not implemented*)
- 5.12 H/5037/09/CW Variation of condition 7 of H/05005/04/CW to state "No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. Working on site shall take place between the hours of 0700 and 1800 on any day of the week" (granted 04-01-2010)
- 5.13 H/5021/11/CW Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, bio-filters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086 (granted 19-04-2012)
- 5.14 H/5003/12/CW Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds screening (granted 07-06-2012)
- 5.15 H/5000/14/CW Erection of four metre high litter-net fencing (granted 16-05-2014)
- 5.16 H/5001/14/CW Construction of a waste water lagoon, additional discharge tank to waste-water treatment plant and buffer tank for rain-water harvesting (part retrospective) (granted 11-09-2014)
- 5.17 H/5004/17/CW Section 73 planning application to develop land without complying with condition 7 of planning permission H/05037/09/CW (Variation of Condition 7 of planning permission H/5005/04/CW: Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project) to extend the hours of operation including vehicle movements to 0500 to 2200 hours daily (not determined - the subject of agenda item 7)
- 5.18 H/5006/17/CW Section 73 planning application to develop land without complying with condition 2 of planning permission H/05003/12/CW (Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds [for] screening) to extend concrete pad into area of balancing lagoon (not determined - the subject of agenda item 6)
- 5.19 H/5007/17/CW Section 73 planning application to develop land without complying with conditions 2 and 5 of planning permission H/05021/11/CW (Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, biofilters &

manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086) to allow alternative access arrangements (not determined – the subject of agenda item 4)

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies from the development plan are set out in paragraphs 6.4 to 6.7 below.
- 6.2 The National Planning Policy Framework (NPPF) (2012) is also a material planning consideration and sets out the Government's planning policies for England and how these are expected to be applied. It sets out a presumption in favour of sustainable development and confirms the statutory status of the development plan and that both are material considerations in determining planning applications.
- 6.3 The National Planning Policy for Waste (NPPW) published in October 2014 refers to the Waste Management Plan for England (published in December 2013). The NPPW sets out the national planning policies for waste development and is to be read in conjunction with the NPPF. It sets out the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management including by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. Paragraph 7 sets out specific considerations to be taken into account in determining planning applications. These include only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan; and ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.
- 6.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (the MWCS)

CS2 - Strategic Vision and Objectives for Sustainable Waste Management

CS15 - The Location of Future Waste Management Facilities

CS18 – Waste Management Proposals Outside Allocated Areas

CS22 - Climate Change

CS29 - The Need for Waste Management Development and the Movement of Waste

CS30 - Waste Consultation Areas

CS32 – Traffic and Highways

CS33 – Protection of Landscape Character

CS34 – Protecting Surrounding Uses

CS35 – Biodiversity and Geodiversity

CS36 - Archaeology and the Historic Environment

CS38 – Sustainable Use of Soils

CS39 – Water Resources and Water Pollution Prevention

CS40 – Airport Safeguarding

6.5 Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012) (the MWSSP)

SSP W1 Waste Recycling and Recovery Facilities (Non-Landfill)

SSP W8 Waste Consultation Areas

The site specific and Area of Search allocations for waste recycling and recovery facilities include:

SSP W1J Envar, Woodhurst (in vessel and windrow composting)

6.6 Huntingdonshire Local Plan (adopted December 1995) (the HLP)

En12 Archaeological recording

En13 Archaeological evaluation

En18 Trees, woodlands, hedges and meadowland

En22 Nature and wildlife conservation

En23 Protection of designated wildlife sites

CS8 Surface water and drainage

6.7 Huntingdonshire Core Strategy (adopted 2009) (the HCS)

CS1 – Sustainable development in Huntingdonshire

6.8 Emerging Huntingdonshire Local Plan to 2036 (emerging HLP)

Huntingdonshire District Council is currently preparing a Local Plan for the period up to 2036. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan therefore it has limited weight.

7.0 PLANNING CONSIDERATIONS

7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:

- Proposed development that accords with the development plan should be approved without delay
- Where the development plan is absent, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted

7.2 The key issues are the principle in planning policy terms of:

- changing the types of waste that would be handled within part of the site;
- introducing new waste management processes;
- developing a waste transfer facility;
- increasing the annual throughput of the site; and
- whether the processes can be undertaken without causing unacceptable harm to the local environment including both ecological and human receptors.

The Site Profile in the MWSSP specifically refers to access and highway improvements, airport safeguarding, high grade agricultural land, impact of odour on nearby sensitive receptors, high archaeological potential of the area and boundary landscape enhancement. These matters are addressed in more detail in later sections of this report.

Principle of the proposed development

- 7.3 The existing site is recognised as making a significant contribution to managing waste in Cambridgeshire and Peterborough and is protected by a Waste Consultation Area (MWCS policy CS30 and MWSSP policy SSP W8). Approximately 10 hectares (25 acres) of land to the northeast and southeast of the existing site is allocated for non-landfill waste recycling and recovery, specifically for in vessel and windrow composting (MWSSP policy SSP W1). Some of the allocation has planning permission for windrow composting (ref. no. H/05003/12/CW).
- 7.4 Building No. 21 and the new hardstanding are situated on the edge of the existing site. The concrete pad to the east, developed under planning permission H/05003/12/CW for the maturation of compost, is within the allocation area. The biomass boilers and waste drying facility are within the existing site and should be assessed against MWCS policy CS18 which relates to waste management proposals outside allocated areas.
- 7.5 MWDS policy CS18 states that waste management development outside allocated areas will be considered favourably where this is consistent with the spatial strategy for waste management and it can be demonstrated that they will contribute towards sustainable waste management, moving waste up the waste hierarchy. The use of waste wood to generate energy which would be used to dry waste in order to create a usable product would represent sustainable waste management. The first part of CS18 would also be met.

- 7.6 Buildings No. 14 and No.20 are situated near the centre of the existing site so MWCS policy CS18 is applicable to the proposed food and other waste transfer operations. Paragraph 7.48 of the Core Strategy makes it clear that waste transfer stations will be considered under MWCS policy CS18. Waste transfer stations are part of the network of waste facilities referred to in MWCS policy CS15, enabling small quantities of waste to be bulked up into loads which it is economic to take to specialist treatment facilities. This would represent sustainable waste management and the first part of MWCS policy CS18 would therefore be met.
- 77 MWCS policy CS18 goes on to identify the types of sites where waste recovery and recycling facilities may be permitted. These include co-location with complementary activities (including existing permanent waste management sites) and on previously developed land. The existing site fulfils both these so meets the locational criteria for non-landfill waste management uses. The co-location of a number of waste management activities on one site is also supported by MWCS policy CS2.
- 7.8 The proposed bulking up of wood on the land to the southeast of the building would be within the allocation area on land that has planning permission for maturation of compost. The proposal would not comply with MWSSP policy SSP W1 because the allocation is for windrow or in vessel composting. However, the proposal would relate to such a small part of the allocation area that it is considered that it would not compromise the ability of the site to compost green waste to any significant degree. Furthermore, it would be a logical location within the site given that the feedstock of the biomass boiler is waste wood.
- 7.9 MWCS policy CS29 seeks to prevent the excessive provision of waste disposal and waste management facilities which could result in the unacceptable importation of waste by requiring operators to enter into binding catchment area restrictions. In July 2004 the then operators entered into a S106 agreement with catchment area limits that were specific to their business model and took into account the ADAS Composting Research Project. The current operators have proposed that they will procure at least 40% by weight of wastes from the East of England Region and will endeavour within 5 years to procure at least 25% of wastes from a 40 kilometre (24.8 mile) catchment area and the areas of Cambridgeshire and Peterborough. It is considered that this would satisfy MWCS policy CS29 and could be secured by condition as recommended in paragraph 9.1 below.

Traffic and highways

- 7.10 The MWSSP site profile states that a planning application relating to the allocation area will need to address:
- i) *Road improvements to deal with increased vehicular movements at the nearby crossroads to address safety concerns; and*
 - ii) *Vehicular access arrangements require improvements to secure road safety objectives.*

The proposal includes almost doubling the maximum throughput of the site from 105,000 tonnes (106,686 tons) per annum to 200,000 tonnes (203,211 tons) per annum as a result of extending the area of the site used for composting (see planning application no. H/5006/17/CW, agenda item no. 6), accepting and treating a wider range of waste types and operating a waste transfer station. Item (ii) above is addressed in planning application no. H/5007/17CW which is agenda item no. 4.

- 7.11 MWCS policy CS32 states that waste development will only be permitted where access and the highway network serving the site are suitable or could be made suitable and able to accommodate any increase in traffic and/or the nature of the traffic associated with the development. It is clear from the responses from local parish councils summarised in paragraphs 4.3 – 4.5 above that there is concern within the local community about the safety of the crossroads junction and that the proposed increase in waste throughput and consequent increase in vehicle movements would exacerbate the existing problems.
- 7.12 As set out in paragraph 4.9 above the County Council's Transport Assessment Officer agrees that the proposed development would (together with the extension of the green waste composting area proposed in application no. H/5006/17/CW) result the total number of trips to and from the site would be doubled from 60 in and 60 out to 120 in and 120 out. The movements at the crossroads junction has been analysed and due to the layout of the site, HGVs currently have to negotiate the crossroads junction 3 times in order to use the weighbridge before and after delivering or collecting their loads. This means that there are currently 180 HGV movements at the crossroads connected with the site. Although the proposed development would double the number of vehicles visiting the site, each would only need to negotiate the crossroads once (provided the access changes which are the subject of planning application no. H/5007/17CW, agenda item no. 4 are approved and implemented). There would therefore be an increase of 60 HGV movements at the crossroad junction from 180 to 240 per day which is not considered by the Transport Assessment Officer as significant in relation to the overall traffic flow through the junction over a whole day. For this reason the highway authority does not consider it necessary or reasonable to seek contributions from the developer to make any changes to the junction.
- 7.13 MWCS policy CS32 goes on to say that waste development will only be permitted where any associated increase in traffic would not cause unacceptable harm to the environment, road safety or residential amenity. Concern has been raised about damage to the highway because of increased use by HGVs. The St Ives to Somersham road is a B class road and it is the highway authority's responsibility to maintain the road fit for its purpose. In respect of the road being dirtied by vehicles leaving the site, this could be addressed by planning condition as recommended in paragraph 9.1 below.
- 7.14 For the reasons set out in paragraphs 7.10 - 7.13 it is considered that the proposed development would not conflict with MWCS policy CS32 or the MWSSP.

Airport safeguarding

- 7.15 MWCS policy CS40 states that waste development within the safeguarding areas of airports or aerodromes will only be permitted where it can be demonstrated that it would not constitute a significant hazard to air traffic. The site is within the safeguarding area for Alconbury and Wyton Airfield but consultation is only necessary for structures over 15.2 metres (50 feet) in height and the new flue stacks on Building No. 21 are 9.8 metres (32 feet) high. The proposed food waste transfer would be carried out in Building No. 14 so would not be accessible to birds which may cause a danger to aircraft. For these reasons it is considered the proposed development would comply with MWCS policy CS40.

High grade agricultural land

- 7.16 The allocation area is grade 2 agricultural land which in policy terms is regarded as being best and most versatile. It has been allocated for waste management development so it has been accepted that it could be lost from agricultural use. MWCS policy CS38 requires the proposal to demonstrate the sustainable use of soils. It is proposed that the perimeter bund would be constructed from the soil stripped from the route of the proposed internal roadway. It is considered that this would meet the requirements of MWCS policy CS38.

Impact of odour on nearby sensitive receptors

- 7.17 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the environment, human health or safety of existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The NPPF states that in planning decisions the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. It goes on to say that in doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.
- 7.18 The Environment Agency has advised that the applicant will need to demonstrate how the impact of odours would be mitigated in a detailed site management plan which forms part of the environmental permitting process. In line with NPPF advice it is considered that the impacts of odour are more appropriately regulated by the Environmental Agency through the environmental permit.

High archaeological potential of the area

- 7.19 The report of the archaeological evaluation undertaken in March 2013 by Northamptonshire Archaeology as a requirement of condition 7 of planning permission H/05003/12/CW showed that the site has a high perched water table and the fields are full of land drains, many placed there over the last 200 years. No archaeological features were present in any of the trenches and no artefacts were recovered. The County Council's Historic Environment Team advised that no further archaeological work will be required for the new application area. The proposed development would therefore comply with MWCS policy CS36 which seeks to protect nationally and locally important heritage assets and with HLP policies En12 and En13 which have similar aims.

Boundary landscaping enhancement and visual impact

- 7.20 The MWSSP site profile states that a planning application relating to the allocation area will need to address boundary landscaping enhancement, particularly on the eastern and northern boundary. A landscaped bund along the southern boundary to the east of Heath Tops and for approximately 200 metres (219 yards) of the eastern boundary of the allocation area has been installed as part of planning permission no. H/05003/12/CW. It is 12 metres (39 feet) wide at the base and 2.2 metres (7 feet) high. The current application proposes that a 6 metre (20 feet) wide bund of the same height would be constructed around the remainder of the eastern and the northern boundaries of the allocation area where it abuts the mushroom farm. It would then continue along the western boundary alongside the B1086 St Ives Road as far as access 1.
- 7.21 MWCS policy CS33 requires waste development to be assimilated into its surroundings and local landscape character. The proposed bunds are primarily for security but would fulfil the MWSSP site profile requirement for boundary landscaping enhancement on the eastern and northern boundaries of the allocation area. The proposed 2.2 metre (7 feet) height would be consistent with the existing perimeter bund and provided it is sensitively landscaped could be assimilated into the local landscape. As noted by the Wildlife Officer, no treatment planting proposals have been put forward by the applicant but this could be addressed by condition.
- 7.22 HLP policy En18 seeks to protect important site features including trees, woodlands and hedges. The submitted drawings are insufficiently detailed to show whether any trees will be lost as a result of the proposed development. These should be identified as part of the landscape planting proposals and any losses replaced with appropriate species in agreed locations.

Ecology and biodiversity

- 7.23 MWCS policy CS35 states that waste development will only be permitted where it has been demonstrated there will be no likely significant adverse impact on sites of local nature conservation interest. The closest such sites

as set out in paragraph 2.4 above. There is no reason to believe that the proposed development would impact on these sites therefore it would comply with MWCS policy CS35 and with HLP policy En23 which has similar aims.

- 7.24 HPL policy En22 requires that wherever relevant the determination of planning applications will take appropriate account of nature conservation and wildlife. The wildlife officer is broadly satisfied with the information provided by the applicant on protected species and has recommended conditions to secure the recommendations made by the applicant's ecologist. It is also recommended that the proposed perimeter bund is seeded using a native wildflower mix and planted with a range of native tree and shrub species. Provided these matters are incorporated into the scheme, the proposed development is considered to result in a net gain in biodiversity. It is therefore considered that HLP policy En22 has been met.

Noise

- 7.25 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the environment, human health or safety existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The application was accompanied by a noise assessment and informed by the results of monitoring of a trial period of night time working which took place on the evening of 29 November 2016.
- 7.26 The biomass boilers and dryers operate 24 hours per day, as do some of the composting operations that currently take place within buildings. The feed hoppers for the drying plant would need to be refilled every 9 – 10 hours. There would be no need for any external plant to operate between 2200 and 0500 hours. The noise assessment concludes that at the three closest permanent residential properties not connected to the site the proposed development would be unlikely to result in adverse impacts on residents. The applicant's acoustic consultant recommends that non-tonal reversing signals be fitted to the loading shovels working in the maturation area. The use of the wood shredder on the new concrete hardstanding next to the biomass boiler/dryer building be audible at the travellers' site to the northwest but the increase in overall site noise levels would be less than 5 dB (A) above the prevailing background noise level.
- 7.27 The noise assessment covered the installation of the biomass boilers and drying plant within Building No. 21 and the proposed extension of operating hours which is the subject of application no. H/5004/17/CW and agenda item 7. It concludes that the cumulative effect of these proposals would not result in any significant adverse impacts on the occupants of surrounding properties. The environmental health officer has no objection to the proposed development provided the recommendations in the noise assessment are carried out. Provided these are secured by planning condition the proposed development would comply with MWCS policy CS34 in respect of noise.

- 7.28 The northernmost part of the extended perimeter bund would be the closest part of the development to the travellers' site. Once constructed, it would provide noise mitigation for the waste management operation but its construction could itself disturb the occupants of the travellers' site. There is no apparent operational reason why the bund need be constructed outside the normal working day. Recommended condition 6 takes this into account.

Surface water drainage

- 7.29 The LLFA has advised that further details of the proposed means of managing surface water are needed. The Environment Agency considers that details about the containment, treatment and disposal of surface and effluent waters are lacking. Provided that this information is secured by condition it is considered that the proposed development would comply with policy CS39 of the MWCS and policy CS8 of the HLP.

Internal access road, weighbridges and weighbridge office

- 7.30 The proposed internal access road would allow waste delivery vehicles that enter the site via access E1 to weigh in at the new weighbridge and unload in building 14, in building 20, outside building 21 or green waste onto the proposed new concrete area which is the subject of application no. H/5006/17/CW (agenda item 6). Vehicle movements within the site would be screened by the proposed perimeter bund. There would be sufficient space for waste delivery vehicles to park off the public highway if waiting to use the weighbridges. The proposed new weighbridges and weighbridge office would facilitate a more efficient means of moving loaded and empty HGVs around the site and are considered the standard utilitarian scale and design is considered appropriate for the site.

8.0 CONCLUSION

- 8.1 The development which is the subject of this report would broadly comply in locational terms with the development plan and would extend the range and quantity of wastes that the site would handle. The potential impacts have been discussed in section 7 of this report and officers consider that with appropriate planning conditions in place, the development would not have unacceptable adverse effects on the natural or human environments. The parish councils' concerns about the effect of 120 additional HGV movements per day on the road network (60 at the crossroads junction) are understood. However, based on the transport assessment officer's advice it is considered that asking the developer to make a financial contribution to road safety improvements would not be necessary to make the development acceptable in planning terms so would fail one of the tests in paragraph 204 of the NPPF.

9.0 RECOMMENDATION

- 9.1 It is recommended that permission be granted subject to the following conditions.

Commencement

1. This permission shall take effect on the day of issue.

Reason: Some of the development has already been carried out. For the avoidance of doubt and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17.

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form and planning statement, received by the waste planning authority on 22 June 2017, as amended by the conditions stated on this decision notice and the following documents and drawings nos:

- GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17
- 18334-001 Biomass Plant Layout Rev C2 dated 13/02/17
- ENVAR 170123 implantation r1 (date illegible)
- GPP/E/H/17/15 Rev 1 Cheffins, The Heath, Woodhurst, Huntingdon PE28 3BS Elevations – Weighbridge Office

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS3 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with Policy CS29 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No vehicle shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays). The Earth Bund shown on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17 shall not be constructed except between 0700 and 1800 hours Mondays to Fridays excluding Public and Bank Holidays.
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Transfer

10. No waste other than wood waste shall be bulked up for transfer other than inside the buildings shown as 20 and 21 on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17. Wood waste shall be bulked up for transfer only in Area B shown on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17. Food waste shall be bulked up for transfer only within the part of building 14 shown edged red on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17.

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011)

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Perimeter bund

12. No development of the earth bund shown in green on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17 shall take place until details of its landscaping have been submitted to and approved in writing by the waste planning authority. The details shall include a programme of implementation. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Replacement planting

13. If within a period of five years from the date of planting any tree or shrub fails, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the waste planning authority gives its written consent to any variation.

Reason: In the interests of visual and residential amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011)

Lighting

14. No external lights shall be installed except in accordance with details that have been submitted to and approved in writing by the waste planning authority. Any lighting approved under this condition shall be carried out in accordance with the approved details and thereafter retained in its approved form.

Reason: To avoid disturbance to bats in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Protection of Amphibians

15. The development shall be carried out in accordance with the method statement set out in paragraph 9.8 of the Extended Phase 1 Survey Report (Lockhart Garratt Ref: 17-0329 4164 01 Version 3 dated 21/06/2017).

Reason: To reduce the impact of the development on common amphibians in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Wildlife Mitigation

16. Within 3 months of the date of this permission bat boxes and bird nesting boxes shall be installed in accordance with details which have been submitted to and approved in writing by the waste planning authority.

Reason: To mitigate the loss of bat roosting and nesting bird habitat in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Sustainable Use of Site Soils

17. No soil shall be removed from the site.

Reason: To prevent the loss of soil required for the construction of the perimeter bunds in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Foul and Surface Water Disposal

18. No waste transfer shall take place until a scheme for the containment and disposal of foul and surface water has been submitted to and approved in writing by the waste planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

Surface Water Drainage

19. No waste transfer shall commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the waste planning authority. The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to users of the site

- f) Full details of the maintenance of the surface water drainage system
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

INFORMATIVES

Protection of nesting birds

The applicant should be aware that nesting birds, their eggs and (active) nests are protected under the Wildlife and Countryside Act 1981 and therefore, the applicant will need to take appropriate measures to avoid disturbing nesting birds and destruction / damage to active nests. Removal of vulnerable vegetation should ideally avoid the bird breeding season (1 March to 31 August inclusive) to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to direct impact on suitable nesting bird habitat to identify whether active nests are present. If any are found they should be clearly marked and avoided until after the young have fledged and left the nest.

Lighting columns

Condition 14 only relates to lighting that formed part of the application. Lighting columns which did not form part of the application and amount to development would need to be the subject of a separate planning application.

Source Documents

Link to the National Planning Policy Framework:

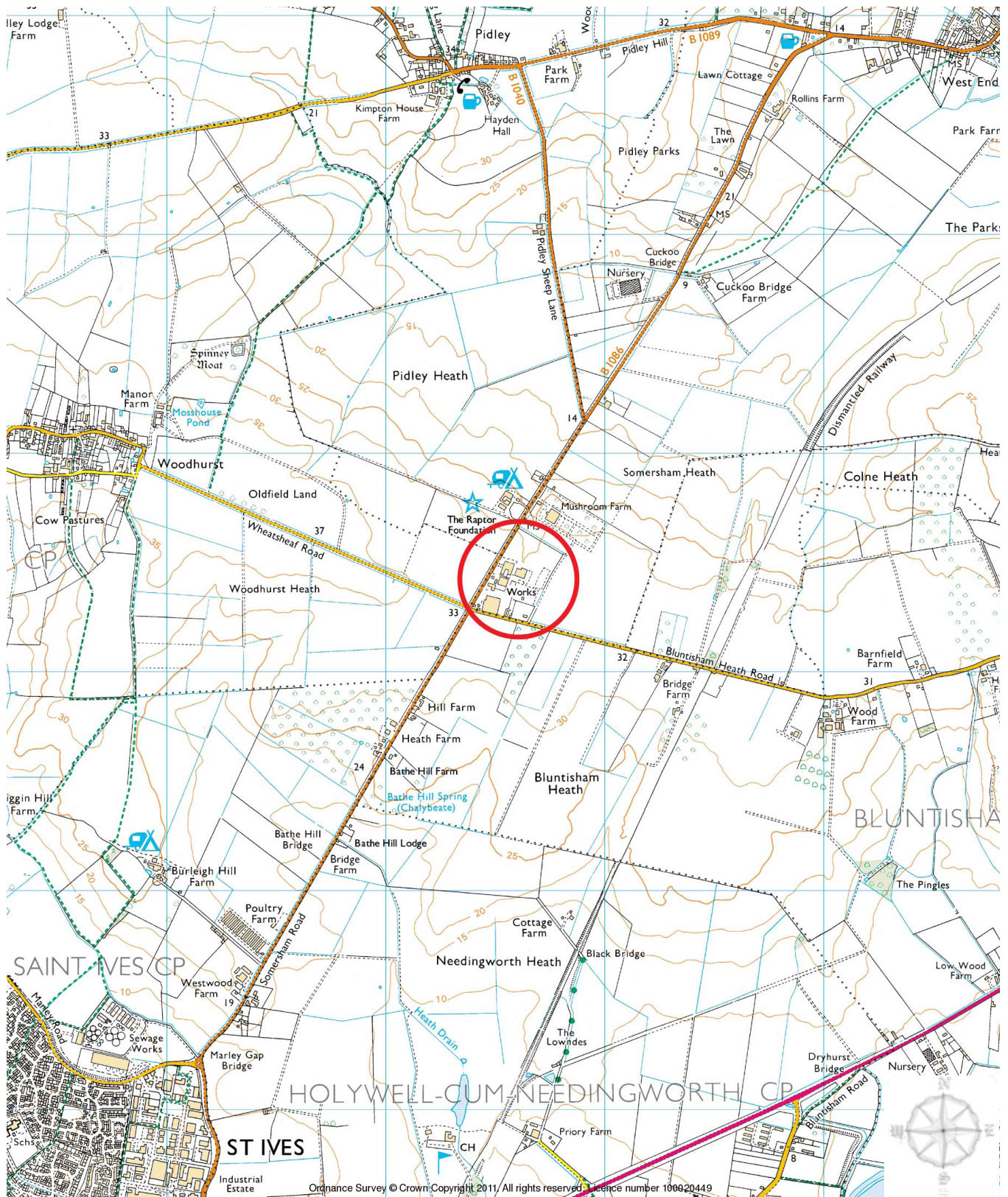
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy:

http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7

Link to the Huntingdonshire Local Plan:

<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/>



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DRAWN BY: KD

DRAWING NO.: GPP/E/H/17/03

SCALE: 1:25,000 @ A4

CHECKED BY: KD

REV NO.: 01

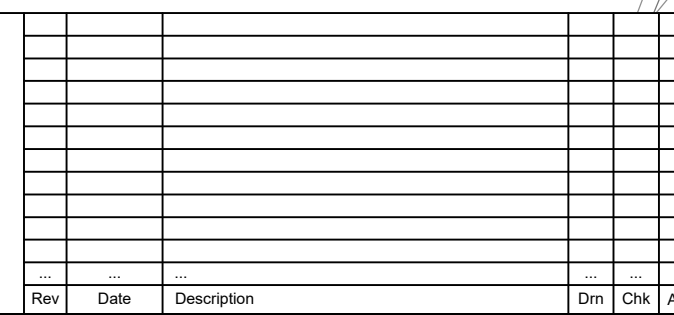
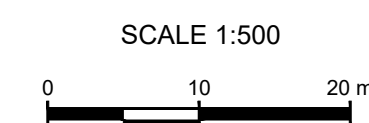
DATE: 24/03/2017

Cheffins, The Heath, Woodhurst,
Huntingdon, Cambs

SITE LOCATION PLAN

Grid Reference X 533452 Y 275383
Postcode PE28 3BS

GPP
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KEY - Existing

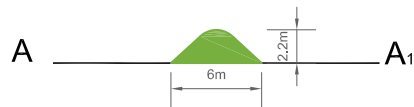
- Bundling
- Existing Structures
- Lagoon
- Concrete Hardstanding - Retrospective
- Concrete Hardstanding Permitted Under: PP H/05003/12/CW
- Office
- Biofilter
- Screening & Storage
- Weighbridge
- Office
- Welfare
- Weighbridge Office
- Workshop
- Biofilter
- Composting Tunnels
- Maturation
- Waste Water Treatment Plant
- Biomass Feed Hoppers (6m x 2.4m) - Retrospective

KEY - Proposed

- Planning Application Boundary
- Land Ownership Boundary
- Earth Bund (6m wide x 2.2m high)
- Access Road (8m wide)
- Food Waste Transfer
- HGV Access (Envvar SK04-A-PHI, Envvar SK05-A-PHI)
- Weighbridge (18m x 3.5m)
- Weighbridge Office
- Weighbridge (18m x 3.5m)
- Biomass Fuel Storage Bays
- Composting & Waste Transfer
- Biomass Boiler & Finished Dry Product Storage
- Drying Material Hoppers (6m x 2.4m)
- Drying Material Pre-Process Storage Bays
- Wood Bulking / T6 Area



All dimensions to be verified on site. Figured dimensions to take precedent to those scaled. Any areas indicated on this drawing are for guidance only, no responsibility is taken for their accuracy.
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Earth Bund Cross Section



Scale 1:500 at A3

2 OS data added to show road access, Earth bund relocated north, KEY amended titles & numbers, Cross section added showing earth bund, Land ownership boundary added & planning application boundary updated. KD 16/06/17

Rev	Description	Initial	Date
<div><p>GPP GP PLANNING LTD</p></div>		<h1>Planning Consultants</h1> <p>T: 01604 771123 F: 01604 771086 E: info@gppanning.co.uk The Stables, Long Lane, East Haddon, Northamptonshire, NN6 8DU Registered in England No. 6019666</p>	
TITLE:		The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan	
CLIENT:		Envvar Composting Limited	
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DRAWN BY:	KD	CHECKED BY:	TC
DRAWING NO.:	GPP/E/H/17/02	REV NO.:	2
SCALE:	1:2500 at A3	DATE:	18 Apr 2017
SCALE BAR:			

**SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT
COMPLYING WITH CONDITION 2 OF PLANNING PERMISSION H/05003/12/CW
(EXTENSION OF CONCRETE PAD FOR MATURATION OF COMPOST WITH
DRAINAGE BALANCING LAGOONS, REED BED; PERIMETER EARTH BUNDS
[FOR] SCREENING) TO EXTEND CONCRETE PAD INTO AREA OF BALANCING
LAGOON**

**AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST,
HUNTINGDON, PE28 3BS**

LPA REF: H/5006/17/CW

FOR: ENVAR COMPOSTING LTD

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **Somersham & Earith**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission be GRANTED
subject to the conditions set out in
paragraph 9.1**

<i>Officer contact:</i>	
Name:	Helen Wass
Post:	Development Management Officer (Strategic & Specialist Applications)
Email:	Helen.wass@cambridgeshire.gov.uk
Tel:	01223 715522

1.0 INTRODUCTION

- 1.1 The Envar Composting Ltd site has for many years composted green waste both “in vessel” in composting tunnels and buildings and on concrete pads in open windrows. It has recently been taken over by the applicant company who wish to better use the land by broadening the types of wastes that would be handled; increasing the annual throughput; extending the hours of operation and improving the access arrangements. They have submitted this and 3 other planning applications (see paragraphs 5.17 – 5.19 below) which are the subject of separate reports to this committee (agenda items 4, 5 and 7).

2.0 THE SITE AND ITS LOCATION

- 2.1 This application relates to approximately 5 hectares (12.4 acres) of land within a 19 hectare (47 acre) land holding. The developed land includes: buildings for composting waste in vessel; areas of hardstanding for open windrow composting and maturation of compost; water storage lagoons; former residential properties used as offices and for educational purposes; litter-catch fencing; screen bunds; weighbridges; and waste water treatment plant.
- 2.2 There are three accesses to the existing site from the B1086 St Ives Road. These are shown as E1, E2 and E3 on agenda plan 2. Access E2, near the bungalow, is currently closed to traffic. Access E1 is used by vehicles making deliveries to the waste reception building which also need to use access e3 to use the weighbridge. There are four accesses to the existing site from Bluntisham Heath Road which are shown as E4, E5, E6 and E7 on agenda plan 2. Access E4, which is approximately 50 metres (55 yards) from the crossroads junction, is used by waste vehicles leaving the site after using the weighbridge. Accesses E5 and E6, which are located either side of redundant storage tanks, are currently closed to traffic. The building known as Heath Tops has its own access from Bluntisham Heath Road shown as E7.
- 2.3 The site is in the south westernmost part of the parish of Somersham, some 3 kilometres (1.9 miles) south west of the village. Bluntisham is 2.5 kilometres (1.6 miles) to the southeast; Woodhurst 1.5 kilometres (0.9 miles) to the northwest and Pidley-cum-Fenton 2.5 kilometres (1.6 miles) to the north. Immediate neighbours are a mushroom farm and travellers’ site to the northeast and agricultural land to the southeast. The northwestern boundary is the B1086 St Ives Road and the southwestern boundary is The Heath, a class C road which runs between Woodhurst and Bluntisham. The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is immediately to the north, on the opposite side of St Ives Road. There are 6 residential properties immediately to the north of the mushroom farm and the Raptor Foundation, the closest being Rectory Farm, 70 metres (77 yards) from the site. A joinery business is located 230 metres (252 yards) to the southwest of the site on Somersham Road. There are no other properties within 500 metres (547 yards) of the site.

- 2.4 The undeveloped land is grade 2 in the agricultural land classification. The site is in flood zone 1 and is not in a groundwater protection zone. There are no scheduled monuments within 2 kilometres (1.2 miles) of the site. There are no listed buildings within 2 kilometres (1.2 miles) of the site except two mile stones on the B1086. There are no Sites of Special Scientific Interest within 3 kilometres (1.9 miles) of the site. The St Ives to March Disused Railway (The Parks South) County Wildlife Site (CWS) is 1 kilometre (0.6 miles) north east of the site; Heath Fruit Farm CWS is 1.4 kilometres (0.9 miles) to the east and Lawn Orchard CWS is 1.7 kilometres (1.1 mile) to the north. No public rights of way would be affected by the proposed development.

3.0 THE PROPOSAL

- 3.1 Planning permission no. H/05003/12/CW was granted in June 2012 for the extension of a concrete pad for the maturation of compost with drainage balancing lagoons, reed beds and perimeter earth bunds for screening. It was granted subject to 7 conditions including:

2. Unless otherwise agreed in writing by the Waste Planning Authority, the development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, supporting statement, design and access statement, as amended by the conditions stated on this decision notice and the following drawings:

- *Titled: Outline landscape plant, date stamped 02/03/12*
- *Titled: Site plan – numbered: GPP/EN/SI/11/13 and date stamped 02/02/12*
- *Titled: Site layout plan – numbered: GPP/EN/SI/11/13 and date stamped 02/03/12*

- 3.2 Planning permission no. H/05003/12/CW related to approximately 5 hectares (12.4 acres) of the land allocated in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (February 2012) for in vessel and windrow composting. 3.5 hectares (8.6 acres) was to be a concrete slab to extend the area for open windrow composting of green waste. Within the remainder, closest to the mushroom farm, was to be a balancing lagoon and reed bed. There would be an earth bund along the southern boundary with Bluntisham Heath Road and along the eastern and northern boundaries of the new concrete pad. Only about 1 hectare (2.5 acres) of the permitted concrete pad has been installed with commensurately less of the perimeter bund. The balancing lagoon and reed bed have not been created and alternative surface water drainage arrangements for the new concrete area have been put in place.

- 3.3 The current operator wishes to extend the area of open windrow composting and intends to install the remainder of concrete as permitted by H/05003/12/CW and also to extend it by a further 0.8 hectares (2 acres) into the area shown in the approved scheme as the balancing lagoon and reed bed. The perimeter earth bund would be extended as proposed in application no. H/5005/17/CW. Vehicular access to the extended composting area would

be via the internal access road also proposed in application no. H/5005/17/CW.

- 3.4 Permission for the proposed extension of the concrete pad could be achieved by substituting a new scheme for the one shown in the drawings referred to in condition 2 of planning permission no. H/05003/12/CW and imposing appropriately reworded conditions.

CONSULTATIONS AND PUBLICITY

- 4.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposed development, together with the development that is the subject of applications nos. H/5004/17/CW, H/5005/17/CW and H/5007/17/CW was screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was concluded that it would not be likely to have significant effects on the environment.
- 4.2 Huntingdonshire District Council – No objections are raised.
- 4.3 Somersham Parish Council – The application seems to be a sensible proposal and has dealt with the key points.
- 4.4 Bluntisham Parish Council – Whilst the parish council are in support of the proposals they are concerned with the increase in traffic movements and the damage to the road. They would like to see the vehicles wheels being washed prior to leaving the site to keep the road clean and some investment into the junction, which is dangerous and poorly surfaced.

Following receipt of further transport information from the applicant and the highway authority's comments - The PC raise further concerns with the proposal. The majority of councillors voted to refuse the application for the following reasons:

- Adding extra traffic to an already dangerous junction and stretch of road leading up to the junction and asked if a stage 3 safety audit had been completed as they were concerned with the vision splay for the vehicles and also for other road users at the crossroads.
 - If the application is approved that a wheel wash should be a condition of the permission to try to keep the road as clean as possible.
 - The PC also expressed disappointment that the applicant is not willing to contribute towards any improvements to the crossroads or the road surface, which is deteriorating due to the increase in heavy goods vehicles.
- 4.5 Pidley cum Fenton Parish Council – Raise concerns about the increase in traffic flow to and from the site and hope that this will not result in an increase in traffic through the village of Pidley.
- 4.6 Colne Parish Council – No comments to make.

4.7 Woodhurst Parish Council – No comments received.

4.8 Environment Agency – No objection in principle. Composting has the potential to cause environmental pollution, harm to human health and nuisance. There is a potential for the process to give rise to odours, leachate, noise and potentially harmful bio-aerosols. The application does not fully cover these matters. The Environment Agency's national permitting team will consider all these factors before the environmental permit is varied. More detailed environmental risk assessment will need to be provided, specific to each of the above factors identifying the potential risks from the process and showing how the risks to receptors have been mitigated. This can be prepared in the format of a conventional source-pathway-receptor risk assessment and the receptors should include groundwater, surface waters, humans, animals, soil and habitats. There is already an effluent treatment plant that is regulated and managed by our Land & Water Team.

An appropriate environmental permit and/or variation of the current permit will be required before site operations are varied/updated. The applicant has made an application to the Environment Agency that is being assessed and the necessary conditions will be added in the permit to deal with pollution prevention and waste regulation issues. Operations of this nature have the potential to impact on amenity, particularly in respect of odour and noise. As part of the environmental permit a detailed site management plan will be required showing how odours will be managed. A detailed assessment in respect of noise may also be required before a permit is granted. The Environment Agency draws the applicant's attention to the Animal Health By-products Regulations and Nitrate Vulnerability Zones.

The proposed development will be acceptable if a scheme for the disposal of foul and surface water is secured by planning condition to prevent the increased risk of pollution to the water environment.

4.9 CCC Transport Assessment Officer - No objection is raised. The following comments are further to a Transport Assessment provided by Origin Transport Consultants as part of an application for an extension of the composting plant to allow an increase in the amount of waste treated from 105,000 tonnes to 200,000 tonnes (106,686 to 203,211 tons) per annum and an additional 19 members of staff. These comments are further to comments dated 19th July 2017 and additional information supplied by the applicant.

Forecast Trip Generation and B1040 junction with Bluntisham Heath Road

1. Table 3 highlights that the peak hours of operation are similar to the peak times for vehicle flows on the surrounding road network. The current peak daily flow is with 60 in and 60 out movements, with an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. The site accesses and movements means that each lorry currently has to negotiate the junction of B1040 with Bluntisham Heath Road three times. This means that currently there are 180 lorry movements through the junction each day that relate to the site.

2. The proposal will result in a total daily flow of 120 HGVs in and out. However, the rationalisation of the site accesses removes the need for multiple turning movements at the B1040 with Bluntisham Heath Road for all vehicles using the site. This means that each vehicle will negotiate the junction once and not three times, and removing the turning movements at the junction.
3. The proposal results in an increase in lorry movements through the junction of B1040 with Bluntisham Heath Road from 180 movements a day to 240 a day assuming a worst case scenario that all movements are to and from St Ives to the south. This increase will be less as some vehicles will approach from and depart towards the north and not pass through the junction.

Forecast Trip Generation and the Surrounding Road Network

4. The applicant's analysis has assumed that the existing trips to and from the site would be doubled. This is agreed. This results in an increase in trips of a maximum daily flow of 60 in and 60 out movements, and an AM peak hour flow of 5 in and 12 out and PM flow of 2 in and 4 out. There will be 8 additional staff trips in the AM peak and 7 in the PM peak, resulting in a total trip generation of 13 in and 12 out in the AM peak and 3 in and 10 out in the PM peak.

Transport Impact

5. The increase in traffic at the junction of the B1040 with Bluntisham Heath Road over a whole day resulting from this application is not considered to be significant in relation to the overall traffic flow through the junction over a whole day.
 6. The results of the junction modelling for the wider area outlines that the increase in traffic will result in no significant impact in congestion to the junctions on the surrounding road network.
- 4.10 Peterborough City Council Wildlife Officer – Is pleased to note that this application is accompanied by an Extended Phase 1 Survey Report (June 2017) and is satisfied with the report's assessment of impacts on protected species and habitats.

Bats: The existing trees and woodland on site are proposed to be retained, and therefore direct impacts to bats are unlikely to occur. However any lighting used during both the construction and operational phases should be carefully designed to be baffled downwards away from these habitat features. In addition a range of bat boxes should be provided as suitable bat roosting habitat. These details should be provided by the applicant which would be acceptable via a suitably worded condition.

Reptiles & Amphibians: The report identifies the possibility that reptiles and amphibians may utilise areas of the site, however there is a low probability of them being present. Nevertheless a precautionary approach is recommended, which is supported. A suitably worded condition is recommended requiring

that works are implemented in accordance with the non-licensed method statement set out in section 9.8 of the Ecology Report.

Nesting Birds: The Report identifies habitats and features within the site which are likely to support nesting birds. Where any vegetation or buildings are to be removed, these might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). A suitably worded condition is recommended requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

To mitigate for the loss of potential nesting habitat, it is recommended that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow and Starling. Details regarding numbers, designs and locations should be provided by the applicant which may be secured via a suitably worded condition.

Site design & landscaping: The existing water body, mature trees and woodland areas should be retained, along with the (off-site) mature hedgerow to the north-west of the site. No landscaping detail appears to have been provided with regard to the new bunds and would recommend that these are seeded using a native wildflower seed mix along with a range of native tree and/ or shrub species, the detail of which may be provided via a suitably worded condition.

Subject to the above recommendations being fully incorporated into the approved scheme the development would result in a net gain in biodiversity.

- 4.11 Lead Local Flood Authority (CCC Flood and Water Team) - Are satisfied with the principle of utilising the existing lagoons to store surface water. At the detailed design stage clarification is needed about the volumes of water that are discharging into the ditch network and how this is controlled. Further detail is also needed about the methods that will be employed to convey surface water from where it falls to the lagoons as well as the design details of any future lagoons. These matters should be secured by planning condition.

- 4.12 Individual representations – None received.

5.0 PLANNING HISTORY

- 5.1 H/1011/92/CW Composting to produce a peat substitute from organic vegetable waste (granted 08-12-1993 – *not implemented*)
- 5.2 H/0739/94/CW Extension to composting building (granted 11-10-1994)
- 5.3 H/5023/02/CW Concrete apron for the preparation of green waste (granted 07-11-2002 – *not implemented*)
- 5.4 H/5005/04/CW Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping;

establishment of ADAS Composting Research Project (granted 15-07-2004 subject to S106 agreement dated 14-07-2004 restricting the catchment area from which waste may be drawn)

- 5.5 H/5021/05/CW Change of use of Heath Tops from residential to part residential and part educational facility and offices (granted 12-12-2005)
- 5.6 H/5003/06/CW Replacement building to contain four enclosed composting tunnels (granted 22-05-2006)
- 5.7 H/5000/07/CW Erection of semi-permanent office building (granted 12-06-2006; temporary permission expired 30-04-2012)
- 5.8 H/5001/07/CW Plant to treat waste water from composting site (granted 26-03-2007)
- 5.9 H/5002/07/CW Cladding of open barn to provide enclosed composting building (granted 26-03-2007)
- 5.10 H/5005/07/CW Extension of concrete pad for maturation of compost (granted 11-04-2007 – *not implemented*)
- 5.11 H/5015/09/CW Erection of three composting tunnels and waste reception building (granted 14-09-2009 – *not implemented*)
- 5.12 H/5037/09/CW Variation of condition 7 of H/05005/04/CW to state "No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. Working on site shall take place between the hours of 0700 and 1800 on any day of the week" (granted 04-01-2010)
- 5.13 H/5021/11/CW Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, bio-filters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086 (granted 19-04-2012)
- 5.14 H/5003/12/CW Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds screening (granted 07-06-2012)
- 5.15 H/5000/14/CW Erection of four metre high litter-net fencing (granted 16-05-2014)
- 5.16 H/5001/14/CW Construction of a waste water lagoon, additional discharge tank to waste-water treatment plant and buffer tank for rain-water harvesting (part retrospective) (granted 11-09-2014)
- 5.17 H/5004/17/CW Section 73 planning application to develop land without complying with condition 7 of planning permission

H/05037/09/CW (Variation of Condition 7 of planning permission H/5005/04/CW: Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project) to extend the hours of operation including vehicle movements to 0500 to 2200 hours daily (not determined - the subject of agenda item 7)

5.18 H/5005/17/CW Change of use of existing building (no. 16 on Existing Site Layout Plan) and adjacent land from composting and maturation of compost to recovery of waste in biomass boilers, drying waste, storage of biomass and drying material and bulking up and shredding waste wood (part retrospective). Erection of two external flue stacks and two biomass feed hoppers (retrospective). Extension of concrete hardstanding (retrospective). Erection of storage bays and two drying material hoppers. Change of use of existing building (no. 11 on Existing Site Layout Plan) from composting to composting and waste transfer. Change of use of part of existing building (no. 10 on Existing Site Layout Plan) from composting to food waste transfer. Extension of perimeter earth bund. Installation of an internal roadway. Installation of two weighbridges and a weighbridge office (not determined - the subject of agenda item 5)

5.19 H/5007/17/CW Section 73 planning application to develop land without complying with conditions 2 and 5 of planning permission H/05021/11/CW (Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, biofilters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086) to allow alternative access arrangements (not determined – the subject of agenda item 4)

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies from the development plan are set out in paragraphs 6.4 - 6.6 below.

6.2 The National Planning Policy Framework (NPPF) (2012) is also a material planning consideration and sets out the Government's planning policies for England and how these are expected to be applied. It sets out a presumption in favour of sustainable development and confirms the statutory status of the development plan and that both are material considerations in determining planning applications.

6.3 The National Planning Policy for Waste (NPPW) published in October 2014 refers to the Waste Management Plan for England (published in December 2013). The NPPW sets out the national planning policies for waste development and is to be read in conjunction with the NPPF. It sets out the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management including by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. Paragraph 7 sets out specific considerations to be taken into account in determining planning applications. These include only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan; and ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

6.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (the MWCS)

CS2 - Strategic Vision and Objectives for Sustainable Waste Management

CS15 - The Location of Future Waste Management Facilities

CS22 - Climate Change

CS29 - The Need for Waste Management Development and the Movement of Waste

CS30 - Waste Consultation Areas

CS32 - Traffic and Highways

CS33 - Protection of Landscape Character

CS34 - Protecting Surrounding Uses

CS35 - Biodiversity and Geodiversity

CS36 - Archaeology and the Historic Environment

CS38 - Sustainable Use of Soils

CS39 - Water Resources and Water Pollution Prevention

CS40 - Airport Safeguarding

6.5 Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012) (the MWSSP)

SSP W1 Waste Recycling and Recovery Facilities (Non-Landfill)

SSP W8 Waste Consultation Areas

The site specific and Area of Search allocations for waste recycling and recovery facilities include:

SSP W1J Envar, Woodhurst (in vessel and windrow composting)

6.6 Huntingdonshire Local Plan (adopted December 1995) (the HLP)

En12 Archaeological recording
En13 Archaeological evaluation
En18 Trees, woodlands, hedges and meadowland
En22 Nature and wildlife conservation
En23 Protection of designated wildlife sites
CS8 Surface water and drainage

6.7 Huntingdonshire Core Strategy (adopted 2009) (the HCS)

CS1 – Sustainable development in Huntingdonshire

6.8 Emerging Huntingdonshire Local Plan to 2036 (emerging HLP)

Huntingdonshire District Council is currently preparing a Local Plan for the period up to 2036. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan therefore it has limited weight.

7.0 PLANNING CONSIDERATIONS

7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:

- Proposed development that accords with the development plan should be approved without delay
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted

7.2 The key issues are the principle in planning policy terms of:

- Extending the area for composting green waste in open windrows;
- increasing the annual throughput of the site; and
- whether the processes can be undertaken without causing unacceptable harm to the local environment including both ecological and human receptors.

The Site Profile in the MWSSP specifically refers to access and highway improvements, airport safeguarding, high grade agricultural land, impact of odour on nearby sensitive receptors, high archaeological potential of the area and boundary landscape enhancement. These matters are addressed in more detail in later sections of this report.

Principle of the proposed development

- 7.3 The existing site is recognised as making a significant contribution to managing waste in Cambridgeshire and Peterborough and is protected by a Waste Consultation Area (MWCS policy CS30 and MWSSP policy SSP W8). Land to the northeast and southeast of the existing site is allocated for non-landfill waste recycling and recovery, specifically for in vessel and windrow composting (MWSSP policy SSP W1). Some of the allocation has planning permission for windrow composting (ref. no. H/05003/12/CW) as set out in paragraph 3.2 above. The current proposal would extend the area of open windrow composting within the allocation area which would be in accordance with MWSSP policy SSP W1.

Traffic and highways

- 7.4 The MWSSP site profile states that a planning application relating to the allocation area will need to address:

- i) Road improvements to deal with increased vehicular movements at the nearby crossroads to address safety concerns; and
- ii) Vehicular access arrangements require improvements to secure road safety objectives.

The proposal includes almost doubling the maximum throughput of the site from 105,000 tonnes per annum to 200,000 tonnes per annum (106,686 to 203,211 tons) as a result of extending the area of the site used for composting (the current application), accepting and treating a wider range of waste types and operating a waste transfer station (application no. H/5005/17/CW, agenda item 5). Item (ii) above is addressed in planning application no. H/5007/17CW which is agenda item no. 4.

- 7.5 MWCS policy CS32 states that minerals development will only be permitted where access and the highway network serving the site are suitable or could be made suitable and able to accommodate any increase in traffic and/or the nature of the traffic associated with the development. It is clear from the responses from local parish councils summarised in paragraphs 4.3 – 4.5 above that there is concern within the local community about the safety of the crossroads junction and that the proposed increase in waste throughput and consequent increase in vehicle movements would exacerbate the existing problems.
- 7.6 As set out in paragraph 4.9 above the County Council's Transport Assessment Officer agrees that that the proposed development would (together with the proposed waste transfer operations proposed in application no. H/5005/17/CW) result in the total number of trips to and from the site doubling from 60 in and 60 out to 120 in and 120 out. The movements at the crossroads junction have been analysed and due to the layout of the site, HGVs currently have to negotiate the crossroads junction 3 times in order to use the weighbridge before and after delivering or collecting their loads. This means that there are currently 180 HGV movements at the crossroads

connected with the site. Although the proposed development would double the number of vehicles visiting the site, each would only need to negotiate the crossroads once (provided the access changes which are the subject of planning application no. H/5007/17CW, agenda item no. 4 are approved and implemented). There would therefore be an increase of 60 HGV movements at the crossroad junction from 180 to 240 per day which is not considered by the Transport Assessment Officer as significant in relation to the overall traffic flow through the junction over a whole day. For this reason the highway authority does not consider it necessary or reasonable to seek contributions from the developer to make any changes to the junction.

- 7.7 MWCS policy CS32 goes on to say that minerals development will only be permitted where any associated increase in traffic would not cause unacceptable harm to the environment, road safety or residential amenity. Concern has been raised about damage to the highway because of increased use by HGVs. The St Ives to Somersham road is a B class road and it is the highway authority's responsibility to maintain the road fit for its purpose. In respect of the road being dirtied by vehicles leaving the site, this could be addressed by planning condition.
- 7.8 For the reasons set out in paragraphs 7.5 - 7.7 it is considered that the proposed development would not conflict with MWCS policy CS32 or the MWSSP.
- 7.9 MWCS policy CS29 seeks to prevent the excessive provision of waste disposal and waste management facilities which could result in the unacceptable importation of waste by requiring operators to enter into binding catchment area restrictions. In July 2004 the then operators entered into a S106 agreement with catchment area limits that were specific to their business model and took into account the ADAS Composting Research Project. The current operators have proposed that they will procure at least 40% by weight of wastes from the East of England Region and will endeavour within 5 years to procure at least 25% of wastes from a 40km catchment area and the areas of Cambridgeshire and Peterborough. It is considered that this would satisfy MWCS policy CS29 and could be secured by condition.

Airport safeguarding

- 7.10 MWCS policy CS40 states that waste development within the safeguarding areas of airports or aerodromes will only be permitted where it can be demonstrated that it would not constitute a significant hazard to air traffic. The site is within the safeguarding area for Alconbury and Wyton Airfield but consultation is only necessary for structures over 15.2 metres (50 feet) in height. The current application does not propose any new waste management techniques that are not already on the site. For these reasons it is considered the proposed development would comply with MWCS policy CS40.

High grade agricultural land

- 7.11 The allocation area is grade 2 agricultural land which in policy terms is regarded as being best and most versatile. It has been allocated for waste management development so it has been accepted that it could be lost from agricultural use. MWCS policy CS38 requires the proposal to demonstrate the sustainable use of soils. It is proposed that the soil from the footprint of the proposed new area of concrete would be used to construct the perimeter bund which is the subject of application no. H/5005/17/CW. It is considered that this would meet the requirements of MWCS policy CS38.

Impact of odour on nearby sensitive receptors

- 7.12 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the environment, human health or safety of existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The NPPF states that in planning decisions the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. It goes on to say that in doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.
- 7.13 The Environment Agency has advised that the applicant will need to demonstrate how the impact of odours would be mitigated in a detailed site management plan which forms part of the environmental permitting process. In line with NPPF advice it is considered that the impacts of odour are more appropriately regulated by the Environmental Agency through the environmental permit.

High archaeological potential of the area

- 7.14 The report of the archaeological evaluation undertaken in March 2013 by Northamptonshire Archaeology as a requirement of condition 7 of planning permission H/05003/12/CW showed that the site has a high perched water table and the fields are full of land drains, many placed there over the last 200 years. No archaeological features were present in any of the trenches and no artefacts were recovered. The County Council's Historic Environment Team advised that no further archaeological work will be required for the new application area. The proposed development would therefore comply with MWCS policy CS36 which seeks to protect nationally and locally important heritage assets and with HLP policies En12 and En13 which have similar aims.

Boundary landscaping enhancement and visual impact

- 7.15 The MWSSP site profile states that a planning application relating to the allocation area will need to address boundary landscaping enhancement, particularly on the eastern and northern boundary. A landscaped bund along the southern boundary to the east of Heath Tops and for approximately 200 metres (219 yards) of the eastern boundary of the allocation area have been installed as part of planning permission no. H/05003/12/CW. It is 12 metres (39 feet) wide at the base and 2.2 metres (7 feet) high. Application no. H/5005/17/CW proposes that a 6 metre (10 feet) wide bund of the same height will be constructed around the remainder of the eastern and the northern boundaries of the allocation area where it abuts the mushroom farm. It would then continue along the western boundary alongside the B1086 St Ives Road as far as access 1.
- 7.16 MWCS policy CS33 requires mineral development to be assimilated into its surroundings and local landscape character. The proposed bunds are primarily for security but would fulfil the MWSSP site profile requirement for boundary landscaping enhancement on the eastern and northern boundaries of the allocation area. The proposed 2.2 metre (7 feet) height would be consistent with the existing perimeter bund and provided it is sensitively landscaped could be assimilated into the local landscape. As noted by the Wildlife Officer, no treatment planting proposals have been put forward by the applicant but this could be addressed by condition.
- 7.17 HLP policy En18 seeks to protect important site features including trees, woodlands and hedges. The submitted drawings are insufficiently detailed to show whether any trees will be lost as a result of the proposed development. These should be identified as part of the landscape planting proposals and any losses replaced with appropriate species and locations.

Ecology and biodiversity

- 7.18 MWCS policy CS35 states that waste development will only be permitted where it has been demonstrated there will be no likely significant adverse impact on sites of local nature conservation interest. The closest such sites as set out in paragraph 2.4 above. There is no reason to believe that the proposed development would impact on these sites therefore it would comply with MWCS policy CS35 and with HLP policy En23 which has similar aims.
- 7.19 HPL policy En22 requires that wherever relevant the determination of planning applications will take appropriate account of nature conservation and wildlife. The wildlife officer is broadly satisfied with the information provided by the applicant on protected species and has recommended conditions to secure the recommendations made by the applicant's ecologist.

Noise

- 7.20 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the

environment, human health or safety existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The application was accompanied by a noise assessment and informed by the results of monitoring of a trial period of night time working which took place on the evening of 29 November 2016.

7.21 During the trial period the following activities were taking place:

- a loader and shredder were working within the reception building in the northern part of the site;
- two loaders were working in the maturation area within the eastern part of the site turning the compost; and
- the screening plant was operating within the Dutch barn at the south west of the site, serviced by a loader.

Noise was monitored close to the following properties:

- Heathfields which is adjacent to the B1040 approximately 500 metres (547 yards) from the southern operational part of the site;
- Rectory Farm adjacent to the B1086 approximately 300 metres (328 yards) from the northern operational part of the site; and
- Bridge Farm (entrance) adjacent to Bluntisham Heath Road, approximately 575 metres (630 yards) from the eastern site boundary. The house is 100 metres (110 yards) further east.

7.22 At all three locations the principal source of noise was from road traffic. At Rectory Farm operations at the Envar site were not audible. At Heathfields the noise from the Envar site was not generally clearly audible and was at a low level. At the Bridge Farm entrance the loader turning compost heaps close to the eastern boundary of the Envar site was audible with the reversing signal clearly audible. When the loader was working nearer the centre of the maturation area noise was noticeably lower. The main screening plant was just audible at this location.

7.23 The use of the loader within the maturation area was the main source of noise particularly when operating at the eastern part of the Envar site and the reversing signal was particularly noticeable. The proposed extension of the concrete pad would not result in open windrow composting being undertaken closer to Bridge Farm therefore it is unlikely that there would be an increase in noise from the site experienced at that property.

7.24 The conclusion of the trial is that the noise generated by operating the composting site at night would be unlikely to result in any significant adverse impacts on the occupiers of nearby properties. No complaints were received from individual householders or parish councils about the trial night time operations. The noise assessment concluded that the cumulative effect of the proposed development would not result in any significant adverse impacts on the occupants of surrounding properties. The environmental health officer has no objection to the proposal provided the recommendations in the noise assessment are carried out. In respect of the proposed extension of the open

windrow compost area this would be the use of non-tonal reversing signals on the loading shovels working in the compost maturation area. Provided these are secured by planning condition the proposed development would comply with MWCS policy CS34 in respect of noise.

Surface water drainage

- 7.25 The LLFA has advised that further details of the proposed means of managing surface water are needed. The Environment Agency considers that details about the disposal of foul and surface waters are lacking. Provided that this information is secured by condition it is considered that the proposed development would comply with policy CS39 of the MWCS and policy CS8 of the HLP.

8.0 CONCLUSION

- 8.1 The potential impacts have been discussed in section 7 of this report and officers consider that with appropriate planning conditions in place, the development would not have unacceptable adverse effects on the natural or human environments. The parish councils' concerns about the effect of 120 additional HGV movements per day on the road network (60 at the crossroads junction) are understood. However, based on the transport assessment officer's advice it is considered that asking the developer to make a financial contribution to road safety improvements would not be necessary to make the development acceptable in planning terms so would fail one of the tests in paragraph 204 of the NPPF.
- 8.2 The proposed increase in the amount of waste handled at the site would principally be as a result of increasing the area on which green waste could be composted in open windrows. The current proposal has been assessed on the basis that the access improvements which are the subject of application no. H/5007/17/CW will be implemented. In order to prevent an increase in traffic at the site before these works take place, it is considered necessary to link the extension of the concrete composting area to the access improvements and the closure of accesses E2, E5 and E6 and the restriction of access E4 to emergency service vehicles only.
- 8.3 Planning permission H/05003/12/CW required the installation of an earth bund around the southern, eastern and northern boundaries of the permitted concrete area. If the proposed extension to the concrete area is approved, the position of the bund would need to be changed. An extension of the perimeter bund is proposed as part of application no. H/5005/17/CW (agenda item 5). This would accommodate the proposed extended concrete area and is referred to in recommended condition 14 below. If application no. H/5005/17/CW is not approved, the bund would need to be repositioned. This could be secured by a differently worded condition.

9.0 RECOMMENDATION

- 9.1 It is recommended that permission be granted subject to the following

conditions.

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: *In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990*

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/EN/SI/11/12 Rev 5 Extended Maturation Area at Heathtops, Woodhurst, Cambs Site Plan dated 13 Feb 2012.

Reason: *For the avoidance of doubt and to define the permission.*

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form and planning statement, received by the waste planning authority on 22 June 2017, as amended by the conditions stated on this decision notice and drawing no:

- GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, with the minimum harm to the local environment and in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).*

Waste throughput

4. No more than 200,000 tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: *A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).*

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month

period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with Policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No HGV shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of Pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Site Access

12. There shall be no access to or egress from the site at Entrance E5 shown on drawing no. drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy July 2011).

13. No waste or compost shall be stored, composted, treated or processed on the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 until Entrance E4 shown on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 has been closed to all vehicles except emergency service vehicles and Entrances E2, E5 and E6 have been closed in accordance with drawing no. SK12 Access Points dated 11.10.17.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Perimeter bund

14. No waste or compost shall be stored, composted, treated or processed on the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 until the Earth Bund shown on drawing no. GPP/E/H/17/02 Rev 2 Proposed Site Layout Plan dated 16/06/17 has been installed in accordance with planning permission no. H/5005/17/CW.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Lighting

15. No external lights shall be installed except in accordance with details that have been submitted to and approved in writing by the waste planning authority. Any lighting approved under this condition shall be carried out in accordance with the approved details and thereafter retained in its approved form.

Reason: To avoid disturbance to bats in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Protection of Amphibians

16. The development shall be carried out in accordance with the method statement set out in paragraph 9.8 of the Extended Phase 1 Survey Report (Lockhart Garratt Ref: 17-0329 4164 01 Version 3 dated 21/06/2017).

Reason: To reduce the impact of the development on common amphibians in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Wildlife Mitigation

17. Within 3 months of the date of this permission bat boxes and bird nesting boxes shall be installed in accordance with details which have been submitted to and approved in writing by the waste planning authority.

Reason: To mitigate the loss of bat roosting and nesting bird habitat in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Sustainable Use of Site Soils

18. No soil shall be removed from the site.

Reason: To prevent the loss of soil required for the construction of the perimeter bunds in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Surface Water Drainage

19. Construction of the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 shall not commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the waste planning authority. The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
 - d) Full details of the proposed attenuation and flow control measures
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to users of the site
 - f) Full details of the maintenance of the surface water drainage system
 - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policy CS8 of the Huntingdonshire Local Plan 1995.

Foul and Surface Water Disposal

20. Construction of the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 shall not commence until a scheme for disposal of foul and surface water has been submitted to and approved in writing by the waste planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

INFORMATIVES

Protection of Nesting Birds

The applicant should be aware that nesting birds, their eggs and (active) nests are protected under the Wildlife and Countryside Act 1981 and therefore, the applicant will need to take appropriate measures to avoid disturbing nesting birds and destruction / damage to active nests. Removal of vulnerable vegetation should ideally avoid the bird breeding season (1 March to 31 August inclusive) to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to direct impact on suitable nesting bird habitat to identify whether active nests are present. If any are found they should be clearly marked and avoided until after the young have fledged and left the nest.

Lighting Columns

Condition 15 only relates to lighting that formed part of the application. Lighting columns which did not form part of the application and amount to development would need to be the subject of a separate planning application.

Source Documents

Link to the National Planning Policy Framework:

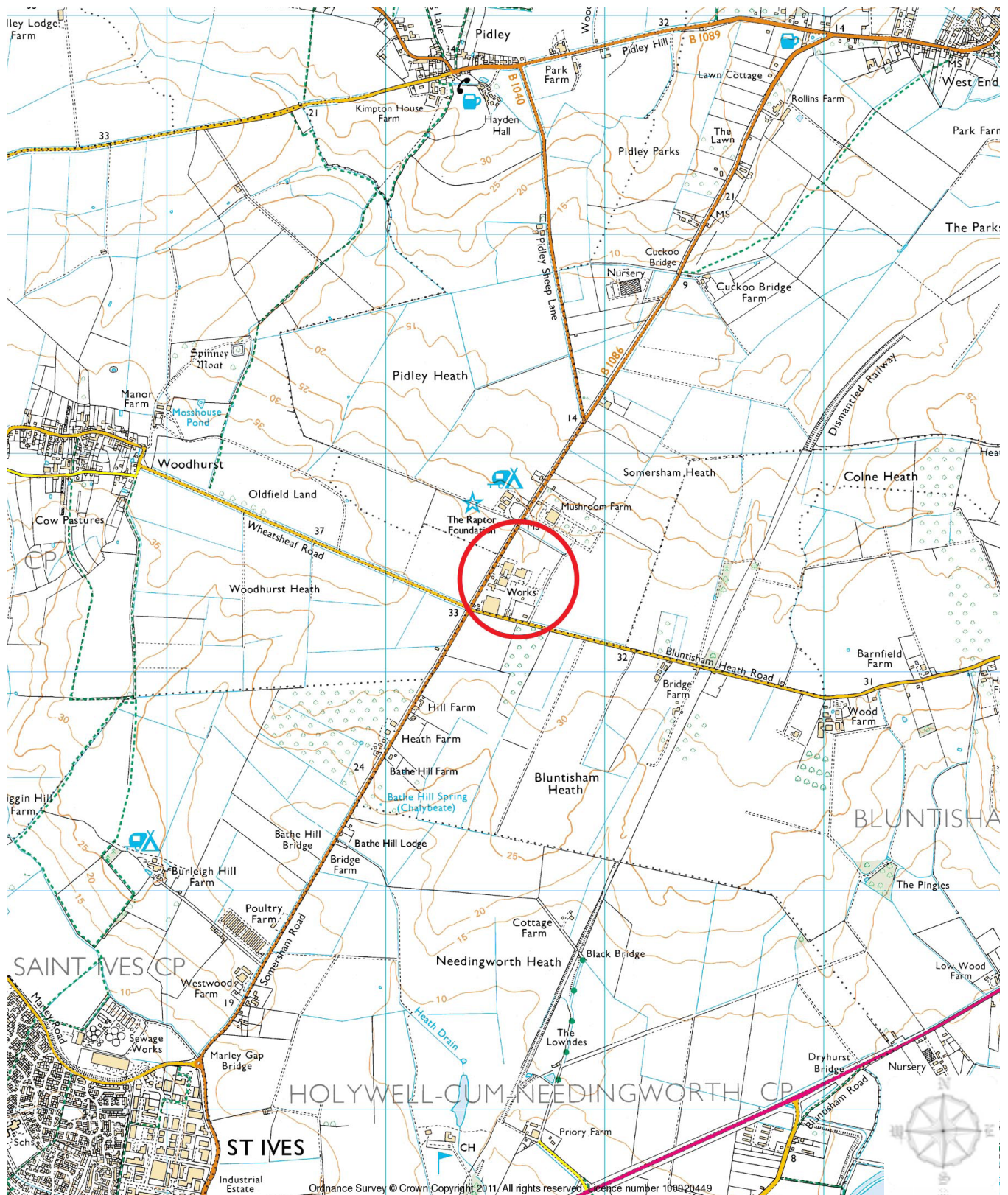
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy:

http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7

Link to the Huntingdonshire Local Plan:

<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/>



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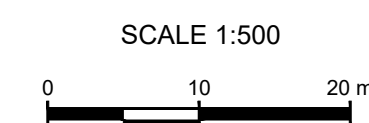
DATE: 24/03/2017

Cheffins, The Heath, Woodhurst,
Huntingdon, Cambs

SITE LOCATION PLAN

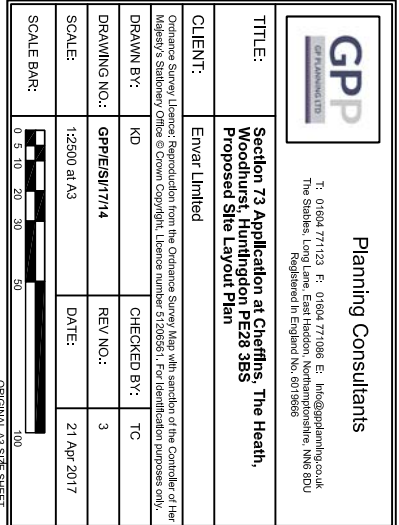
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SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITION 7 OF PLANNING PERMISSION H/05037/09/CW (VARIATION OF CONDITION 7 OF PLANNING PERMISSION H/5005/04/CW: EXTENSION OF AN EXISTING BUILDING TO ENCLOSE 8 EXISTING COMPOSTING TUNNELS; COMPOSTING OF ORGANIC FEEDSTOCKS TO PRODUCE COMPOST FOR AGRICULTURE, HORTICULTURE AND LANDSCAPING; ESTABLISHMENT OF ADAS COMPOSTING RESEARCH PROJECT) TO EXTEND THE HOURS OF OPERATION INCLUDING VEHICLE MOVEMENTS TO 0500 TO 2200 HOURS DAILY

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5004/17/CW

FOR: ENVAR COMPOSTING LTD

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **Somersham & Earith**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission be GRANTED subject to the conditions set out in paragraph 9.1**

<i>Officer contact:</i>	
Name:	Helen Wass
Post:	Development Management Officer (Strategic & Specialist Applications)
Email:	Helen.wass@cambridgeshire.gov.uk
Tel:	01223 715522

1.0 INTRODUCTION

- 1.1 The Envar Composting Ltd site has for many years composted green waste both “in vessel” in composting tunnels and buildings and on concrete pads in open windrows. It has recently been taken over by the applicant company who wish to better use the land by broadening the types of wastes that would be handled; increasing the annual throughput; extending the hours of operation and improving the access arrangements. They have submitted this and 3 other planning applications (see paragraphs 5.17 – 5.19 below) which are the subject of separate reports to this committee (agenda items 4, 5 and 6).

2.0 THE SITE AND ITS LOCATION

- 2.1 This application relates to approximately 9 hectares (22 acres) within a 19 hectare (47 acre) land holding. The developed land includes: buildings for composting waste in vessel; areas of hardstanding for open windrow composting and maturation of compost; water storage lagoons; former residential properties used as offices and for educational purposes; litter-catch fencing; screen bunds; weighbridges; and waste water treatment plant.
- 2.2 There are three accesses to the existing site from the B1086 St Ives Road. These are shown as E1, E2 and E3 on agenda plan 2. Access 2, near the bungalow, is currently closed to traffic. Access 1 is used by vehicles making deliveries to the waste reception building which also need to use access 3 to use the weighbridge. There are four accesses to the existing site from Bluntisham Heath Road which are shown as E4, E5, E6 and E7 on agenda plan 2. Access 4, which is approximately 50 metres (55 yards) from the crossroads junction, is used by waste vehicles leaving the site after using the weighbridge. Accesses 5 and 6, which are located either side of redundant storage tanks, are currently closed to traffic. The building known as Heath Tops has its own access from Bluntisham Heath Road shown as E7. . [Note: the B class road between St Ives and Somersham is the B1040 between St Ives and the crossroads where it becomes the B1086. The B1040 resumes at Pidley Sheep Lane which joins the B1086 approximately 1 km (0.6 miles) north of the crossroads.]
- 2.3 The site is in the south westernmost part of the parish of Somersham, some 3 kilometres (1.9 miles) south west of the village. Bluntisham is 2.5 kilometres (1.6 miles) to the southeast; Woodhurst 1.5 kilometres (0.9 miles) to the northwest and Pidley-cum-Fenton 2.5 kilometres (1.6 miles) to the north. Immediate neighbours are a mushroom farm and travellers’ site to the northeast and agricultural land to the southeast. The northwestern boundary is the B1086 St Ives Road and the southwestern boundary is The Heath, a class C road which runs between Woodhurst and Bluntisham. The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is immediately to the north, on the opposite side of St Ives Road. There are 6 residential properties immediately to the north of the mushroom farm and the Raptor Foundation, the closest being Rectory Farm, 70 metres (77 yards) from the site. A joinery business is located 230 metres (252 yards)

to the southwest of the site on Somersham Road. There are no other properties within 500 metres (547 yards) of the site.

- 2.4 The undeveloped land is grade 2 in the agricultural land classification. The site is in flood zone 1 and is not in a groundwater protection zone. There are no scheduled monuments within 2 kilometres (1.2 miles) of the site. There are no listed buildings within 2 kilometres (1.2 miles) of the site except 2 milestones on the B1086. There are no Sites of Special Scientific Interest within 3 kilometres (1.9 miles) of the site. The St Ives to March Disused Railway (The Parks South) County Wildlife Site (CWS) is 1 kilometre (0.6 miles) north east of the site; Heath Fruit Farm CWS is 1.4 kilometres (0.9 miles) to the east and Lawn Orchard CWS is 1.7 kilometres (1.1 miles) to the north. No public rights of way would be affected by the proposed development.

3.0 THE PROPOSAL

- 3.1 Planning permission no. H/05005/04/CW was granted in 2004 for the extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; and establishment of the ADAS Composting Research Project. This permission related to the whole of the then operational site which is shown as an existing waste site in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012). It was granted subject to 7 conditions including:

7. No vehicle shall enter or leave the site and no working shall take place except between the hours 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. There shall be no such working on Sundays or Public Holidays.

- 3.2 In 2010 planning permission no. H/05037/09/CW was granted which had the effect of changing condition 7 to:

a) No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays (other than Public and Bank Holidays) and 0700 and 1330 on Saturdays. There shall be no working on site except between the hours of 0700 and 1800 on Monday to Saturday and 0800 to 1800 on Sundays.

b) The Noise Mitigation Methods contained within section 6 of the Noise Impact Assessment received on the 19th October 2009 shall be implemented and maintained in full upon first use of the Reception Building facility approved under application number H/05015/09/CW, unless otherwise agreed in writing with the Waste Planning Authority.

Planning permission H/05015/09/CW was not implemented and the waste reception building referred to in (b) above was not built. The requirements of (b) do not therefore take effect.

- 3.3 The current proposal is to change condition 7 to:

No vehicle shall enter or leave the site and no working shall take place except between the hours of 0500 and 2200 Monday to Sunday (including Public and Bank Holidays).

4.0 CONSULTATIONS AND PUBLICITY

- 4.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposed development, together with the development that is the subject of applications nos. H/5005/17/CW, H/5006/17/CW and H/5007/17/CW was screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was concluded that it would not be likely to have significant effects on the environment.

- 4.2 Huntingdonshire District Council – No objections are raised. The Environmental Health Team has been consulted and the officer recommends that the planning application is dealt with at the same time as the variation of the Environmental Permit which is regulated by the Environment Agency. Therefore, no objections are raised from the LPA. The environmental health officer has reviewed the submitted noise assessment and results of noise monitoring undertaken 26 November 2016 and raises no objections provided the recommendations contained in the report are adhered to.

- 4.3 Somersham Parish Council – No objection as there are not many dwellings close by that will be affected by the increased traffic movement hours.

- 4.4 Bluntisham Parish Council – Support the proposal and are encouraged by the ethos of the business reducing the volume of waste going to landfill. However, there are concerns with the safety of the site and the busy road including the junction. The parish council would like to see CCC highways reviewing the traffic movement to and from this site and safety improvements made to the busy and dangerous road. Several accidents happen on this crossroads and a potential increase of large lorries on this road increases this likelihood of further accidents. An explanation is needed of how the traffic flow is managed; when lorries arrive on site before their time slot there is nowhere to wait on this busy junction. The formal closure of the other entrances makes perfect sense. The parish council support the proposal with the condition that a full traffic management survey is carried out including suggestions to improve the safety of this road.

Following receipt of further transport information from the applicant and the highway authority's comments - The PC raise further concerns with the proposal. The majority of councillors voted to refuse the application for the following reasons:

- Adding extra traffic to an already dangerous junction and stretch of road leading up to the junction and asked if a stage 3 safety audit had been

completed as they were concerned with the vision splay for the vehicles and also for other road users at the crossroads.

- If the application is approved that a wheel wash should be a condition of the permission to try to keep the road as clean as possible.
- The PC also expressed disappointment that the applicant is not willing to contribute towards any improvements to the crossroads or the road surface, which is deteriorating due to the increase in heavy goods vehicles.

4.5 Colne Parish Council – Support the application subject to the existing offsite route which is via the Heath Road being addressed, as the size of the lorries turning creates havoc at the crossroad junction. With the potential for increased activity at this site, the parish council considers it essential that it be a condition to the approval of the application that all alterations of access to the B1040 is to be put in place to mitigate the increase risk of accidents of on and offsite of vehicular movements. This was part of the original application.

4.6 Woodhurst Parish Council – Note the proposed significant increase in quantity of green waste and compost to be processed on this site and the proposed extension of working hours. It appears that the site haulage contractors do adhere to the weight restrictions through the village and this good and considerate practice should continue for the increase in lorry movements that there will undoubtedly be. Odour from the site could be a problem given the increased amount of product being processed. This is not a concern all the time for Woodhurst but when there is an easterly wind, the smell from the site does reach the village and linger. It would appear the plans are to improve the covering on some existing tunnels so this may help. Is there any framework for any "odour survey" for example?

4.7 Pidley cum Fenton Parish Council – No comments received.

4.8 Environment Agency – No objection in principle subject to the following comments and informatives. The site is currently permitted by the Environment Agency however hours of operation are not specified in the Environmental Permit. Should the hours of operation be extended no change will be required to the Environmental Permit however the site's Environmental Management System / Operating Procedures will need to be updated. The operator will need to ensure that any increased impact on the environment (through noise or any other emissions) resulting from the change are adequately managed and mitigated through the Environmental Management System. The operator must remain compliant with the Environmental Permit at all times or they may be liable to enforcement action.

4.9 Individual representations – None received.

5.0 PLANNING HISTORY

5.1 H/1011/92/CW Composting to produce a peat substitute from organic vegetable waste (granted 08-12-1993 – *not implemented*)

5.2 H/0739/94/CW Extension to composting building (granted 11-10-1994)

- 5.3 H/5023/02/CW Concrete apron for the preparation of green waste (granted 07-11-2002 – *not implemented*)
- 5.4 H/5005/04/CW Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project (granted 15-07-2004 subject to S106 agreement dated 14-07-2004 restricting the catchment area from which waste may be drawn)
- 5.5 H/5021/05/CW Change of use of Heath Tops from residential to part residential and part educational facility and offices (granted 12-12-2005)
- 5.6 H/5003/06/CW Replacement building to contain four enclosed composting tunnels (granted 22-05-2006)
- 5.7 H/5000/07/CW Erection of semi-permanent office building (granted 12-06-2006; temporary permission expired 30-04-2012)
- 5.8 H/5001/07/CW Plant to treat waste water from composting site (granted 26-03-2007)
- 5.9 H/5002/07/CW Cladding of open barn to provide enclosed composting building (granted 26-03-2007)
- 5.10 H/5005/07/CW Extension of concrete pad for maturation of compost (granted 11-04-2007 – *not implemented*)
- 5.11 H/5015/09/CW Erection of three composting tunnels and waste reception building (granted 14-09-2009 – *not implemented*)
- 5.12 H/5037/09/CW Variation of condition 7 of H/05005/04/CW to state "No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. Working on site shall take place between the hours of 0700 and 1800 on any day of the week" (granted 04-01-2010)
- 5.13 H/5021/11/CW Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, bio-filters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086 (granted 19-04-2012)
- 5.14 H/5003/12/CW Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds screening (granted 07-06-2012)
- 5.15 H/5000/14/CW Erection of four metre high litter-net fencing (granted 16-05-2014)

- 5.16 H/5001/14/CW Construction of a waste water lagoon, additional discharge tank to waste-water treatment plant and buffer tank for rain-water harvesting (part retrospective) (granted 11-09-2014)
- 5.17 H/5005/17/CW Change of use of existing building (no. 16 on Existing Site Layout Plan) and adjacent land from composting and maturation of compost to recovery of waste in biomass boilers, drying waste, storage of biomass and drying material and bulking up and shredding waste wood (part retrospective). Erection of two external flue stacks and two biomass feed hoppers (retrospective). Extension of concrete hardstanding (retrospective). Erection of storage bays and two drying material hoppers. Change of use of existing building (no. 11 on Existing Site Layout Plan) from composting to composting and waste transfer. Change of use of part of existing building (no. 10 on Existing Site Layout Plan) from composting to food waste transfer. Extension of perimeter earth bund. Installation of an internal roadway. Installation of two weighbridges and a weighbridge office not determined - the subject of agenda item 5)
- 5.18 H/5006/17/CW Section 73 planning application to develop land without complying with condition 2 of planning permission H/05003/12/CW (Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds [for] screening) to extend concrete pad into area of balancing lagoon (not determined - the subject of agenda item 6)
- 5.19 H/5007/17/CW Section 73 planning application to develop land without complying with conditions 2 and 5 of planning permission H/05021/11/CW (Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, biofilters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086) to allow alternative access arrangements (not determined – the subject of agenda item 4)

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies from the development plan are set out in paragraphs 6.4 and 6.7 below.
- 6.2 The National Planning Policy Framework (NPPF) (2012) is also a material planning consideration and sets out the Government's

planning policies for England and how these are expected to be applied. It sets out a presumption in favour of sustainable development and confirms the statutory status of the development plan and that both are material considerations in determining planning applications.

- 6.3 The National Planning Policy for Waste (NPPW) published in October 2014 refers to the Waste Management Plan for England (published in December 2013). The NPPW sets out the national planning policies for waste development and is to be read in conjunction with the NPPF. It sets out the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management including by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. Paragraph 7 sets out specific considerations to be taken into account in determining planning applications. These include only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan; and ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

- 6.4 Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (the MWCS)

CS34 – Protecting Surrounding Uses

- 6.5 Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012) (the MWSSP)

SSP W1	Waste Recycling and Recovery Facilities (Non-Landfill)
SSP W8	Waste Consultation Areas

The site specific and Area of Search allocations for waste recycling and recovery facilities include:

SSP W1J Envar, Woodhurst (in vessel and windrow composting)

- 6.6 Huntingdonshire Local Plan (adopted December 1995) (the HLP)

None relevant.

- 6.7 Huntingdonshire Core Strategy (adopted 2009) (the HCS)

CS1 – Sustainable development in Huntingdonshire

- 6.8 Emerging Huntingdonshire Local Plan to 2036 (emerging HLP)
Huntingdonshire District Council is currently preparing a Local Plan for the period up to 2036. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan therefore it has limited weight.

7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:

- Proposed development that accords with the development plan should be approved without delay
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted

- 7.2 The key issue is the impact on local residents of increasing the hours during which the site would operate and allowing working on Sundays and on bank and public holidays. This proposal would not in itself result in an increase in the amount of waste handled at the site; this forms part of the proposals which are the subject of planning applications H/5005/17/CW (agenda item 5) and H/5006/17/CW (agenda item 6).

- 7.3 The NPPF states that planning decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established

- 7.4 The applicant proposes that the biomass boilers and drying plant (the subject of application no. H/5005/17/CW and agenda item 5) and the existing composting tunnels would operate mechanically for 24 hours a day as and when required. Composting within the tunnels is already a 24 hour a day activity insofar as it can run without human intervention. This report relates to the existing site which is covered by planning permission no. H/05005/04/CW as amended by H/05037/09/CW. The other principal activities which take place are composting within tunnels and buildings; composting in windrows and maturing compost in the open on hardstandings; screening and storage

of compost in a Dutch barn. These are supported by workshops, offices, weighbridge, a waste water treatment plant and water storage lagoons.

7.5 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the environment, human health or safety existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The application was accompanied by a noise assessment and the results of monitoring of a trial period of evening working which took place on 29 November 2016.

7.6 During the trial period the following activities were taking place:

- a loader and shredder were working within the reception building in the northern part of the site;
- two loaders were working in the maturation area within the eastern part of the site turning the compost; and
- the screening plant was operating within the Dutch barn at the south west of the site, serviced by a loader.

Noise was monitored close to the following properties:

- Heathfields which is adjacent to the B1040 approximately 500 metres (547 yards) from the southern operational part of the site;
- Rectory Farm adjacent to the B1086 approximately 300 metres (328 yards) from the northern operational part of the site; and
- Bridge Farm (entrance) adjacent to Bluntisham Heath Road, approximately 575 metres (630 yards) from the eastern site boundary. The house is 100 metres (110 yards) further east.

7.7 At all three locations the principal source of noise was from road traffic. At Rectory Farm operations at the Envar site were not audible. At Heathfields the noise from the Envar site was not generally clearly audible and was at a low level. At the Bridge Farm entrance the loader turning compost heaps close to the eastern boundary of the Envar site was audible with the reversing signal clearly audible. When the loader was working nearer the centre of the maturation area noise was noticeably lower. The main screening plant was just audible at this location.

7.8 The use of the loader within the maturation area was the main source of noise particularly when operating at the eastern part of the Envar site and the reversing signal was particularly noticeable. However, it should be noted that the easternmost part of the maturation area is within the area covered by planning permission no. H/05003/12/CW not H/05037/09/CW or H/5005/04/CW to which the current application relates. This matter is considered in relation to application no. H/5006/17/CW (agenda item 6).

7.9 The trial related to working during the evening. The proposed hours of operation include the period 0500 to 0700 hours which is within the 2200 – 0700 hours classed as night time during which lower levels at noise-sensitive properties should be met.

- 7.10 The conclusion of the trial is that the noise generated by operating the composting site during the proposed extended hours would be unlikely to result in any significant adverse impacts on the occupiers of nearby properties either in the evening or early morning. No complaints were received from individual householders or parish councils about the trial night time operations. The environmental health officer has no objection to the proposal provided the recommendations in the noise assessment are carried out. In respect of the current site this would be the use of non-tonal reversing signals on the loading shovels working in the compost maturation area. Provided these are secured by planning condition the proposed development would comply with the NPPF and MWCS policy CS34 in respect of noise.

8.0 CONCLUSION

- 8.1 The potential impacts of extending the operating hours have been discussed in section 8 of this report and officers consider that with the above-mentioned planning conditions in place, the development would not have unacceptable adverse effects on the nearby residents. Bluntisham and Colne Parish Councils' concerns about the impact on highway safety of increasing the amount of waste handled at the site are noted but are not directly relevant to the current application which only proposes extended operating hours. The recommended conditions would relate to the area covered by H/5005/04/CW and H/5037/09/CW and the existing conditions that are still relevant should be brought forward and imposed on the new permission, if granted. It is also open to the planning authority to impose additional conditions if it considers them necessary to make the development acceptable.
- 8.2 Bluntisham Parish Council's comment about wheel cleaning is noted. This matter is more relevant to and is addressed in agenda items 4, 5 and 6.
- 8.3 The recommendation in paragraph 9.1 includes conditions which would make the new permission H/5004/17/CW consistent with the permissions that would be granted if applications H/5005/17/CW, H/5006/17/CW and H/5007/17/CW are approved. If H/5005/17/CW, H/5006/17/CW are not approved, the volume of waste that would be handled at the site would not increase therefore the existing annual throughput of 105,000 tonnes should be imposed*. Similarly, if planning application H/5007/17/CW is approved and the proposed new access arrangements are put in place, the existing accesses E2, E5 and E6 will be closed and access E4 restricted to emergency service vehicles. Conditions are necessary to ensure that the access arrangements are consistent across all permission that may be granted.**

10.0 RECOMMENDATION

- 10.1 It is recommended that permission be granted subject to the following conditions.

Implementation

1. The development hereby permitted shall be commenced before the expiration

of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/HC/1/03 Location Plan – Hensby Composts Limited, The Heath, Woodford (undated – received by the waste planning authority 10 February 2004 as part of planning application no. H/05005/04/CW).

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the following drawings nos:
 - 2416/04/02 General Arrangement Plan ADAS project and CRL Project dated September 2004
 - 2416/04/03 Roof Layout Plan dated September 2004
 - 2416/04/06 Elevation Sheet 1 dated September 2004
 - 2416/04/07 Elevation Sheet 2 dated September 2004
 - 2416/04/08 Elevation Sheet 3 dated September 2004

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 [105,000*] tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex,

Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings in accordance with policy CS29 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Core Strategy.

Hours of working

6. (i) No vehicle shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground.

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

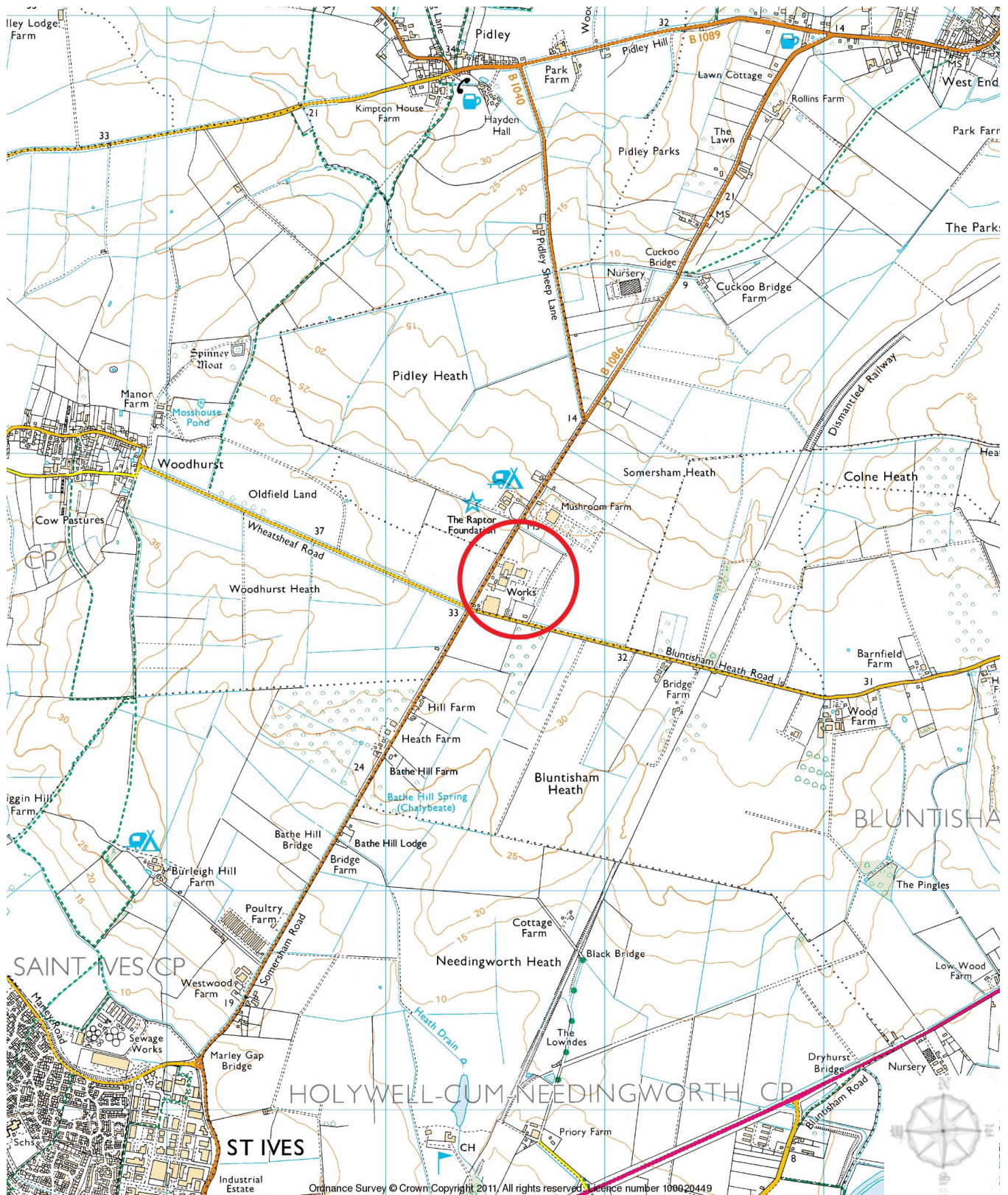
Reason: In the interests of highway safety and safeguarding local amenity in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

****Use of access points**

12. Access E4 shown on drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017 shall only be used by emergency service vehicles.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Source Documents
Link to the National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7
Link to the Huntingdonshire Local Plan: http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/



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REV NO.: 01

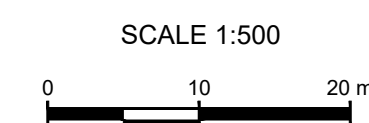
DATE: 24/03/2017

Cheffins, The Heath, Woodhurst,
Huntingdon, Cambs

SITE LOCATION PLAN

Grid Reference X 533452 Y 275383
Postcode PE28 3BS

GPP
GP PLANNING LTD



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Drawing Status DRAFT			Date 11.10.17
Drawing No. SK12			Rev. ...

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**DEMOLITION OF EXISTING PRIMARY SCHOOL AND CARETAKERS DWELLING
AND THE ERECTION OF A NEW TWO-STOREY PRIMARY SCHOOL AND SINGLE
STOREY PRE-SCHOOL, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED
INFRASTRUCTURE**

**AT: WYTON-ON-THE-HILL PRIMARY SCHOOL, CAMBRIDGE SQUARE, WYTON,
HUNTINGDON, PE28 2JB**

LPA REF: H/5010/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

To: **Planning Committee**

Date: **2nd November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **St Ives North & Wyton**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission be granted subject to
conditions recommended in paragraph 8.1 below**

Officer contact:	
Name:	Will Laing
Post:	Planning Officer
Email:	Will.Laing@cambridgeshire.gov.uk
Tel:	01223 706 731

1.0 THE APPLICATION SITE AND SURROUNDINGS

- 1.1 Wyton is located approximately 5 kilometres (3 miles) to the north east of Huntingdon and 2 kilometres (1 Mile) north of Houghton. The application site is an existing primary school site in a now private residential estate to the south of RAF Wyton. The areas to the north, west and south of the site are residential with the streets of Somerset Road, York Square and Cambridge Square to the north, west and south respectively. Churchill Avenue lines the southeast boundary, with agricultural fields to the east.
- 1.2 The existing school site has a single storey, timber framed, square building with a central courtyard in the northern part of the site, with a caretakers dwelling and hard surfaced play area to the south of it. The southeast area of the application site is currently occupied by a toddlers play area and landscaping, which falls outside of the school boundary, which is included within the application site.
- 1.3 The existing school has a maximum capacity of 210 pupils and an existing gross internal floor space of 1,158 square metres (12,464 square feet). It is a one form entry for pupils aged 5-11 years. At the time of submission of the application in May 2017 there were 177 pupils on the role.
- 1.4 The application site includes a vehicular access in the southeast boundary via Cambridge Square, and a 20 space car park along the southeast boundary to the north of the vehicular entrance, with a secondary access for deliveries in the north boundary, from Somerset Road. The application site has an area of 1.25 hectares (approximately 3 acres). The application site is situated within Flood zone 1.

2.0 DESCRIPTION OF THE PROPOSAL

- 2.1 This application seeks full planning permission for the demolition of the existing school building and the erection of a part two-storey and part single-storey primary school and pre-school building, the relocation and expansion of the car park and the installation of play areas, a sports pitch and a hard-surfaced netball court.
- 2.2 The initial submission included a replacement caretaker's dwelling, however since the submission of the application the school has purchased the existing property of no.19 Cambridge Square to be utilised as a caretakers dwelling.
- 2.3 The proposal includes a vehicular staff and visitor car park near the southwest boundary of the application site with a delivery and emergency access near the school building entrance enclosed by folding bollards. The main school entrance and a separate grounds maintenance and emergency vehicle entrance would be located in the north boundary. The

vehicular access would join the public highway at Sawtry Way (as existing) to the south of the estate, via Cambridge Square and Churchill Avenue.

- 2.4 The two-storey entrance block to the school would be clad in vertical panels of varying shades of green, the main two-storey block and single storey block would be constructed from buff bricks with white rendered sections.
- 2.5 The proposed school building would have a gross footprint of approximately 1560sqm (16790 square foot) and a total internal floor area of approximately 2250sqm (24220 square foot) floor area over two floors with a maximum height of 8.84m (28ft). The proposed building would be a 1.5 form entry school providing a maximum of 330 primary school places and 45 pre-school places. It is noted that while the primary school and the nursery share a building, they can operate independently of each other.
- 2.6 The main body of the proposed two-storey building fronts the south-eastern boundary, containing the main entrance and a learning resource area to the southern-most section, while the main block would contain the Reception and Key Stage 1 classrooms at grounds floor level and a Staff Room, Key Stage 2 Class Rooms, office, WC's and a group space on the first floor.
- 2.7 The two-storey section at the southeast corner of the site would contain a kitchen, dining/activity hall, stores and studio space. This area would not have any first floor rooms.
- 2.8 The linear, single storey projection would house the pre-school classroom, kitchen area and WC's. There would be an office, a sick bay and the head teacher's office dividing the pre-school from the main body of the primary school. The proposed single storey pre-school element would have a mono-pitched roof.
- 2.9 The proposal includes significant alterations to the layout of the school grounds. The area between the proposed school building and the southeast boundary would contain the Reception play area, an outdoor classroom, outdoor dining area and a garden area. There would be a fenced off play area for the pre-school to the north of the pre-school block.
- 2.10 The staff and visitor car park/cycle parking, would be located along the southwest boundary to the north of the main entrance, along with a reception courtyard and play area. The area to the immediate northwest of the proposed school building would be hard-surfaced, with a netball court. A cycle and scooter shelter would be sited to the north of the northeast boundary access. A sports pitch would be located to the north of the site.
- 2.11 The proposal includes a detailed landscaping scheme, which includes the removal of 33 No. trees and one-for-one replacement planting. The hedging to the northeast boundary would be retained, and the remainder of the site fronting a public highway would be enclosed by native hedging and

a tree planting scheme. In addition to the hedging, the school boundary would be enclosed by a 1.8m high metal security fence.

3.0 **PLANNING HISTORY**

3.1

H/5011/02/CC	Retention of 1x3 bay mobile classroom for educational purposes	Approved 23 August 2003 Removal required by 30 September 2003
H/2557/01/CC	Replacement of existing mobile classroom with permanent classroom and extension to existing office	Approved 14 January 2002
H/0130/01/CC	Erection of 1 x 3 bay mobile classroom	Approved 23 July 2001 Expired 31 July 2002
H/0753/99	Single storey extension to provide additional cloaks and toilet facilities for educational purposes.	Approved 29 July 1999

3.2 Additionally there is a history of temporary planning permissions having been granted for mobile classrooms 1976 to 1989 inclusive, which have expired.

4.0 **CONSULTATION AND REPRESENTATIONS**

4.1 The following representations were received during consultation.

4.2 **Wyton on the Hill Parish Council:** No response.

4.3 **Huntingdon District Council:** The submitted scheme has improved following pre-application discussions and comments raised by the Quality Panel. However, the following further amendments are needed before the application is acceptable in design terms:

- Articulate the roofline of the long classroom elevations by alternating the height of the brickwork and rendered elements;
- Introduce a footpath connection on the southeast side of the car park to improve access from the disabled spaces;
- Relocate the perimeter fence so that it is screened by planting. The south elevation of the hall should form the boundary to Cambridge Square, and;
- Review the proposed treatment of the hall and arrangement of vertical cladding so as to break up the massing of the hall.

- Materials, boundary treatments, signage and lighting should be conditioned should the application be approved.

- 4.4 **Environmental Health Huntingdonshire DC:** No objection to the application. The objector's comments have been noted; however the student numbers would have to double to create a 3dBA increase and a 3dBA increase is only just notable. The author of the noise survey is a member of the Institute of Acoustics who require their members to operate in a scientific and impartial manner. The Environmental Health Officer has viewed the submitted noise survey and has found no reason to doubt the findings.
- 4.5 **Sport England:** The proposed development does not fall within either the Sport England statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case. Officers advise Members that Sports England have provided informal advice on national policies, the relevant ones of which have been taken into consideration within this report.
- 4.6 **Police Architectural Liaison Officer:** At this stage we have no further comments, objections or recommendations and are happy to support to the application.
- 4.7 **Cambridgeshire Fire and Rescue Service:** No response.
- 4.8 **Archaeology:** No objections. No archaeological works are required with this application.
- 4.9 **Safer Routes to School Officer:** The revised travel plan is acceptable and fit for purpose. It is recommended that the travel plan is updated annually and fully reviewed every 5 years, enabling the school to deal effectively with any travel issues that may arise. The Road Safety Officer has listed suggested dates to be included within future plans.
- 4.10 **Rights of Way Officer:** The proposal would not affect Public Footpath No.1 Wyton and therefore there are no objections.
- 4.11 **CCC Highways Development Management:** No objections.
- 4.12 **CCC Transport Assessments Team:** Vehicular access for the proposed development will be taken from the existing site access off Cambridge Square. It is recognised that on-site car parking capacity will accommodate 26 spaces; inclusive of 2 disabled spaces. In addition, it is noted that any further staff parking will continue to accommodate the adjacent private roads. This is considered reasonable for car parking spaces as any additional on-street parking will be minimal and will occur on private roads. The School Travel Plan should seek to encourage car sharing initiatives to keep the number of staff vehicles to a minimum.

CCC are satisfied 131 cycle/scooter spaces will be provided at the school post redevelopment. It is noted that the School Travel Plan will continually monitor this provision to manage the demand of these spaces and provide any additional spaces if necessary.

It is noted that construction traffic will only travel along main roads on the adopted highway network and delivery times for larger vehicles will be restricted to outside of the peak periods. The time period of restrictions is to be agreed with the Local Highway Authority by means of a planning condition on any approval granted or as part of a Construction Traffic Management Plan. This is acceptable for use.

The application as submitted is not expected to have any significant impact on the local highway network. CCC therefore holds no objections to the proposals.

- 4.13 **Flood and Water Management Team:** No objection in principle to the development and has requested the imposition of conditions.
- 4.14 **Ecology Officer:** No response received.
- 4.15 **Neighbour Comments:** Four letters of objection have been received from three addresses that can be summarised as follows:
- Loss of view.
 - Loss of sunlight to habitable room and front garden.
 - The proposal should be rebuilt on the existing building site and utilise temporary accommodation.
 - Developers did not engage appropriately; residents were not given an opportunity to influence the proposal.
 - Objector contests Planning Statement declaration of engaging with residents; the first knowledge of the residents was 30th March at the School, no scale plans were presented.
 - No opportunity to present alternative sites or designs.
 - Contrary to policy (Huntingdon DC Urban Design Policy).
 - The proposed building would have a commercial/industrial appearance not in keeping with the traditional two-storey housing of the surrounding area.
 - Poor quality appearance, with materials chosen by cost.
 - The setback of the proposed building from the boundaries does not reflect the setback of the residential properties and is therefore out of character.
 - Growth of RAF Wyton has increased pupil numbers, therefore the school should be sited in an alternative location to the north of the estate, where it would have sufficient parking, cheaper costs and less impact of construction traffic.

- The large scale of the submitted applications are inappropriate for residential consultation as residents cannot print them out to scale and they are difficult to view on a monitor.
- The submitted reports are mainly in technical jargon, particularly the EIA.
- The geological survey was not completed at the time of submission.
- Residents assured only 4 No. trees were to be removed.
- Loss of trees would create a wind-tunnel and the end of the school impacting on No.1 & 2 Somerset Road.
- The proposed building would overshadow the dwellings on Somerset Road and would result in overlooking from the building windows resulting in a loss of privacy.
- Impact of new tree planting on light levels.
- Security lighting scheme has not been finalised at the time of submission and could lead to ambient light to bedrooms.
- Noise survey was not fit for purpose due to siting and the time of year.
- Increase in noise from playgrounds due to increase in pupils, creating further impact on Somerset Road as there will be no hedging to dampen the noise.
- The Landscaping scheme should be more extensive to break up the character of the impact on the building and the increased noise.
- The proposed landscaping would result in the loss of mature vegetation currently screening the site. The proposed planting would not be as mature and would take many years to mature.
- Hiring out of school hall and rooms for parties will create further out-of-hours noise and drunken/anti-social and criminal behaviour.
- Evening classes creating noise and parking issues.
- Cladding should not be used following the Grenfell Tower controversy.
- Existing issues with parking congestion and double parking during student pick-up and drop-off times, the new entrance on Somerset Road will increase this problem for residents and emergency vehicle access.
- The estate roads are un-adopted causing issues with the enforcement of parking, speeding and one-way streets.
- School security guidance states schools should only have one entrance, the multiple entrances put students at risk.
- The entrance should be located on Cambridge Square where they do not have the issue of residents on street parking.
- As the roads are un-adopted leaving residents paying for the roads; the Council need to take responsibility for the maintenance for the roads.
- Drainage plans have inadequate detail.

- Will the site have and immediate drainage area have sufficient drainage and storm capacity to cope with the increased surface area of the buildings.
- The main sewers near the site run under the gardens of Somerset Avenue. The increased pressure of the development could lead to increased pressure during times of flood, potentially causing damage to the adjoining properties and increasing insurance premiums.
- Interference with the existing poor mobile phone signal and wireless networks would be exacerbated by the school. Do not put a booster tower near the school.
- Is there safe play provision for the school children during construction and is it the same size?
- What are the working hours and can they be guaranteed?
- What controls are there on dust and noise from construction, construction traffic and construction parking?
- Residents should not pay for any damages to the road caused by construction traffic.
- Construction hours should be agreed with residents.
- Objector seeks guarantees that no construction traffic will use Somerset Road.
- Object to the loss of a child play space and the loss of parking spaces if the play space is to be relocated within the application site.

5.0 PLANNING POLICIES AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 5.3 to 5.10 below. The National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance are also relevant from a national perspective.

National Planning Policy Framework (2012)

- 5.2 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how local planning authorities are expected to apply them. The NPPF is a material consideration in determining planning applications. It promotes the central government objective of being in favour of sustainable development. The advice in paragraph 12 is that development that accords with the local plan should be approved "unless other material considerations indicate otherwise" in line with the statutory requirements of the Town and Country Planning Act 1990 (as amended). The following paragraphs within the NPPF are also considered to be relevant to this application:

- **Paragraph 14** urges decision-takers to seek a presumption in favour of sustainable development where an adopted local plan is in place.
- **Paragraph 32** stipulates that development that generates significant traffic movement should be accompanied by a Transport Statement or Transport Assessment. Development should only be refused where the residual cumulative impacts of the development are severe.
- **Paragraph 38** requires that key facilities such as primary schools and local shops be located within easy walking distance of residential properties.
- **Paragraph 56** states good design is a key aspect of development and is indivisible from good planning.
- **Paragraphs 57 and 58** recognise the importance of planning positively and that local and neighbourhood plan policies seek high quality and inclusive designs to ensure that all development will function well, create places which are comfortable to live, work and visit, are safe and accessible and also visually attractive.
- **Paragraph 60** Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- **Paragraph 62** states that Local Authorities should have local design review to provide assessments and to support and ensure high standards of design. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.
- **Paragraph 72** urges local authorities to take a proactive, positive and collaborative approach to ensure that there is sufficient choice of school places to meet the needs of existing and new communities. They should give great weight to the need to create, expand or alter schools.
- **Paragraph 73** emphasises the importance of access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- **Paragraph 74** stipulates that the loss (of a playing field) resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- **Paragraph 93** states that Local Authorities should take into account climate change over the longer term, including climate change and water quality and new developments should be planned to avoid increased vulnerability to the impacts of climate change.
- **Paragraph 103** sets out how to reduce flood risk.

- 5.3 The Huntingdonshire Core Strategy sets out a series of 18 objectives. These include but are not limited to maintaining availability of key services and facilities; ensuring that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness; and secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.
- 5.4 Policy LPS 1 development will not normally be permitted unless the relevant infrastructure and community provisions are capable of meeting satisfactorily the extra demands placed upon them by the development.

Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies

- 5.5 Policy H30 stipulates that planning permission will not normally be granted for the extension of commercial uses within residential area that would be likely to have a detrimental effect on amenities. The benefits of essential services will need to be taken into account.
- 5.6 Policy T18 states the district council will press for other minor highway improvement schemes including the introduction of traffic management measures where they are considered necessary, practical and enforceable.
- 5.7 Policy En13 stipulates that applications in areas of archaeological potential may require a desk based assessment or archaeological investigation.
- 5.8 Policy En18 states the district will aim to protect important site features, including trees.
- 5.9 Policy En25 states that development should respect the scale, form, materials and design of established buildings in the locality of the application site and where appropriate make adequate provision for landscaping and amenity areas.
- 5.10 Policy CS8 seeks to ensure development shall only be permitted where satisfactory arrangements for water provisions, sewerage waste disposal, surface water drainage and land drainage.
- 5.11 Policy CS9 seeks to refuse applications that would prejudice schemes for flood water management.

Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017)

- 5.12 Huntingdonshire District Council is currently in the process of preparing a Local Plan for the period up to 2036. The draft plan was subject to a public consultation period of 3 July - 25 August 2017. There is a further stage of public consultation to be carried out on the next version of the plan before it can be submitted to the Secretary of State for examination. The emerging plan is a material consideration but has little weight until the next stage (proposed submission). Whilst the Plan does not yet form part of the adopted development plan the following emerging policies are of some relevance to this application:
- 5.13 Policy LP 8 states that development shall only be allowed where the development has demonstrated that the proposal having taken into account, identified and proposed suitable mitigation measures for flood risk, SuDS and Waste Water.
- 5.14 Policy LP 10 identifies Wyton-on-the-Hill as a Small Development. The policy states that small scale development where the scale and location of the development is sustainable in terms of availability of existing services and infrastructure, opportunities for sustainable transport and effect on the character immediate locality and settlement as a whole.
- 5.15 Policy LP 13 states that a proposal will be supported where it responds positively to its surroundings helping to create distinctive, high quality, well-designed places, having regard to the design suite of SPDs. LP 13 further sets out a detailed list of criteria for design implementation, seeking to ensure proposals deliver well designed, attractive, useable and durable developments based on a thorough understanding of the site context.
- 5.16 Policy LP 14 states that a proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO₂) emissions have been incorporated. Proposals for major non-residential development will be required to meet Building Research Establishment Environmental Assessment Method (BREEAM), standards or successor or equivalent standards, 'Excellent' as a minimum and will be required to be Zero Carbon if built after April 2019. Other non-residential developments will also be encouraged to meet this standard.
- 5.17 Policy LP 15 supports development where a high standard of amenity is provided for all users and residents of the proposal and the surrounding area. The policy lists key amenities to be ensured and protected including light, outlook, privacy, noise and pollution.
- 5.18 Policy LP 17 states that will be supported where they can demonstrate that opportunities have been maximised for sustainable travel, traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area. A clear network of safe accessible routes should be provided across the development.

- 5.19 Policy LP 18 states proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to the potential to increase the use of sustainable forms of travel, the amenity of the surrounding occupiers, servicing requirements and the needs of the potential users. The development should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.
- 5.20 Policy LP 28 seeks to ensure all impacts on biodiversity and geodiversity have been fully investigated.
- 5.21 Policy LP 29 seeks to ensure that proposed developments fully explore any impact they may have on trees, assessing and describing their value. Trees and other natural features shall be protected and retained, unless there are sound arboricultural reasons for their removal where alternative solutions, such as replacement or additional landscaping may be considered.
- 5.22 Policy LP 30 seeks to ensure that development proposal should seek to avoid the whole or partial loss of an area of open space or an outdoor recreation facility that contributes to the distinctive form, character and setting of a settlement or creates a focal point; or is of a particular value for sports, wildlife or recreation.

Huntingdonshire Design Guide SPD (2017)

- 5.23 The Huntingdonshire Design Guidance SPD sets out detailed criteria for design quality for development within the Huntingdonshire District. The document has been compiled in line with the NPPF and follows several key principles and aims to help in creating attractive, well designed, sustainable and well-functioning adaptable developments. The SPD further encourages attractive, fitting comfortably with its site and setting and makes a positive contribution to the surrounding area.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues with this application are as follows:
- Principle of development including Need
 - Design, character and appearance
 - Residential Amenity
 - Traffic, parking and highway safety
 - Open space, sports and recreation
 - Landscaping
 - Ecology
 - Flood Risk and drainage
 - Archaeology
 - Unexploded Ordinance Risk Assessment
 - Other Issues

Principle of Development including Need

- 6.2 A covering letter from the Children, Families and Adult Services of Cambridgeshire County Council who have commissioned the proposal, stating the proposed 1.5 form entry school to expand the existing school places from a 1 form entry of 210 to 315 to meet the demand for local pupil places. Furthermore, the existing site has issues relating to the maintenance, suitability and condition of the accommodation, which is causing concerns for the Council, as applicant and the school's governing body. The proposal would further introduce 39 places for early years and childcare as part of the proposed school building. As such the proposal complies with NPPF paragraph 72.
- 6.3 The application site contains an existing school and land currently used as a playground. The proposal is for a redevelopment of a previously developed site, and would in the main remain in educational use, with the existing separate playground being incorporated into the site. It is acknowledged that objections have been received on the grounds that alternative sites have not been considered, with objectors suggesting the use of a site to the north of the village. Officers note that there is no requirement for a school to carry out a sequential test for alternative sites under current national or local planning policies. It is a matter for the Planning Committee to consider whether the submitted proposal is acceptable or not.
- 6.4 The application site is located within a residential estate and predominantly serves the surrounding properties of the estate and the Park Home site to the south of Sawtry Way. As such the proposal is considered to be within a sustainable location. The siting of the proposed building would allow for the construction of the proposal while the existing school remained open to minimise disturbance to the existing students.
- 6.5 Having regard to the above, it is considered that the development is acceptable in principle, particularly given the existing education use of the site. As such, officers consider that the application complies with NPPF paragraphs 14 and 38; Policy LPS 1 of the Huntingdonshire Local Plan Core Strategy 1995, and Policy H30 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies; and Policy LP 10 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Design, Character and Appearance

- 6.6 The proposed school building would be situated in the southeast corner of the application site, and would have a street presence on Churchill Avenue and Cambridge Square. The scheme has been amended to its current form following consultation with the design review panel and

consultation with local residents. The design of the building is to provide an active presence on the street frontages of Churchill Avenue and Cambridge Square, with the main public entrance of the school fronting Cambridge Square.

- 6.7 The Cambridgeshire Quality Panel were presented with the proposal at the pre-application stage and while the Panel were generally supportive of the proposal they queried the 'Y-shaped layout' and use of rectangular rooms. The Panel advised that a sunlight analysis for the site and a study of flows through the site should be submitted with the application, which later formed part of the Design and Access Statement. Furthermore the Panel advised on the use of seasonal planting for plants to bloom throughout the year and to consider the potential for a wildlife pond and vegetable garden to be included in the landscaping scheme.
- 6.8 The design and external appearance of the proposed building was amended following the Design Review Panel, changing and breaking up the heights of the roofs of the two-storey element and restricting the vertical cladding to the two-storey main hall located. The remainder of the building would have a mix of white render and buff brickwork, which is more reflective of the surrounding properties as a result of pre-application discussions.
- 6.9 The building has three clear sections, the entrance and learning resource centre, pre-school and the key stage 1 and 2 teaching accommodation. The demolition and rebuilding of the school has provided the opportunity to ensure that the proposed classroom, outdoor and sports pitch provision meets the national standards, where the current site falls short.
- 6.10 In separating the entrances into the pre-school and staff entrance in the southern boundary and the main pupil entrance in the northern boundary, the layout will seek to minimise the congestion during drop-off and pick up times by separating the proposed primary and pre-school students and prevent all of the students arriving and congregating in one area. The pupil entrance on Somerset Road provides good pedestrian flow to the cycle/scooter parking and outdoor hard-surfaced play yards, with access to the Key Stage 1 and 2 areas of the school.
- 6.11 The main building entrance and preschool area is located on the Cambridge Avenue, with open forecourt to the entrance elevation creating a welcoming space. There is no access from the car-park directly through to the main building entrance. While this does create a longer walk for the car park users, it does serve to segregate the car park from the pre-school entrance.
- 6.12 It is acknowledged that objections have been received from residents living near the location of the proposed building regarding the design of the building. Concerns have been raised regarding the materials, scale and flat roof being out of keeping with the surrounding area. It considered by officers that the revised design of the building, following the Design

Review Panel is acceptable. While the two-storey building is larger than the surrounding dwellings, the proportions of the building are in scale with the application site and location. The separation distance between the proposal and the nearest dwelling (approximately 20 metres / 22 yards) relate well to the street scene.

- 6.13 While the objections to the proposed materials are noted, it is officer advice that the cladding material in the school colours create a distinctive entrance feature and the buff brick and render materials of the building wings are reflective of the material palette of the surrounding area. It is noted that objections consider the flat roof proposed for the primary school and entrance elements inappropriate. However, a pitched roof would lead to a significant increase in mass to these elements of the proposed building, which would likely result in an overly dominant building that would be out of scale with the surrounding properties.
- 6.14 Further concerns regarding the fire safety of the cladding have been raised by objectors. Officers advise that the issue of fire safety is dealt with by Building Regulations and not Planning Legislation.
- 6.15 Huntingdonshire District Council are generally supportive of the proposal however it is noted that they have requested that zinc be used for the mono-pitch roof of the proposed pre-school. The application site is not within a conservation area and this material does not appear to be a dominant within the surrounding area. Therefore, the proposed single-ply roofing material is considered to be acceptable in this instance.
- 6.16 The site would be enclosed by a 1.8m high security fence. In order to reduce the visual impact of the security fence, the proposed fence has been set away from the public highway and would be screened with hedging. This would serve to soften the appearance of the site and provide screening to the school play areas and sports pitches.
- 6.17 The application has been submitted with a BREEAM pre-assessment which has scored the proposed design of the building as 'Very Good'. While policy LP 14 of the Emerging Local Plan encourages non-residential development to meet the 'Excellent' standard, Members are advised that the policy carries limited weight and that the proposed building would be a significant improvement in comparison to the existing school building. As such it is officer advice that sustainability features incorporated into the design of the proposed building are acceptable in line with the adopted development plan.
- 6.18 Having regard to the above, it is officer advice that the mass, layout, function and appearance of the development result in a high quality of design that is deemed to comply with the NPPF; Huntingdonshire Local Plan 1995 (Local Plan alterations 2002) policy En25; and Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017) policies LP 13 and LP 14.

Residential Amenity

- 6.19 The proposed building is being relocated to the south eastern boundary of the application site and therefore nearer to dwellings on Cambridge Square and Somerset Road. As such the proposed two-storey parts of the primary school and hall, reception and Learning Resource Centre element of the building would have the potential to impact on the residential amenities of the occupiers of these dwellings, particularly in terms of light and outlook.
- 6.20 The applicant has submitted a sunlight/shadow assessment of the proposed building within the Design and Access Statement. It is acknowledged that objections have been received on the grounds of light and existing views.
- 6.21 The proposed two-storey building would be sited a minimum distance of 20 metres (22 yards) from the nearest property to the south and 28 metres (30.5 yards) from the nearest property to the north. Owing to the orientation, the proposal would not have an impact on the natural daylight on the properties to the south. The submitted shadow assessment indicates that the proposal would have a limited impact on the evening light at the end of the day during the winter months, most notable at winter solstice. However, this impact is limited to the properties and gardens to the south of the application site for a small amount of time during the winter months and the impact would not be sufficient to justify the refusal of the application.
- 6.22 The proposal would have some visual impact from Cambridge Square and Somerset Road that should be considered in relation to the amenity of surrounding properties. However, owing to the separation distance from the properties and the height of the proposed structure being limited by the flat roof, the proposal would not have such an overbearing impact as to justify the refusal of the application.
- 6.23 A noise survey has been submitted with the application and the noise impact has been measured from the nearest dwelling as identified as the most exposed noise sensitive receptor. It is acknowledged that an objector disagrees with this location, as they consider their property to be the most sensitive. It is officer opinion, which is supported by the Environmental Health Officer, that the noise report has been carried out in a satisfactory manner by a suitably qualified noise consultant and there is no evidence to consider the submitted information unacceptable.
- 6.24 The noise survey has demonstrated that the proposed building and the associated plant would not cause a statutory nuisance to the surrounding occupiers and in turn the proposed classrooms would meet the BB93 (Acoustic Design of School) Indoor Ambient Noise Level criteria to ensure adequate levels of background noise in the classrooms.

- 6.25 It is acknowledged that an objection has been received on the grounds of the increase in noise generated from the increase in pupils using the outdoor spaces. The proposal is located on an existing school site and would therefore not be introducing a new noise source, it is reasonable to expect dwellings within close proximity to be affected by some noise during the normal school day. The Environmental Health Officer has advised that there would need to be a doubling in the number of students to create a 3dBA increase and a 3dBA increase is only just notable. As such increase in students would not lead to an unacceptable increase in noise. It is officer advice that it is not reasonable to refuse the application on the noise generated by the additional students using the outdoor play areas.
- 6.26 An objection has been received on the grounds that the lighting scheme has not been submitted with the initial application. Officers can confirm that a lighting scheme has been submitted. It is officer opinion that the lighting scheme is acceptable and appropriate to the development. A condition shall be imposed to ensure that the proposed lighting does not cause an unacceptable level of light pollution to the neighbouring properties (see proposed condition 20 in paragraph 8.1).
- 6.27 Having regard to the above, it is considered that the proposal complies with Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policy H30; and Huntingdonshire Emerging Local Plan 2036 (Consultation Draft 2017) policy LP 15.

Traffic, Parking and Highway Safety

- 6.28 The applicant has submitted a full Transport Assessment and Travel Plan in support of the application. The surveys submitted with the Travel Plan record that 45% of the pupils walk to school, 25% cycle or scooter and 30% arrive by car. 88% of teachers arrive by car.
- 6.29 The Travel Plan sets out the school policies to reduce motorised journeys by raising awareness and encouraging the use of sustainable and public transport among pupils and staff. The Travel Plan has been compiled on the basis of a staff and pupil survey carried out in February 2017 and is designed to be a living document run by a Travel Plan Co-Ordinator who will be responsible for annual updates of the plan. The Travel Plan will ensure that a series of initiatives and targets are set and reviewed each year and that sufficient surveys, schemes and marketing are implemented to ensure the staff, pupils, parents and governors are involved with the scheme.
- 6.30 The CCC Highways team have no objection to the proposal.
- 6.31 It is noted that objections have been received on the grounds of parking congestion during school pick-up and drop-off times, leading to congestion and reported issues of illegal, anti-social and inconsiderate

parking in the immediately surrounding streets. While it is acknowledged that the use would lead to additional traffic in the surrounding area during pick-up and drop-off, the proposed parking provision and proactive effort to reduce car journeys through the Travel Plan is deemed adequate and would not lead to an unacceptable impact on the parking or highway safety of the surrounding area.

- 6.32 It has been noted that the roads of the estate in which the application site sits are not adopted and are therefore not maintained by the Local Authority, raising concerns that the increased traffic would lead to increased wear and tear on the surrounding road network that may result in additional expense to residents. It is the opinion of the case officer that the additional traffic would not lead to a significant and unacceptable amount of wear and tear on the roads. While objectors have requested that the roads are adopted prior to the commencement of development, officers advise that this is outside the control of the applicant and not essential to the development and as such it would be unreasonable to impose as a condition of the application.
- 6.33 Concerns were further raised that the construction traffic could lead to damage of the surrounding road network and pose a danger to pupils at the school. The applicant has submitted a robust construction management plan, including a construction vehicle routing plan and details to physically separate the construction site from the school grounds and to ensure that deliveries and site vehicles do not clash with the pupils arriving and leaving the school. Officers advise that the mitigation measures contained within the construction management plan are sufficient to ensure reasonable highway and site safety and shall be secured by condition (see proposed condition 10 in paragraph 8.1).
- 6.34 Huntingdonshire District Council has raised concerns that the proposed 26 car parking spaces would not be sufficient for the projected 31 staff. The plans have since been amended and there are now 28 car parking spaces. It is considered that it is not reasonable to expect one-to-one parking for each staff member, particularly as the school will have an active and monitored Travel Plan that aims to reduce the number of staff and pupils making car journeys, the provided parking is deemed to be sufficient. The Travel Plan currently shows that 88% of staff arrive at the school by car.
- 6.35 The proposed would provide 131 spaces for pupil cycles and scooters which the CCC Highways team deem as acceptable for the proposed development.
- 6.36 Having regard to the above, the proposal is deemed to comply with NPPF paragraph 32; T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002); policies LP 10, LP 17 and LP 18 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017); and the Huntingdonshire Design Guidance SPD.

Open Space, Sports and Recreation

- 6.37 The proposed building would be erected at the opposite end of the site to the existing building (southeast boundary) and would incorporate land currently outside of the school boundary and would therefore lead to the loss of the existing outdoor play space and netball court. However, the application would provide an additional sports pitch ((45 metres by 25 metres (proximately 150 foot by 25 foot)), a netball court ((30.5 metres by 15.25 metres (100 foot by 50 foot)), and outdoor play areas within the school grounds and a play area to the front of the site. As such it is officer advice that the proposal includes an adequate outdoor play and sports pitch provision.
- 6.38 Sport England have been consulted on the application. However, they have stated that the application falls outside of their remit and have limited their correspondence by referring to national policies that may be relevant. No site specific advice or comment were given.
- 6.39 It is acknowledged that the site would remove an outdoor play area and adjoining open space sited to the south of the existing school. While there will be a public area and small play area to the front of the public entrance to the school, this will not directly replace the lost play area and greenspace on a like for like basis. It is acknowledged that this would result in a net loss of public open space, however there are six further outdoor play areas within the estate.
- 6.40 On the balance of issues, the benefit of the improved school accommodation, sports pitch provision and play areas within the school are deemed to outweigh the loss of the small amount of open space and play provision, particularly as there are 6 other play sites within the estate. Therefore, It is considered that the proposal complies with paragraphs 73 and 74 of the NPPF; and Policy LP 30 of the Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Landscaping

- 6.41 The proposal includes a significant alteration to the existing layout of the school and the soft landscaping. The relocation of the main school building allows the proposal to accommodate a playing field to the northwest of the site, which has been discussed in paragraphs 6.6, 6.10 and 6.11 of this report.
- 6.42 A full landscape plan and Arboricultural Impact Assessment has been submitted with the application. It is acknowledged that the proposal would lead to the felling of 27 trees and sections of hedging; there would be replacement of 33 trees across the site. While this is a significant number of trees, the quality of the trees are limited and an adequate replanting schedule has been submitted. Having regard to the above, it is officer

advice the proposed landscaping scheme would make a positive contribution to the character, appearance, landscaping and ecology of the application site and the surrounding area.

- 6.43 The area surrounding the playing field would be planted with a wildflower mix, while the south corner of the site would be planted wildflower meadow mix, with a garden/vegetable garden to the east of the outdoor classroom/outdoor dining area and ornamental planting to the east of the reception classroom play area. A 1.2m hedge enclosing the proposed car park and an ornamental planted section to the southeast boundary of the car park.
- 6.44 It is officer advice that the proposed landscaping is acceptable subject to conditions recommended in paragraph 8.1 below. The proposed landscaping would create an attractive setting, contributing to the overall character and appearance of the application site and surrounding area. Furthermore, the proposed soft landscaping would make a valuable contribution to sustainable urban drainage of the site and increase the ecology of the site.
- 6.45 Having regard to the above, the proposal is deemed to comply with the NPPF; and the Huntingdonshire Design Guidance SPD.

Ecology

- 6.46 The applicant carried out and submitted a Phase 1 Habitat Assessment and Ecological Impact Assessment as part of the application submission. The habitat survey has assessed the application site and immediate surrounding area for protected and notable species and habitats, including bats, badgers, nesting birds, water voles and great crested newts. Furthermore, the survey has screened the surrounding area to ensure the site does not fall within any zones of influence or any protected habitats (i.e. breeding grounds for Great Crested Newts).
- 6.47 The desktop and field surveys have found no evidence of protected species or their habitats. While no nesting birds were found, it was noted that the site contains potential nesting sites, including bird boxes attached to the boiler house. As such the Ecological Impact Assessment recommends that the operational set up of the development avoids the bird breeding season (February to August), or if this is unavoidable, a nesting bird survey should be carried out by a suitably qualified ecologist prior to clearance works. If any nests are found they should be clearly marked and left undisturbed until the young have fledged and left the nest.
- 6.48 The applicant has stipulated that it was not possible to enter the garages and has recommended that an inspection for bats is carried out by a licensed bat worker prior to demolition and after the asbestos risk has been removed.

- 6.49 The applicant has proposed a series of 'bug houses', bird nesting boxes and bat boxes to the existing trees in the south corner and the northwest corner of the application site that are integrated into the proposed landscaping scheme, which would contribute to the ecology of the site.
- 6.50 Given the submitted Ecological Impact Assessment, it is considered that the proposed works would not have a significant impact on the surrounding ecological network subject to conditions to ensure or mitigate clearance works during the bird-breeding season and a condition to ensure a bat inspection is carried out prior to demolition. With the relevant conditions imposed, the proposal will comply with policy LP 30 of the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).

Flood Risk and Drainage

- 6.51 The application site is previously developed land and falls within the Flood Zone 1 which clarifies that the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%), as such it is officer advice that the proposal does not require a Flood Risk Assessment.
- 6.52 The applicant has submitted a Drainage Strategy for the development, which has clarified that owing to impermeable ground conditions and there being no water course in the vicinity of the site, the surface water from the development will connect to the existing surface water sewer in Somerset Road.
- 6.53 Flood risk, surface water management and drainage are controlled through the NPPF; Cambridgeshire County Council (as the Lead Local Flood Authority) Surface Water Guidance, including supplementary planning guidance endorsed in July 2016; CIRIA 753 (The SuDs Manual); and Part H of the Building Regulations (2002). For previously developed sites, development should not exceed the discharge rates of the previous development but it is preferable to return the discharge rate to the green field site rate.
- 6.54 The application site proposes the incorporation of pervious pavements, an attenuation storage tank and a Hydro-break vortex control device that would restrict the surface water discharge to 3.5 litres per second. The Drainage Strategy provides a detailed maintenance schedule for each of the proposed drainage measures. The submitted details show the proposal has a discharge rate suitable for weather events up to, and including, a 1 in 100 year flood event plus a 20% allowance for climate change.

- 6.55 The Local Lead Flood Authority (LLFA) has raised no objections to the proposed development subject to conditions relating to the surface water drainage scheme and maintenance arrangements are proposed.
- 6.56 It is acknowledged that an objection has been received, raising concerns that the existing surface water sewerage pipes running through Somerset Road would not cope with the increased size of the school, which may result in damage/flood damage to the neighbouring properties. The submitted Drainage Strategy demonstrates that the proposal would improve the discharge rate of the application and the LLFA have not objected to the application, as such it is officer advice that there is no evidence that the proposal would have a detrimental impact on the surrounding sewers, or would lead to an increased flood risk.
- 6.57 Having regard to the above, it is considered that the proposal is acceptable in terms of water management and drainage and that the proposal would comply with Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9 and the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017) Policy LP 9.

Archaeology

- 6.58 The Historical Environment Team have been consulted and the Senior Archaeologist has confirmed that archaeology works are not necessary for the application. Given this it is considered that the proposal complies with Huntingdonshire District Local Plan 1995 (Local Plan alterations 2002) policy En13.

Unexploded Ordinance Risk Assessment

- 6.59 The applicant has submitted a detailed Unexploded Ordinance (UXO) Risk Assessment with the application, owing to the proximity of RAF Wyton. RAF Wyton has been an operational military airfield prior to World War II. The report details the three principle sources of UXO in the UK:
- Munitions deposited as a result of military training and exercises
 - Munitions lost, burnt, buried or otherwise discarded either deliberately, accidentally, or ineffectively.
 - Munitions resulting from wartime activities including German bombing in WWI and WWII, long range shelling, and defensive activities.
- 6.60 The report investigates the available historical records in a desktop assessment and lists the types and potential of UXO being found at the site. Though RAF Wyton was an active RAF airfield throughout WWI and WWII, the airfield was never targeted and the surrounding area of St Ives received very low levels of bombing, likely owing to its rural nature. During WWII, the site fell within close proximity to RAF officer recreation facilities and WAAF accommodation, as such any ordinance dropped from

bombing raids is likely to have been observed. As such the risk of UXO is considered by the applicant to be Low - Medium.

- 6.61 The report assess the likelihood of UXO from WWII allied forces munitions, including anti-aircraft defensive weapons and training exercises. There are recorded defence exercises within the area immediately surrounding the airfield, but the records do not record the details of these exercises. It is also noted that numerous aircraft crashes were recorded to the southeast of the airfield, however the exact locations of the incidents were not recorded. There remains a slight chance that crashed aircraft may have resulted in dispersal of materials or ordnance in the application site. There is no other site history of any other military facilities or training grounds that would increase the likelihood of UXO contamination of the site.
- 6.62 The site underwent development post WWII, with the construction of the school and the separate playground, as such there is a risk of encountering UXO that is mitigated within the footprint of the existing foundations and excavations.
- 6.63 The sole mitigation measure of the UXO Risk Assessment is to ensure that site specific Unexploded Ordnance Awareness Briefings to all personnel conducting intrusive works. It is recommended that this is attached as a condition of the application (see proposed condition 13 in paragraph 8.1).
- 6.64 The redevelopment of the site is therefore considered to be acceptable in terms of UXO risk given the previous development of the application site and subject to the mitigation measure identified within the UXO Risk Assessment.

Other Issues

- 6.65 Concern has also been expressed about the following matters:-:
- 6.66 Loss of view: It is accepted that the proposed building will have a visual impact from the properties located to the southeast end of Somerset Road and Cambridge Square, which has already been assessed in sections 6.18 to 6.25 above. However, officers would advise that the loss of views are not a material planning consideration, as such the proposal may not be refused on this ground.
- 6.67 Hall Hire and Anti-Social Behaviour: Concerns have been raised that the hiring of rooms within the school for parties that would result in drunken and anti-social behaviour. Any sale or consumption of alcohol would be subject separately to licensing legislation, which include measures to prevent anti-social behaviour.

- 6.68 The main use as a primary school can be used as a community hire facility, however these uses must be approved by the Head Teacher and the Board of Governors. It is unlikely that the school would supply or allow alcohol on the premises. The school does not currently host such uses and the proposal does not include plans to introduce such a use.
- 6.69 Applicant failed to engage properly with residents: It is officer advice that while engagement with residents is encouraged it is not a mandatory requirement of the submission of a planning application.
- 6.70 The applicant carried out pre-application on the 10th March 2017, public consultation on the 30th March 2017 and underwent the Design Panel Review on the 10th April 2017. During the public consultation six presentation boards and a copy of the presentation, shown for reference, were mounted on display panels and located in the school hall. The open event was staged from 3:00pm to 7:00pm. The displays were manned by members from Cambridgeshire County Council, RG Carters and Saunders Boston Architects. A sign in register and feedback forms were made available.
- 6.71 Officers would further advise that there is no set process of resident consultations and that officers consider the applicant has undertaken a reasonable level of neighbour consultation.
- 6.72 Scale of Plans: An objection has been received stating the scale of the plans make the application too difficult to read on a householder monitor and not available for residents to print out to scale at home. Officers advise that the applicant has met the national and local validation criteria and the plans and documents are scaled to acceptable scales. The local authority may not insist on specific scales to accommodate third parties and the neighbour notification letters states that hard copies of the plans are available for inspection.
- 6.73 Technical Language of reports: An applicant has objected that the language used in several reports is technical jargon and difficult for the lay-person to understand (particularly the Ecological Impact Assessment). Unfortunately, by the nature of several reports and their subject matter, they will be required to use some technical language. Each report does contain summaries to aid in understanding their contents, but the vocabulary used is unavoidable.
- 6.74 No geological survey: Officers confirm that a geological survey is not required for this application.
- 6.75 Wind tunnel: An objection has been received that the loss of mature planting on site would result in a wind tunnel affecting the properties of Somerset Avenue. As discussed in paragraphs 6.39 to 6.40 (landscaping) of this report, the loss of the trees on site are being replaced by both trees and hedging. It is acknowledged that it will take some time for the planting to mature, but the planting will adequately replace and improve the

landscaping scheme. Furthermore, the alleged creation of a wind-tunnel effect is not considered to be reasonable grounds for refusal within the context of this application.

- 6.76 Mobile phone and wireless signal: An objection has been lodged on the grounds the two-storey building would interfere and worsen mobile phone and wireless signal and if the school is to be built, a booster mast should be erected in the area (but not at the school). Officers consider that it is very unlikely that a two-storey building would interfere with either wireless or mobile phone signals. Furthermore, only the licensed telecommunications operators can install telecommunications equipment.

7.0 CONCLUSION

- 7.1 Having regard to the above, it is considered that the proposed development complies with all relevant policies of the National Planning Policy Framework; Huntingdonshire District Council LDF Core Strategy (2009); the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies; and the Emerging Local Plan: Huntingdonshire Local Plan 2036 (Consultation Draft 2017).
- 7.2 The principle of the development is considered to be acceptable with the proposal providing a sustainable development to address an identified shortfall in educational need within the Huntingdonshire District.
- 7.3 While objections have been received, it is officer advice that they have been satisfactorily addressed and all the relevant material considerations within section 6 of this report have been given full consideration.

8.0 RECOMMENDATION

- 8.1 It is recommended that planning permission be granted.

1. Commencement of Development

The development hereby permitted shall be commenced no later than three years from the date of the decision notice. Within 14 days of the commencement of the development hereby approved, the County Planning Authority shall be notified in writing of the date at which the development commenced.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act and Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to be able to establish the timescales for the approval of details reserved by conditions.

2. Occupation of the Development

Within one month of the occupation of any part of the development hereby approved, as shown on Drawing Number 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017, the County Planning Authority shall be notified in writing of the date at which it was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions.

3. In accordance with the approved plans

The development hereby permitted shall be carried out in accordance with the application form dated 17/05/2017 and the following information (received 17/05/2017 unless otherwise specified) and plans, except as otherwise required by any of the conditions set out in this permission:

- 1533-PL-501: Location Plan dated 20/02/2017
- 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017
- 1533-PL-010: Proposed Ground Floor Plan dated 02/13/17
- 1533-T-011 Revision A: Proposed First Floor Plan dated 09/05/17
- 1533-PL-012 Revision 1: Proposed Roof Plan dated 04/08/2017
- 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 02/08/2017
- 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 02/08/2017
- 1533-PL-212 Revision 1: 3D visuals dated 04/08/2017
- A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17
- A2930 Drawing Number 2 Rev T01: Proposed External Finished Levels dated 21.06.2017
- A2930 Drawing Number 02 Rev T00: Existing Trees and Hardstanding Removal dated 05.06.2017
- A2930 Drawing Number 03 Rev T00: Existing and Proposed Levels dated 12.06.2017
- A2930 Drawing Number 11 Rev T00: Tree Pit Details dated 05/06/2017
- DRG No: 1642/S.03 Revision P01 External Site Plan Lighting Plots dated 03 July 2017
- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017
- Planning Statement – Bidwells dated 15/052017
- School Travel Plan by MTC Engineering 1882 dated Sept 2017
- Environmental Noise Survey Report – HRS Services Ltd dated 17/03/2017
- Landscape Specification – Carter Builder and Encon Associates Limited dated June 2017
- Tree constraints & removal Existing plan v5 dated 08/05/2017
- Tree protection Construction phase v3 dated 08/05/2017
- Tree protection Demolition phase v3 dated 08/05/2017

- Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016
- BREEAM UK New Construction 2014 Assessment Report (pre-assessment) dated 08/02/17
- Detailed Unexploded Ordnance (UXO) Risk Assessment – 1st Line Defence UXO Solutions (6th February 2016)
- Design and Access Statement (Part 1 and Part 2) – Saunders Boston Architects dated May 2017.
- Flood Risk Assessment – MTC Engineering dated February 2017
- Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017.
- Ecological Impact Assessment Greenwillows Associates Ltd) dated February 2017
- Site Investigation Report – Harrison Geotechnical Engineering (March 2007)
- Transport Assessment - MTC Engineering dated May 2017
- Waste Management Policy – R G Carter Construction Limited dated August 2016
- Site Proposals and Traffic Management Plan – Carter Builder dated 27/07/2017
- 10-7114_ZZ-DR-D2000 Rev CD01: Proposed Drainage Layout (dated 29/08/2017)
- 10-7114_ZZ-DR-D2100 Rev CD01: Drainage Layout Sheet 1 of 2 (dated 29/08/2017)
- 10-7114_ZZ-DR-D2101 Rev CD01: Drainage Layout Sheet 2 of 2 (dated 29/08/2017)

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

4. Materials

The hereby approved development shall be constructed in accordance with the building materials stipulated within the submitted Design and Access Statement, submitted Design and Access Statement (Section 3); Drawing Number 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 07/31/17; and Drawing Number 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 07/31/17, unless otherwise updated in other documents. Those materials identified to be confirmed on the approved plans shall be submitted to and approved in writing by the Local Planning Authority prior to the construction phase using the materials. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character,

appearance and quality of the area in accordance with Policy En25 Huntingdon Local Plan 1995 (Local Plan alterations 2002).

5. External Surfacing Materials

A full schedule of external surfacing materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The surfacing materials shall be in accordance with the permeable surface details stated within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. The surfacing materials shall be carried in accordance with approved details and retained thereafter.

Reason: To ensure that the external surfacing materials have a satisfactory character and appearance to preserve the character, appearance and quality of the area and ensure that the surfacing materials comply with the permeable surfaces identified within approved drainage strategy in accordance with Policies CS8 and CS9 and En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

6. Landscaping Scheme

The development shall be carried out in full accordance with the approved Landscape Specification (Carter Builder and Encon Associates Limited dated June 2017) and the landscaping plan (A3216 Drawing Number 01 Rev P03: Proposed Landscape Plan dated 14.08.17), including the identified ecology measures identified on the plans (bird and bat boxes and bug houses). The scheme shall be implemented in the first planting season following the demolition of the existing school building.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

7. Landscaping Maintenance Period

The hereby approved Landscaping scheme and ecology scheme shall be maintained for a period of no less than five years from the date of implementation. Should any tree, hedge or planting become damaged, diseased or die, it shall be replaced by a suitable tree, hedge or plant of similar size.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

8. Tree Protection Measures

The hereby approved development shall be carried out in full accordance with the tree protection measures, recommendations and details as set

out within the Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016; Tree constraints & removal Existing plan v5 dated 08/05/2017; Tree protection Construction phase v3 dated 08/05/2017; and Tree protection Demolition phase v3 dated 08/05/2017. The protective fencing within these plans shall be implemented prior to the commencement of development.

Reason: To ensure the health and visual amenity of the trees and landscaping features to be retained on site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

9. Transport Assessment

The hereby approved Transport Assessment 1882 – TA Rev A (May 2017) shall be implemented in full accordance with the findings and recommendations contained within the report on occupation of the approved school building.

Reason: To reduce trips by private cars to and from the school and reduce the pressure the surrounding highway network having regard to policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

10. Implementation of Drainage

Prior to the first occupation of the hereby approved school building, pervious pavements, an attenuation storage tank and a Hydro-break vortex control device shall be installed and operational as detailed within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. Thereafter the pervious pavements, attenuation storage tank and Hydro-break vortex control device shall be retained and maintained in full accordance with the maintenance schedule detailed within the Drainage Strategy (Peter Dann Consulting Engineers dated April 2017) in perpetuity.

Reason: To ensure that the proposal minimises surface water flow from the site and reduce the risk of flooding, having regard to the Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9.

11. Traffic Management Plan

The hereby approved development shall be carried out in full accordance with Drawing Number 1533-PL-501: Location Plan dated 20/02/2017; and Site Proposals and Traffic Management Plan (Carter Builder dated 27/07/2017) including all dust and mud mitigation measures and construction/demolition traffic routing.

Reason: In the interest of highway safety in accordance with policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

12. Construction and Demolition Hours

No construction or demolition, including arrival and leaving times of the workforces shall be undertaken on the site except between 0730hrs to 1800hrs each day on Mondays to Fridays and between 0800hrs to 1300hrs on Saturdays with no construction on Sundays or Bank Holidays or outside of these times.

Reason: In the interest of residential amenity having regard to policies H30 and T18 Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002).

13. Delivery Hour Restrictions

There shall be no construction or demolition deliveries to or from the site outside of the construction hours stipulated within condition 11 of this permission, or between hours 0830hrs and 0900hrs and 1510hrs and 1600hrs on Mondays to Fridays inclusive.

Reason: In the interest of residential amenity and highway safety to ensure that delivery movements do not coincide with students entering or leaving the school having regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

14. Unexploded Ordinance

Prior to the commencement of development, a site specific Unexploded Ordinance Awareness Briefing in line with the Detailed Unexploded Ordinance (UXO) Risk Assessment (1st Line Defence UXO Solutions 6th February 2016) shall be given to all personnel conducting intrusive works on the site. Copies of the brief shall be made available to all site workers conducting intrusive works.

Reason: To ensure safe working practises and the safety of the site workers and people in the surrounding area in the event of UXO being found.

15. Car Parking and Cycle/Scooter Shelters

The hereby approved car parking and cycle/scooter shelters as identified on Drawing Number A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17 shall be implemented prior to the first occupation of the approved school building and shall be retained thereafter.

Reason: In the interest of highway safety in accordance with T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

16. BREEAM

Within 6 months of the commencement of development:

- i) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM Buildings; scheme or a bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 7 credits in the Energy category (Ene01 – Ene08) and no less than 5 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of Very Good shall be submitted to the County Planning Authority; and
- ii) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of Very Good shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM Very Good, a statement shall be submitted identifying how the shortfall will be addressed.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

17. BREEAM Post Construction Review

Within 12 months of the first occupation of the development, as identified through condition 2, a post-construction review shall be submitted to the County Planning Authority indicating that a BREEAM rating of 'Very Good' or better has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

18. Bat Checks prior to Garage Demolition

No demolition of the garages and outbuildings shown on drawing 1533-PL-502 Existing Block Plan (dated 05/15/17) shall take place until a check for roosting bats has been made by a competent ecologist. A report of the ecologist's check shall be submitted to the County Planning Authority within 4 weeks of the check taking place. Prior to the demolition of the

garages and outbuildings and after the safe removal of the asbestos, the garage structures shall be inspected by a suitably licensed bat worker.

Reason: To ensure that the proposed demolition does not damage, disturb or destroy any bats or their habitats having regard to Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies.

19. Lighting Scheme

The lighting for the development shall only be installed in accordance with the approved lighting plans, as set out below:

- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017

Reason: In the interest of visual and residential amenity have regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

Informatives

1. The School Travel Plan shall be updated annually and undergo a full review every five years, with the review findings implemented in full.
2. The operational set up of the development and landscaping works are to avoid the bird breeding season (February to August). If this is unavoidable, a nesting bird survey should be carried out by a suitably qualified ecologist prior to clearance works. If any nests are found they should be clearly marked and left undisturbed until the young have fledged and left the nest.

Compliance with paragraphs 186 and 187 of the National Planning Policy Framework

In accordance with paragraphs 186 & 187 of the NPPF, the County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms by negotiating the submission of further details. All land use planning matters have been given full consideration and consultation took place with statutory consultees and neighbours, which resulted in overall support for the provision of a replacement 1.5 form entry primary school at the Wyton-on-the-Hill school site.

Source Documents

Link to the National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Huntingdonshire Local Plan (1995) and Saved Local Plan Policies:-

<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/>

Huntingdonshire Local Development Framework Core Strategy (2009)

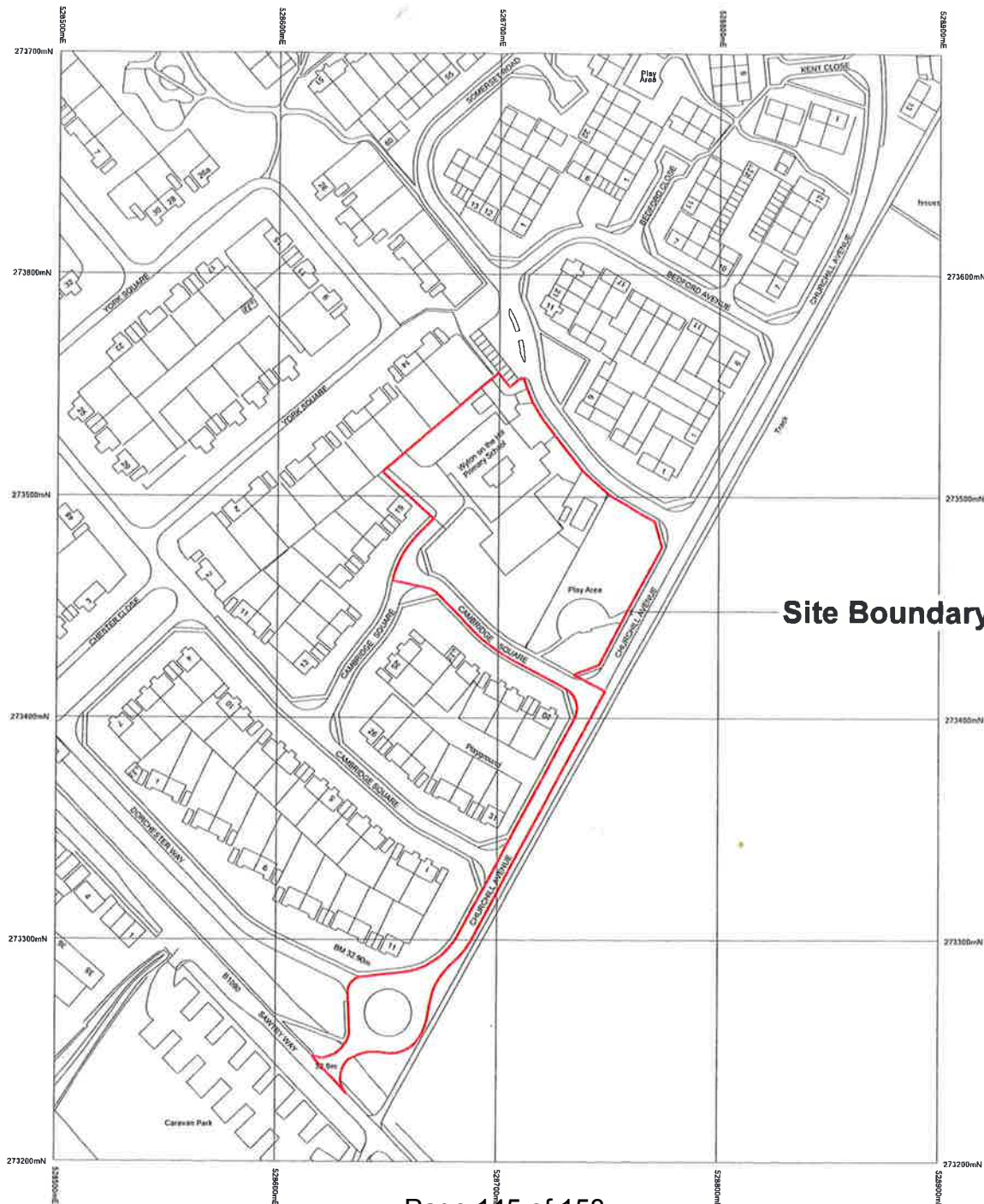
<http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/>

Huntingdonshire's Local Plan to 2036: Consultation Draft 2017 :-

<http://consult.huntingdonshire.gov.uk/portal/pp/hlp2036/cd2017/cd2017?pointId=3935594#document-3935594>

16 MAY 2017

H 5 01 017 CC




Site Boundary

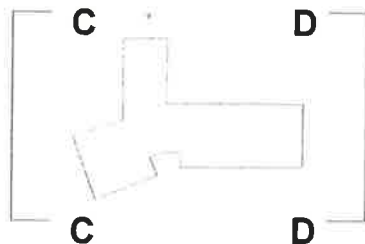
Notes
 1. All dimensions to be verified on site by GENERAL CONTRACTOR and
 2. not to be relied on for setting out or preparing shop drawings
 3. Dimensions are to be given in metres to nearest millimetre only
 4. The drawing is the property of SAUNDERS BOSTON
 5. It is not to be used for any other purpose without the written
 6. permission of the author
 7. This drawing and related specifications are for use only in the United Kingdom
 8. This drawing is to be used in conjunction with all other specifications
 9. and conditions
 10. Drawings have not been surveyed and all measurements and levels
 11. are approximate



Scale 1:1000
 0 10 20 30 50m

Planning	
 Saunders Boston	
RG Carter / Cambs County Council	
Wilton on the Hill PS	
Drawing Location Plan	
Scale 1:1000 @A1	Date 20/02/2017
Number 1533-PL-501	Checker / Approver

Key Plan

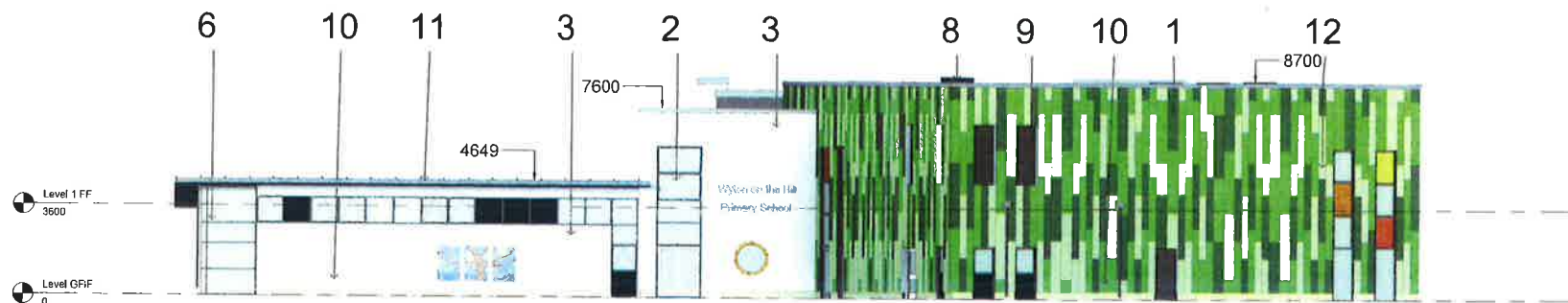


Material key

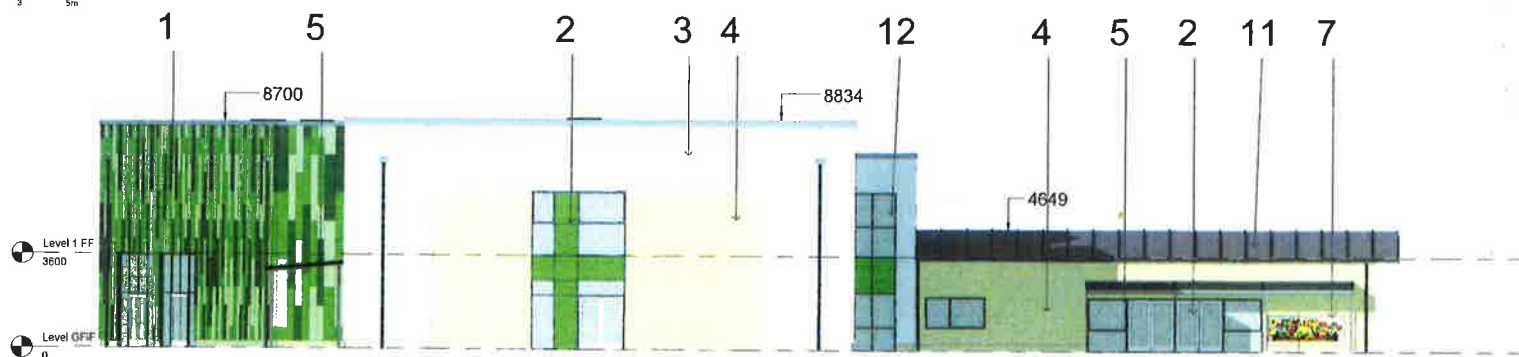
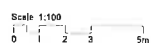
1. - Trepsa cladding or equal, final shades to be agreed with local authority
2. - Curtain walling / Aluminium framed
3. - White Render
4. - Buff brick
5. - Glazed / polycarbonate roofed canopy
6. - Powder coated aluminium windows
7. - 'childrens art wall'
8. - Powder coated capping to parapet. Final colour TBC
9. - Powder coated louvres. Final colour TBC
10. - Buff brick plinth
11. - Zinc effect standing seam roof to approval
12. - Coloured film to be applied to glass. Final details to be approved.

Seq.	Notes
1	All documents are fully owned by GENERAL CORPORATION, and are being fully returned to GENERAL.
2	General and WEA signed 2016 full-page document jointly.
3	It appears CHURCHES BAPTIST WEAED: Major statement, this document contains the property of CHURCHES BAPTIST WEAED. It was signed by WEA, transferred to CHURCHES BAPTIST WEAED, and signed by WEA.
4	This document and other documents are for use only in the future.
5	This document is to be read in conjunction with other documents and modification.
6	Ownership has not been transferred to CHURCHES BAPTIST WEAED.

H 5010 17 CC



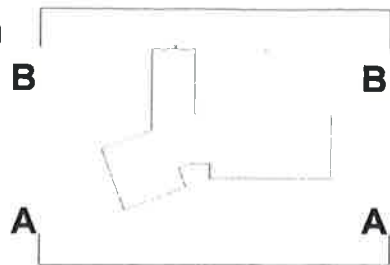
elevation C-C



elevation D-D

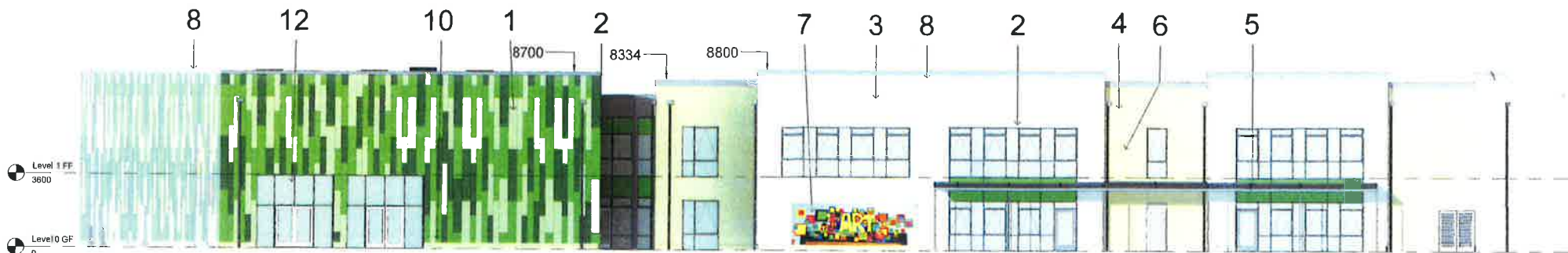
[illegible]

Key Plan



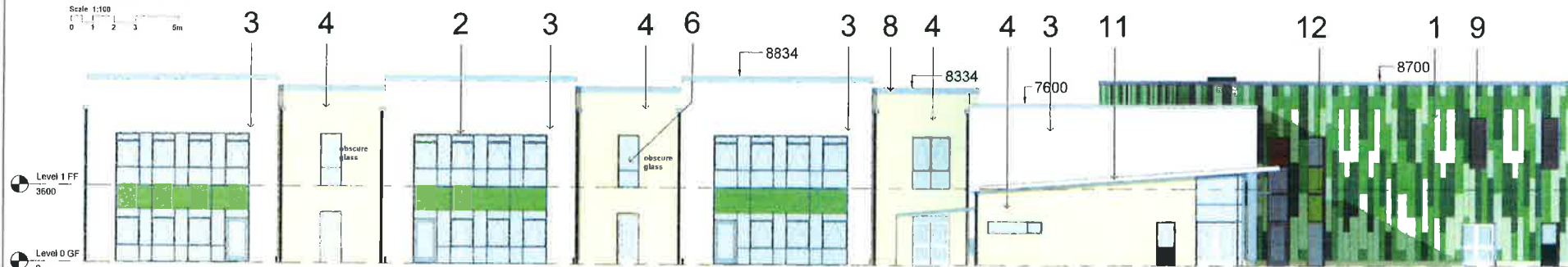
H 5 0 1 0 1 7 CC

1. All dimensions to be verified on site by GENERAL CONTRACTOR and not to exceed the printed drawings.
2. Drawings to be used in accordance with the Building Regulations only.
3. Examples of materials to be used are given in the schedule of materials. The drawings show the proposed materials and finishes. The drawings are not to be used as a guide to the construction of the building.
4. The drawings are not to be used as a guide to the construction of the building.
5. The drawings are not to be used as a guide to the construction of the building.
6. The drawings are not to be used as a guide to the construction of the building.



elevation A-A

Scale 1:100
0 1 2 3 5m



elevation B-B

Scale 1:100
0 1 2 3 5m

Material key

1. - Trespa cladding or equal, final shades to be agreed with local authority
2. - Curtain walling / Aluminium framed
3. - White Render
4. - Buff brick
5. - Glazed / polycarbonate roofed canopy
6. - Powder coated aluminium windows
7. - 'childrens art wall'
8. - Powder coated capping to parapet. Final colour TBC
9. - Powder coated louvres. Final colour TBC
10. - Buff brick plinth
11. - Zinc effect standing seam roof to approval
12. - Coloured film to be applied to glass. Final details to be approved.

PLANNING			
RG Carter / Cambs County Council Wyton on the Hill PS Elevation sheet 1 of 2			
Date: As indicated 07/01/17	Drawn: 07/01/17	Checked: 07/01/17	Approved: 07/01/17
1533-PL-210			

AMENDMENTS TO SCHEME OF DELEGATION

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth and Economy**

Electoral division(s): **N/A**

Purpose: **To consider the following report**

Recommendation: **The Planning Committee is requested to note the content of this report, and where appropriate make any recommendations they would like the Executive Director to consider to assist the request made in paragraph 1.1 of this report.**

<i>Officer contact:</i>	
Name:	Emma Fitch
Post:	Business manager, County Planning, Minerals and Waste
Email:	Emma.Fitch@cambridgeshire.gov.uk
Tel:	01223 715531

1 INTRODUCTION

- 1.1 Members of this Committee have asked officers to review and consider amending the Scheme of Delegations relating to items which are automatically brought before Planning Committee in order to reduce the time that Committee spends determining planning applications that only receive one neighbour objection or limited objections that are either non material or could be dealt with by appropriate planning conditions.
- 1.2 In reviewing this aspect of the current Scheme, officers have also taken the opportunity to undertake a wider review of the current scheme of officer delegations and make amendments to improve efficiency in the processing of planning functions.
- 1.3 The details of the amendments to the scheme can be found in section 3 below.

2 BACKGROUND / CURRENT SITUATION

- 2.1 Cambridgeshire County Council's Constitution delegates wide powers in relation to County planning services to the Executive Director of Economy, Transport and Environment. The Executive Director can then delegate powers to Planning Committee and nominated officers as appropriate.
- 2.2 Changes to the Scheme of Delegation are made by the Executive Director and as such Member approval for these changes is not required. Therefore, this report is for information purposes only and members are asked to note the amendments that have been proposed by officers and where appropriate make any recommendations they would like the Executive Director to consider to assist the request made in paragraph 1.1 of this report.

3 AMENDMENTS TO THE SCHEME

- 3.1 This review of the scheme and the amendments made have not included any fundamental planning processes such as the authorisation of planning Decision Notices (including Section 73 decision notices), formal Enforcement and Breach of Condition Notices which will continue to be authorised by the Head of Growth and Economy (from January 2018 this role is expected to change to Assistant Director for Environment and Commercial Services). The authorisation of planning injunctions and prosecutions will continue to be for the Executive Director. However, the following amendments to the authorisations are proposed to be put in place from 1 January 2018 and these are explained and then summarised in paragraphs 3.2 to 3.10 below.
- 3.2 Planning applications where objections have been received
Planning Committee has noted that the automatic call in to Committee of any application where an objection had been raised was not always necessary in their opinion and therefore the scheme of delegations is proposed to be altered so that not all applications with objections will be brought before members. Only those that

have unresolved material objections from statutory consultees, or where at least 5 separate householder responses have been received which raise complex issues for discussion that cannot be resolved through the imposition of appropriately worded conditions or planning obligations; or that are considered not to accord with policy and therefore considered by the Head of Growth and Economy (or post as renamed) to be unsatisfactory will be brought to Planning Committee. The proposed exclusions are those which:

- Constitute a major departure from the Development Plan as defined in the Town and Country Planning Act 1990; or
- Relate to development which in the opinion of the Head of Service (or post as renamed) or the Business Manager, County Planning, Minerals and Waste, is considered to be of public interest as being of unusual or novel nature.

3.3 The above proposed exclusions list does not include reference to an application that is subject to an Environmental Impact Assessment (EIA), as currently exists, as should such an application not receive any objections from statutory consultees or the other criteria set out in paragraph 3.2 above, then there should be no reason for the application to be heard by Planning Committee. However, it should be noted that the Local member(s) will retain the right to ask the Chairman (or in his absence the Vice Chairman) to bring decisions before Planning Committee in discussion with officers, which would include EIA development, should they feel there is an overwhelming reason why the application should be heard by the Planning Committee members. It is also important to note that these amendments are in relation to the County Planning Committee and the scheme of delegation for the Joint Development Control Committee for the City Fringes has separate arrangements that will still stand. Finally, that the delegated determination of planning applications may be for approval or refusal in cases where there are overriding policy considerations or other material considerations against development or where there is inadequate information provided with the application to enable permission to be granted.

3.4 Planning Conditions

The agreement of details, plans and schemes to satisfy the requirements of planning conditions, or to impose or amend a condition or conditions following a Planning Committee, are proposed to be changed from the Head of Growth and Economy only (or post as renamed) to include the Business Manager, County Planning, Minerals and Waste to try and avoid any need for double handling and allow the flexibility of agreement to be sought from either post holder. In the latter case consultation would be undertaken with the Chairman (or in his absence the Vice Chairman), alongside legal colleagues, before changes were made.

3.5 Non-Material Amendments

Following the grant of planning consent there are occasions when an approved proposal may need to be amended. Where these amendments do not materially affect the proposal i.e. they are not fundamental or substantial, they are termed non-material amendments. Non-material amendments are therefore by their nature only minor changes, and are normally agreed in writing with the planning authority. The proposed amendments to the Scheme of Delegation will mean that like the

planning conditions discussed in paragraph 3.3 above, non-material amendments are proposed to be approved by either the Business Manager, County Planning, Minerals and Waste or the Head of Growth and Economy (or post as renamed). It is considered that where any approval of details following an outline permission or details for development permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 where matters such as siting and design must be agreed, these will also follow the same proposed delegated sign off process.

3.6 Notices for Information / Planning Contravention Notices (PCN)

A PCN is a notice served under the provisions of Section 171C of the Town and Country Planning Act 1990 (as amended) in the form of a legal questionnaire which seeks information in relation to land ownership and breaches of planning control. Section 330 of the same Act allows the service of a notice served to seek information about the ownership and occupation of premises and Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 allows the same questions to be asked in relation to the ownership and occupation of land. There is no right of appeal against the service of such a notice and no avenues to claim compensation and therefore no risk to the Council and therefore the authorisation of all these notices (within the Growth & Economy Service) is proposed to be changed from the Head of Growth and Economy (or post as renamed) to include the Business Manager, County Planning, Minerals and Waste, so that these can be issued as quickly as possible.

3.7 District planning application consultation replies for proposals falling in Minerals and Waste Plan designations

The adopted Cambridgeshire and Peterborough Minerals and Waste Plan makes a number of designations which essentially seek to safeguard existing and planned (including allocated) mineral, waste management and rail head operations (Policies CS23, CS23, CS30 and CS31). Similarly the Mineral Safeguarding Area (Policy CS26) safeguards the wider mineral resource to ensure that it is not unnecessarily sterilised by development permitted by district councils e.g. housing and industry. When proposals fall in such designations the district councils consult the County Council as Mineral and Waste Planning Authority for their views on the proposed development.

3.8 Consultation on major planning applications is coordinated across the County Council by another Team and comment on these applications is made through a separate process. For other planning application consultations the County Planning, Minerals and Waste Team is able to provide a straight forward reply in respect of the implications of proposals falling in mineral and waste designations and may, for example, request further information or provide wording for planning conditions. The proposed amendments to the Scheme of Delegation would mean that replies on these planning applications could be approved by the Business Manager, County Planning, Minerals and Waste, as well as the Head of Growth and Economy (or post as renamed).

3.9 Duty to Cooperate Responses.

The County Council has a statutory Duty to Cooperate (DtC) with other planning authorities. This can cover a variety of matters, such as responding to

consultations on emerging Mineral and Waste Local Plans in adjoining authority areas; and providing information to assist in their formation, including confirmation of mineral and waste flows between authority areas. The proposed amendments to the Scheme of Delegation would mean that replies on DtC matters could be approved by the Business Manager, County Planning, Minerals and Waste, as well as the Head of Growth and Economy (or post as renamed).

3.10 Table summarising proposed changes to be made:

Item	Old Delegation	New Delegation
Planning applications where objections have been received and meet the criteria set out in paragraph 3.2 for delegation	Planning Committee	Head of Growth & Economy in consultation with the Chairman (or Vice Chairman in his absence)
Planning Conditions	Head of Growth & Economy (or post as renamed)	Head of Growth & Economy (or post as renamed) or Business Manager, County Planning, Minerals and Waste
Non-material amendments	Head of Growth & Economy (or post as renamed)	Head of Growth & Economy (or post as renamed) or Business Manager, County Planning, Minerals and Waste
Notices for Information (PCNs) etc.	Head of Growth & Economy (or post as renamed)	Head of Growth & Economy (or post as renamed) or Business Manager, County Planning, Minerals and Waste
District Consultations falling within M&W plan designations	Head of Growth & Economy (or post as renamed)	Head of Growth & Economy (or post as renamed) or Business Manager, County Planning, Minerals and Waste
Duty to co-operate responses	Head of Growth & Economy (or post as renamed)	Head of Growth & Economy (or post as renamed) or Business Manager, County Planning, Minerals and Waste

4 COST, LEGAL AND OTHER IMPLICATIONS

- 4.1 There is no cost to the changes proposed as a result of this report, and as set out in paragraph 3.1, the amendments have been based on a risk approach, so where the potential for claims costs and legal bills could be brought against the Council the delegated powers are proposed to remain the same at the appropriate level. In the case of EIA development, as discussed in paragraph 3.3 above, should the planning application be controversial, either with statutory consultees or the general public, it will still be brought in front of the Planning Committee, so again this is not considered to offer a risk either financially or legally to the Council.
- 4.2 The decision to change the authorisation process for Section 16 notices from the Head of Growth and Economy to the Business Manager, County Planning, Minerals and Waste, will also affect and apply to the Business Manager, Floods and Water. The Floods and Water team have been advised of and agree with this amendment to the scheme. Other departments within the County Council will be unaffected by this change and can serve Section 16 notices under whichever Scheme of Delegations is relevant to their Service.

5 CONCLUSION

- 5.1 Members are asked to note the content of this report and the changes to the Scheme of Delegations that have been made, and where appropriate make any recommendations they would like the Executive Director to consider to assist the request made in paragraph 1.1 of this report.

Source Documents

Scheme of Delegation in the Council's Constitution (see Part 3D):

<https://cmis.cambridgeshire.gov.uk/ccclive/Documents/PublicDocuments.aspx>

Authorisations to officers by the Executive Director:

<https://www.cambridgeshire.gov.uk/council/council-structure/council-s-constitution/>

SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth and Economy**

Electoral division(s): **All**

Purpose: **To consider the above**

Recommendation: **The committee is invited to note the report**

<i>Officer contact:</i>	
Name:	Vikki Etheridge
Post:	Planning Co-ordinator
E-mail:	vikki.etheridge@cambridgeshire.gov.uk
Tel:	01223 727934

1.0 INTRODUCTION

- 1.1 At the committee meeting on 31 January 2005 it was agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning under delegated powers would be provided.
- 1.2 The Scheme of Delegation set out in Part 3D of the Council's Constitution describes the extent and nature of the authority delegated to the Executive Director: Economy, Transport and Environment to undertake functions on behalf of Cambridgeshire County Council. The delegations are made either by the Full Council or one of its committees. The Executive Director, has considered it necessary and expedient, to authorise the Head of Strategic Planning (now Head of Growth and Economy) to undertake functions on his behalf. These authorisations are included within a written schedule of authorisation published on the Council's website which is available at the following link:
<https://www.cambridgeshire.gov.uk/council/council-structure/council-s-constitution/>.

2.0 SUMMARY OF DECISIONS

- 2.1 Six applications have been granted planning permission under delegated powers during the period between 26/09/17 and 23/10/17 as set out below:

1. **S/0240/17/CC** – Provision of car park to serve approved Sawston Community Hub Development (permitted under planning permission S/0200/16/CC).

Library Sawston Village College, New Road, Sawston, CB22 3BP

Decision granted 26/9/2017

For further information please contact Jane Stanley on 01223 743812

2. **S/0241/17/CC** – Section 73 Planning application for the retention of the Marven Centre, demolition of existing temporary portacabin and storage unit and erection of a single storey community hub building, to be used as a library, meeting rooms, offices and activity space (use Classes D1 and B1) with car parking and secure cycle parking previously permitted by planning permission S/0200/16/CC without compliance with Condition 2 (Approved Plans and Documents) and Condition 9 (parking provision) in association with planning application S/0240/17/CC.

Land including the Marven Centre, New Road, Sawston, CB22 3BP

Decision granted 27/9/2017

For further information please contact Jane Stanley on 01223 743812

3. **S/0236/17/CC** – Two single storey extensions to the existing primary school to enable the expansion of the existing primary school from 1.5 forms of entry to 2 forms of entry and extension of the independent pre-school facility, together with the creation of a new hard surfaced play area, additional cycle and scooter provision, hard and soft landscaping and a new staff and visitor car park with access from Orchard Road.

Melbourn Primary School, Mortlock Street, Melbourn, ROYSTON, SG8 6DB

Decision granted 28/9/2017

For further information please contact Kirsty Carmichael on 01223 703216

4. **S/0244/17/CC** – Development of the existing 171 place primary school to include two single storey extensions, 2 canopies, additional car and cycle parking, hard PE court together with hard and soft landscaping to enable it to expand to a 210 place primary school together with the relocation of the off-site 26 pre school facility to the school.

Meldreth Primary School, High Street, Meldreth, ROYSTON, SG8 6LA

Decision granted 18/10/2017

For further information please contact Kirsty Carmichael on 01223 703216

5. **E/3005/17/CC** – Section 73 planning application for the extension to existing primary school to include 7 new classrooms, (net gain of 3 classrooms due to 4 temporary classrooms being removed), to create a 2 form entry primary school, new reception and head teachers office, hall extension, new small hall, staff room extension, new staff car park, groundsman shed and associated external work and change of use of land to the rear to form part of the school site previously permitted under planning permission E/3012/15/CC without compliance with conditions 2 (Approved Drawings) and 7(Landscaping) of planning permission E/3012/15/CC to amend the proposed boundary treatment wall to a 9 metres long hedgerow and black bow topped railings instead of a wall to the south of the pedestrian entrance to Isleham Road.

Fordham Primary School, Isleham Road, Fordham, ELY, CB7 5NL

Decision granted 19/10/2017

For further information please contact Jane Stanley on 01223 743812

6. **E/3006/17/CC** – Section 73 planning application to retain 12.3m x 8.1m mobile classroom without compliance with condition 1 of planning permission E/03000/12/CC until 31 August 2019.

Lantern School, Nene Road, Ely, CB6 2WL

Decision granted 20/10/2017

For further information please contact Will Laing on 01223 706731

Source Documents	Location
Applications files	SH1315, Shire Hall, Cambridge, CB3 0AP

