

# PLANNING COMMITTEE



**Date: Thursday, 07 June 2018**

**Democratic and Members' Services**

Fiona McMillan

Deputy Monitoring Officer

**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 Election of Chairman/woman**

*Both the Chairman and Vice-Chairman have sent their apologies for this meeting. It is therefore necessary to elect a Chairman/woman for the duration of this meeting.*

### **2 Apologies for absence and declarations of interest**

*Guidance on declaring interests is available at*

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

### **3 Minutes - 17th May 2018**

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### **PLANNING APPLICATIONS**

### **4 F/2004/17/CW Plasgran Ltd. Wimblington, Cambridgeshire, PE15**

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**0PE**

### **ITEMS FOR INFORMATION**

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

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**PLANNING COMMITTEE: MINUTES**

Date: Thursday 17<sup>th</sup> May 2018

Time: 10.00am – 11.45am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor (Chairman), I Gardener (Vice-Chairman), L Harford, P Hudson, B Hunt, S Kindersley and J Whitehead.

Officers: David Atkinson – Temporary Development Management Officer, Emma Fitch – Business Manager County Planning Minerals and Waste, Laura Harwood – Environmental Protection Officer (Fenland District Council), Daniel Snowdon – Democratic Services Officer, Julie Thornton – LGSS Law, Helen Wass – Development Management Officer, Alex Woolnough – Highways Engineer.

**33. APPOINTMENT OF CHAIRMAN/CHAIRWOMAN**

It was proposed by Councillor Hunt and seconded by Councillor Gardener with the unanimous agreement of the Committee that Councillor David Connor be elected Chairman of the Planning Committee for the municipal year.

**34. APPOINTMENT OF VICE- CHAIRMAN/WOMAN**

It was proposed by Councillor Connor and seconded by Councillor Hudson with the unanimous agreement of the Committee that Councillor Ian Gardener be elected Vice-Chairman of the Planning Committee for the municipal year.

**35. APOLOGIES AND DECLARATIONS OF INTEREST**

No apologies for absence were received

There were no declarations of interest.

**36. MINUTES – 14<sup>TH</sup> DECEMBER 2017**

The minutes of the Planning Committee meeting held on 14<sup>th</sup> December 2017 were agreed as a correct record and signed by the Chairman.

**37. CONTINUATION OF LANDFILL OF INERT WASTE AND STABLE NON-REACTIVE HAZARDOUS WASTE, SOIL WASHING AND MINERAL PROCESSING WITHIN THE EXISTING SITE UNTIL 31 DECEMBER 2031. RETENTION OF 2 NO. WEIGHBRIDGES AND 14 METRE X 8 METRE SITE OFFICE BUILDING. EXTRACTION OF CLAY. ERECTION OF 50 METRE X 50 METRE BUILDING FOR RECYCLING TYRES, 50 METRE X 50 METRE BUILDING FOR RECYCLING PLASTERBOARD, 40 METRE X 20 METRE BUILDING FOR BAGGING AGGREGATE, 3 NO. 14 METRE X 8 METRE BUILDINGS TO SERVE AS OFFICE, SITE LABORATORY AND WELFARE UNIT AND 6 NO. TEMPORARY BUILDINGS ANCILLARY TO THE CLAY EXTRACTION OPERATIONS. INSTALLATION OF CONCRETE SURFACE AND ITS USE FOR TREATING LIQUID WASTE; BIO-REMEDIATION OF WASTE; AGGREGATE STORAGE AND RECYCLING; STORING VEHICLES AND MACHINERY; AND ANCILLARY PARKING FOR CARS AND LORRIES. ALTERATION OF INTERNAL**

## **HAUL ROAD. STORAGE OF TOPSOIL AND SUBSOIL. FORMATION OF SILT SETTLEMENT PONDS**

**AT: WITCHAM MEADLANDS QUARRY, BLOCK FEN, CB6 2AY**

**LPA REF: F/2000/17/CW**

**FOR: MICK GEORGE LTD**

The Committee considered a planning application submitted by Mick George Ltd. regarding their operation located at Witcham Meadlands Quarry, Mepal. The presenting officer introduced Alex Woolnough, Cambridgeshire County Council Highways Engineer who was available to answer Member questions, and noted that members of the Planning Committee had undertaken a site visit in September 2017 and in addition to what they had seen on the site, drew attention to the site plan and application area in relation to main roads and nearby settlements.

Members noted that in January 2018, Fenland District Council granted planning permission for the formation of a temporary access road which would enable extracted clay to be transported to engineering works along the Ouse Washes without having to use the public highway. The route of the temporary access road was highlighted to Members.

The presenting officer drew attention to the proposed site layout plan including new buildings for an aggregate bagging plant, tyre processing and plasterboard processing. The location of the existing stable non-reactive hazardous waste (SNRHW) area and existing mineral and soil washing plants and bioremediation area were also identified. Photographs of the site were shown to Members including the soil washing plant.

Some of the site would be restored to wet grassland by 2019, a further area by 2024 with the remainder of the quarry to be restored by 2029. The restoration scheme was in accordance with the Block Fen / Langwood Fen Masterplan for the area and the Royal Society for the Protection of Birds (RSPB) and other conservation bodies were satisfied with the scheme.

There would be no lateral or capacity increase for the landfill of SNRHW at the site as a result of the application and since its original submission, it had been amended and restoration could be achieved in 10-12 years rather than the originally proposed 25 years.

Members were shown the Heavy Goods Vehicle (HGV) routing arrangements and drew attention to the concerns raised by Sutton Parish Council through local Member Councillor Dupre. The current routing scheme would be carried forward and did not route HGV traffic through Sutton.

Attention was drawn to paragraph 5.18 of the officer report and the representation received from Cambridgeshire County Council's Highways Development Management Engineer that recommended the requirement to improve Block Fen Drove to make it suitable for the proposed traffic generated. It was therefore proposed that a pre-commencement condition be imposed that no development could commence until the required improvement of Block Fen Drove had taken place. Members were informed that a detailed design for improvements to Block Fen Drove was progressing and provided that the improvements to the road could be secured then there was no barrier to the approval of the application. Proposed planning conditions to address other matters such as HGV routing, restoration, and surface water etc. were also explained, with reference to the relevant draft conditions contained within the report.

The presenting officer explained the query raised by a third party in relation to whether this application should have been a nationally significant project or not; and thus drew

members attention to section 4 of the officer report. Clarification of the view taken by officers was provided to members, which had included legal input, and it was explained that this view had been shared with the National Planning Casework Unit (NPCU) to ensure that everyone was in agreement.

In response to Member Questions officers:

- Clarified the number of proposed buildings on the site, which included temporary buildings related to the clay operations, and confirmed that they would be removed in accordance with the restoration scheme.
- Confirmed that the routing agreement for HGVs did not pass through the villages of Sutton and Witchford unless they had legitimate business to be there, for example delivering materials to a site.
- Undertook to review the proposed draft planning conditions that related to hours of use within the application in order that it be explicit what time HGV movements would end. In making these changes officers confirmed that they would seek to ensure that the existing wording was strengthened and that hours were not increased.
- Acknowledged that the recycling operations were important at this site, and noted that future waste management provision to take account of the temporary nature of this site would be considered in the review of the adopted Minerals and Waste Plan, that had just gone out for initial consultation the previous day (16 May 2018) for 6-weeks.
- Explained that in relation to estimated fill rate of the consented void it was difficult to predict the market for the duration of the permission. However, with the addition of new waste streams at the site it was anticipated that the fill rate could be maintained and the estimated completion date could be achieved.
- Noted the comments of Alex Woolnough, Highways Engineer regarding Block Fen Drove and that the improvement scheme was nearing technical approval. Drainage consent from the Middle Level Commissioners had also just been sought.
- Explained that regarding the pre-commencement condition regarding Block Fen Drove, officers had learnt from experience when drafting to ensure that it was enforceable and emphasised to Members that the applicant, who was also present at the meeting, was aware of the concerns.

Speaking in support of the application on behalf of the applicant Mr John Gough, Mick George Planning Director, informed the Committee that the application had met no objection from any third party or statutory consultee and the application was both supported by local Parish Councils and compliant with planning policy. Mr Gough drew attention to the proposed restoration scheme for the site and the benefits to wildlife the wet grassland habitat would bring. The application was consistent with national waste management guidance and compliant with the Minerals and Waste Core Strategy. Mr Gough emphasised the importance of the site as a recycling centre to the wider region.

In response to Member questions Mr Gough:

- Provided assurance that once the Middle Level Commissioners had approved the proposed drainage arrangements it was anticipated that works to improve the Block Fen Drove would commence promptly.

- Confirmed that the applicant had worked closely with the Royal Society for the Protection of Birds (RSPB) regarding the restoration scheme and would continue to liaise with them in the creation of the wet grassland. Mr Gough added that Mick George Ltd. had offered the land to the RSPB but they were unable to take up the offer based on the current size of the restored land.

It was proposed by Councillor Kindersley and seconded by Councillor Harford that the recommendation be put to the vote. On being put to the vote it was resolved unanimously to grant planning permission subject to the amended conditions attached at Appendix A to these minutes.

**38. SECTION 73A PLANNING APPLICATION TO VARY CONDITION 18 RELATING TO THE PROCESSING HOURS WITHIN THE CONFINES OF THE ‘ GRANULATION’ AND ‘SEPARATION AND COMPOUNDING BUILDING’ OF PLANNING PERMISSION REFERENCE F/02005/08/CW TO ALLOW OPERATIONS WITHIN THE “ GRANULATION” BUILDING TO TAKE PLACE MONDAY TO FRIDAY (INCLUDING BANK HOLIDAYS) 0700 to 1700 HOURS WITH OCCASIONAL 2 HOUR OVERTIME , SATURDAYS 08:00 TO 13:00 AND AT NO TIMES ON SUNDAYS; AND TO ALLOW OPERATIONS WITHIN THE “SEPARATION AND COMPOUNDING” BUILDING 24 HOURS 7 DAYS A WEEK INCLUDING SUNDAYS AND BANK/PUBLIC HOLIDAYS; WITH THE CONTINUED USE OF THE RELOCATED PLASTIC RECYCLING CENTRE, OFFICE BUILDING, GRANULATION BUILDING WITH UNLOADING CANOPY, BAILING BUILDING WITH INTEGRAL OFFICE AND FACILITIES AND ASSOCIATED WORKS INCLUDING ROADWAYS AND VEHICLE PARKING AREAS AS SET OUT IN PLANNING PERMISSION F/02005/08/CW.**

**AT: MANEA ROAD, WIMBLINGTON, CAMBRIDGESHIRE PE15 0PE**

**APPLICANT: PLASGRAN LIMITED**

**APPLICATION NO: F/2012/17/CW**

The Committee received a planning application relating to Plasgran Ltd, a waste plastic recycling centre located at Manea Road Wimblington.

The presenting officer began by introducing Laura Harwood, Environmental Protection Officer at Fenland District Council (FDC) who would be available to answer Member questions. The presenting officer drew attention to the evolution of the planning application through the planning process. Members were shown a site plan with the 2 principal buildings; a granulation plant and separation and compounding building highlighted, together with the location of the site in relation to nearby settlements and roads. Members were informed that demand for the recycled plastic product had increased in recent years which had led to the applicant not complying with condition 18 of the original application regarding hours of operation and therefore sought retrospective approval in order to regularise the operation.

Members were informed that in support of the planning application originally submitted the applicant undertook noise assessment tests in order to demonstrate that night-time operations would not adversely affect the amenity of neighbours. The monitoring highlighted issues with noise emissions from operations and noise attenuation work was carried out at the Separation and Compounding Building. The results demonstrated that there were substantial variations in background noise levels recorded during the 2 surveys. The Environmental Protection Officer requested further monitoring to identify the

background noise level on which to determine a maximum acceptable noise level during the night. The applicant undertook further noise monitoring and decided to amend shift workings patterns so that the granulation plant process would only operate within the original permitted daytime hours and days with the exception of bank holiday working. Residents were consulted and their responses contained at paragraph 7.6 of the officer report were highlighted.

The earlier noise attenuation works had reduced the noise levels emitted from the site and the presenting officer drew attention to condition 21 of the report that required a noise monitoring scheme to be submitted in order that improvements to controlling noise from the site be continued.

Officers acknowledged that residents had previously suffered disturbance from noise at the site but considered that with the removal of granulation night-time operation from the application together with the imposition of the night time noise limit there would ensure there was no significant adverse effect to residents' amenity.

The presenting officer also drew members' attention to the concerns about highway safety and traffic movements that had been raised by a local resident. It was explained that there was no objection received from the Highway Authority; and that the application did not seek any changes to current vehicular movements at the site, therefore the focus was on noise. In relation to highway safety, officers also confirmed that where Manea Road connects to the A141 traffic lights were being installed to address the issue.

In response to Member questions:

- It was explained that the noise emitted from the granulation building pulsed in its nature due to the machinery being operated within it. The noise profile was different to that of the separation building. Members noted the comments of the FDC Environmental Protection Officer who informed Members that weighting was applied to sounds with particular characteristics and that condition 20 had a 5db weighting added to because of the characteristics of the noise produced.
- Officers clarified the proposed hours of operation for the site. Granulation would end at 5pm according to the applicant due to the recently revised shift patterns. However, there was insufficient evidence to suggest that there was a demonstrable adverse impact on amenity between the hours of 5pm and 8pm given the original permitted hours of operation and it was therefore not possible to justify a reduction in the operating hours of the granulation plant. It was also clarified that the separation and compounding of material would continue through the night.
- The FDC Environmental Protection Officer explained that over a 12 month period it would be expected that through monthly monitoring owing to seasonal variation, impact from other sources (such as an event taking place at the local airfield) and weather etc. there would be a higher proportion of acceptable results that could be validated, noting that if any of the above took place the results were likely to be discounted. Members requested that a letter be written to the applicant requesting that the prospective noise management scheme be submitted to the FDC Environmental Protection Officer to ensure its viability prior to submission.
- Members noted that the first 2 noise monitoring sessions demonstrated how diverse background noise was at the site and therefore further monitoring was undertaken

with plant machinery turned off in order to establish an accurate baseline. There were also other developments in the nearby area where noise monitoring was being undertaken that could be utilised.

Speaking in support of the application Chris Walford drew attention to the amendments that had been made to the application through the planning process and assured Members that the revised shift patterns in operation at the granulation plant and work concluded at 5pm together with the main offices. Mr Walford also highlighted the applicant's compliance with noise monitoring work.

In response to Member questions Mr Walford:

- Informed Members that a further planning application relating to the site had been lodged and the company sought to ensure everything was lawful in relation to the site.
- Confirmed that the applicant would ensure a publicised 'hotline' phone number would be made available for members of the public to contact in order to report any issues with the site operation.
- Explained that noise mitigation measures that had been installed included fast closing roller doors, however it was not clear what further insulation of the building could be installed due to the heat and fumes produced by the granulation process.
- Informed Members that the plant machinery was approximately 3 years old.

It was proposed by Councillor Kindersley and seconded by Councillor Harford that the recommendation be put to the vote. On being put to the vote it was resolved unanimously to grant planning permission subject to the conditions attached at Appendix B to these minutes, and noting the need for a side letter and hotline number to be noted for the public record.

### **39. ENFORCEMENT UPDATE REPORT**

Members received the Enforcement Update Report. Members expressed their thanks to the Enforcement Team on their work.

It was resolved unanimously to note the content of the report.

### **40. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWER**

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

Chairman



Site Area:

1. This permission relates to the land outlined in red on drawing no. M3/16/01 Location Plan dated 22/05/2017 referred to in these conditions as “the site”.

*Reason: To define the permission for the avoidance of doubt.*

Commencement:

2. The development hereby permitted shall be commenced not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the mineral and waste planning authority in writing of the exact start date.

*Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Act 2004.*

Approved Plans and Documents:

3. The development hereby permitted shall not proceed except in accordance with the application form dated 28 April 2017, Planning Statement dated April 2017 and Environmental Statement dated April 2017 as amended by the additional supporting information and amendments included within the Environmental Statement Vol II Additional Information Regulation 25 dated January 2018 and Transport Statement Technical Note 2.2 dated 5 October 2017 and the following conditions. The site shall be worked, engineered, and restored in accordance with the following approved drawings, received 28 April 2017 unless otherwise stated in this permission:

- M3/16/01 Location Plan dated 22/05/2017 (received 12 June 2017);
- M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017);
- M3/16/04 Elevations of Tyre Recycling and Plasterboard Recycling Buildings dated 06/01/2017;
- M3/16/05 Bagging Plant Building Elevations dated 07/11/2016;
- Fig 2 on page 11 of Annexure 11 of the Revised Environmental Statement Section 3 (Proposed Development) dated January 2018 (received 5 January 2018);
- M3/16/10 Restoration Proposals Main Site dated 20/03/2018 (received 20 March 2018);
- M3/16/11 Restoration Proposals SNRHW Cell Area dated 20/03/2018 (received 20 March 2018);
- M3/16/12 Progressive Restoration – 2018 & 2019 dated 20/03/2018 (received 20 March 2018);
- M3/16/13 Progressive Restoration – 2024 dated 20/03/2018 (received 20 March 2018); and
- M3/16/14 Drainage Layout (2024) dated 20/03/2018 (received 20 March 2018).

*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 the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS25, CS33, CS34, CS35 and CS41; Fenland Local Plan (May 2014) policies LP16 and LP19; and East Cambridgeshire Local Plan (April 2015) policies ENV1, ENV7 and ENV9.*

Timescale of permission:

4. This permission shall be limited to a period expiring on 31 December 2031. All winning and working of mineral, mineral processing, waste importation, waste processing and deposit of waste shall cease and the buildings and plant shown on drawing no. M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017) shall be removed no later than 31 December 2029. Within seven days of the cessation of the deposit of waste the operator shall notify the mineral and waste planning authority in writing of the date on which the deposit of waste ceased.

*Reason: To ensure the completion and progressive restoration of the site within an approved timescale in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies S1, CS2, CS3 and CS25.*

Site Restoration:

5. The site shall be fully restored in accordance with drawings no. M3/16/10 Restoration Proposals Main Site dated 20/03/2018 (received 21 March 2018); M3/16/11 Restoration Proposals SNRHW Cell Area dated 20/03/2018 (received 21 March 2018) and M3/16/14 Drainage Layout (2024) dated 20/03/2018 (received 21 March 2018) and the Detailed Restoration and Outline Aftercare Scheme Revised 20<sup>th</sup> March 2018 (received 21 March 2018) by 31 December 2031. Within seven days of the completion of the restoration scheme the operator shall notify the mineral and waste planning authority in writing of the date on which the restoration scheme was completed.

*Reason: To ensure the completion and progressive restoration of the site within an approved timescale in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS3 and CS25.*

Aftercare Scheme:

6. The aftercare scheme set out in section 4 of the Detailed Restoration and Outline Aftercare Scheme Revised 20<sup>th</sup> March 2018 (received 21 March 2018) shall be carried out in full for a period of 5 years following completion of the restoration scheme referred to in condition 5.

*Reason: To ensure that the restored site is correctly managed to bring it to the standard required for wet grassland in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS3 and CS25.*

Vehicular Access:

7. Vehicular access to the site shall only be from the A142 via Block Fen Drove and the private haul road which forms part of the application area and is shown outlined in red on drawing no. M3/16/01 Location Plan dated 22/05/2017 (received 12 June 2017).

*Reason: In the interests of highway safety in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS3 & CS32.*

Highway Improvements:

8. No development shall take place until the public highway known as Block Fen Drove from the point shown as Limit of Section 278 Works on Plan 1 of drawing no. 6018-101 Rev A dated 22/01/18 (received 25 January 2018) to its junction with the private haul road shown edged red on drawing no. M3/16/01 dated 22/05/2017 received 12 June 2017 has been improved in accordance with a scheme that has been submitted to and approved in writing by the waste planning authority.

*Reason: The access to the site is not in a suitable condition to accommodate the proposed traffic generated by the development hereby permitted together with other users in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS3 & CS32; Fenland Local Plan (May 2014) policy LP15 (C); and East Cambridgeshire Local Plan (April 2015) policy COM7.*

9. Clay extraction limit:

Clay shall only be extracted from the areas shown as Clay extraction area 1 and Clay extraction area 2 and cross-hatched in yellow on Fig 1 on page 10 of Annexure 11 of the Revised Environmental Statement Section 3 (Proposed Development) dated January 2018 (received 5 January 2018). The depth of clay extraction shall not exceed 9 metres below the base of the sand and gravel.

*Reason: The application has been assessed on the basis of that depth of extraction and the resulting void that will be filled with inert waste.*

Clay export limits:

10. No more than 300,000 cubic metres of clay in total shall be exported from the site. Clay exported from the site shall only be used in the construction of the Environment Agency's Middle Level & South Level Barrier Banks works. No clay shall leave the site except via the temporary access road shown on drawing no. M3/43/17/02 Mepal Ouse Washes Internal Road Detailed Route dated 25/09/2017 referred to in condition 7 of planning permission no. F/YR17/1141/F dated 24 January 2018.

*Reason: To comply with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS12 and CS32. It has not been demonstrated that the public highway network in the area of the Middle Level & South Level Barrier Banks works is suitable for the type and number of vehicles that would be used to move the clay.*

Clay export records:

11. A record of the volume of clay that has been exported from the site shall be kept and made available to the waste planning authority within seven days of a written request.

*Reason: To enable compliance with condition 10 to be monitored in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS12.*

Hazardous waste input limits:

12. No more than 100,000 tonnes of hazardous waste shall be disposed of by landfill within any calendar year. No more than 125,000 tonnes of hazardous waste shall be treated (non-landfill) within any calendar year.

*Reason: The application has been considered on the basis of the information provided on the application form dated 12/ 06/2017 (received 12 June 2017). Hazardous waste facilities with a larger annual capacity may fall within Schedule 30 of the Planning Act 2008 and be Nationally significant infrastructure projects.*

Restriction of HGV movements:

13. The total number of HGV movements (vehicles in excess of 7.5 tonnes gross weight) associated with the development hereby permitted entering the public highway shall not exceed the following limits:

458 movements (229 in and 229 out) per day Mondays to Fridays;  
230 movements (115 in and 115 out) per day on Saturdays; and  
No movements on Sundays and bank and public holidays.

*Reason: It has not been demonstrated that the public highway is capable of safely accommodating higher number of vehicle movements and in the interest of the amenity of occupiers of nearby properties in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.*

HGV records:

14. A record of the date and time of all HGV movements to and from the site shall be kept and made available to the waste planning authority within seven days of a written request.

*Reason: To enable compliance with condition 13 to be monitored in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34.*

Prevention of mud on the Public Highway:

15. HGVs and the haul road shall be cleaned as necessary 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 the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34.*

Surface Water Drainage Scheme:

16. The surface water drainage strategy set out in Section 3.0 of the Surface Water Drainage Assessment March 2018 Version 1 (received 29 March 2018) shall be implemented in full for the duration of the development.

*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 National Planning Policy Framework paragraph 103; the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS2 and CS39; Fenland Local Plan (May 2014) policy LP14 (B); and East Cambridgeshire Local Plan (April 2015) policy ENV8.*

Stockpile heights:

17. No stockpile of mineral, processed waste or unprocessed waste shall exceed a height of 8 metres measured from the existing adjacent ground level.

*Reason: In the interests of visual amenity in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS33 and CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV1.*

Hours of Operation:

18. No mineral extraction or processing operations and no waste treatment or disposal operations shall take place within the site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and  
0700 - 1300 on Saturdays.

No development authorised by this permission shall take place on bank or public holidays

Subject to the following exceptions:

(i) Pumping water, environmental monitoring and essential maintenance, which has been previously notified to the mineral and waste planning authority, to maintain safe working;

(ii) The soil and mineral washing plants shown on drawing no. M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017) may be operated at any time on Mondays to Fridays and between 0700 and 1300 hours on Saturdays however for the avoidance of doubt the soil and mineral washing plants shall not be operated on any bank or public holidays.

*Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.*

Hours for Vehicle Movements:

19. Subject to condition 20 no vehicles shall enter or leave the site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and  
0700 - 1300 on Saturdays.

Subject to the following exceptions:

(i) Arrival and departure of staff in light vehicles; and

(ii) No more than 15 HGVs (vehicles in excess of 7.5 tonnes gross weight) per hour may leave the site between 0500 and 0700 hours Mondays to Fridays.

*Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan*

*Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.*

Bank and Public holidays:

20. No vehicles shall enter or leave the site on bank or public holidays except in connection with exception (i) referred to in condition 18.

*Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.*

Dust controls and mitigation measures:

21. The development hereby permitted shall not take place except in accordance with the Dust Action Plan dated January 2018 (received 26 January 2018).

*Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.*

Operations within Buildings:

22. The bagging of aggregates and the recycling of tyres and plasterboard shall take place only within the buildings as shown on drawing no.M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017).

*Reason: In order to minimise the emission of dust and noise in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS34 and CS35; Fenland Local Plan (May 2014) policies LP16 and LP19; and East Cambridgeshire Local Plan (April 2015) policies ENV7 and ENV9.*

Maintenance, Silencers, and Reversing Alarms:

23. All vehicles, plant and machinery operated on the site shall be maintained in accordance with the manufacturers' specifications at all times, and shall be fitted with effective silencers that shall be used at all times. All vehicles that are fitted with reversing alarms shall be fitted with "white noise" type or similar, reversing alarms.

*Reason: To protect the amenities of occupiers of nearby properties in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.*

Soil protection:

24. No topsoil or subsoil shall be removed from the site.

*Reason: All soils are required for the restoration of the land in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS25 and CS38.*

Ecological Mitigation Strategy:

25. The Ecological Mitigation Strategy (Report Reference: CE-WM-1177-RP05 – Final dated 28 March 2018) shall be implemented in full for the duration of the development.

*Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.*

Construction Environmental Management Plan:

26. The Construction Environmental Management Plan: Biodiversity (Report Reference CE-WM-1177-RP06 Final dated 28 March 2018) shall be implemented in full for the duration of the development.

*Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.*

Routeing Agreement:

27. The site shall not be operated except in accordance with the Traffic Management Scheme set out in Mick George Ltd letter dated 25 April 2018 and Plan MGL1 Approved HGV routes dated 23/04/2018 (received 25 April 2018).

*Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34.*

Waste Catchment Restriction:

28. No waste arising from a distance greater than a 50 kilometre radius of the site as shown on Plan MGL2 Waste Catchment Area dated 12/04/2018 (received 13 April 2018) shall be received at or deposited on the site. Waste from a waste transfer station within the defined catchment area shown on Plan MGL2 Waste Catchment Area dated 12/04/2018 (received 13 April 2018) shall be regarded as arising from within the catchment area. The operator shall maintain a record of the origin of waste delivered, the tonnage, and the date of delivery. These records shall be maintained and the results collated within a report to be supplied to the mineral and waste planning authority within 10 working days of a written request.

*Reason: To limit the movement of waste when taken cumulatively with existing mineral operations, in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS29.*

## Implementation

1. This permission comes into effect on the date of this consent in accordance with submitted site plan 4960/01/01A showing the location of the Granulation and Separation and Compounding Buildings received on 13<sup>th</sup> September 2017 and submitted documents.

**Reason :** *In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to set out the implementation of the consent in a given timescale taking account of the retrospective nature approved.*

### General:

2. This permission shall only relate to the land edged red on the application drawing 4125/PO1 Rev A, dated December 2007, hereinafter referred to as the “site”.

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

3. Unless otherwise agreed in writing by the Waste Planning Authority, the development hereby permitted shall not proceed except in accordance with the following approved plans.

- 4125/P01 Rev A dated 21/05/2008 – Proposed layout
- 4125/PO2 Rev 2 December 2007 – Proposed layout and elevations for office building
- 4125/P03 Rev A dated 21/05/2008 – Proposed layout and elevations for granulation building
- 4125/P04 Rev A dated 21/05/2008 – Proposed layout and elevations for baling building
- JBA 08/82 – 03 dated July 2008 – Landscaping Plan 1
- JBA 08/82 – 04 dated July 2008 – Landscaping Plan 2
- Plan 4960/01/01A received on 13th September 2017 showing the location of the Granulation and Separation and Compounding Buildings

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

### Design:

4. **Condition 4 no longer required as the materials for which the office building and other buildings were to be constructed constructed have been approved and implemented.**



### **Landscaping:**

5. No trees, shrubs or hedges existing on the site shall be removed or cut down without the prior written consent of the Waste Planning Authority.

**Reason:** *To ensure that the development does not adversely affect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

6. **Condition 6 no longer required as boundary edge landscaping implemented substantially in accordance with approved details.**

7. **Condition 7 no longer required as the 5 year landscape maintenance period has expired.**

### **Environmental Protection:**

8. The drainage works shall comply with the approved drawings (974-02 Rev D dated 02/10/08, 974-03 Rev D dated 03/10/08 and 974-04 Rev C dated 03/10/08) and associated calculations.

**Reason:** *To ensure a satisfactory method of surface water drainage in accordance with Saved Policy WLP16 of the Cambridgeshire and Peterborough Waste Local Plan (2003)*

9. The external lighting and security cameras shall comply with Drawing Number 4125/PO1 Rev A dated 21/05/2008, using the design and type identified in the revised Design and Access Statement received by the Waste Planning Authority on 4<sup>th</sup> August 2008.

**Reason:** *To define the site and protect the amenity of local residents and the character and appearance of the locality in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

10. The layout of the site and fire access to the pond for fire regulation purposes shall be carried out in accordance with approved Drawing no 4125/PC05A as modified by Plan 4960/01/01A received on 13th September 2017

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

### **Contractors Arrangements:**

11. **Condition 11 no longer required as the construction phase has been completed.**

12. Condition 12 no longer required as the construction phase has been completed.

**Transport Arrangements:**

13. The development shall comply with the approved plan (Drawing Number 4125/PO1 Rev A, dated 21/05/2008).

**Reason:** *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)..*

14. The access to the site shall comply with approved updated Drawings nos 4125/COND1B & 4125/COND02B dated September 2011. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 4.5m x 215m measured from and along respectively the edge of the carriageway.

**Reason:** *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

15. The permanent space to be reserved on the site for turning / parking / loading and unloading shall be surfaced and marked out in accordance with approved updated Drawing no 4125/COND1B dated September 2011 and the land thereafter used for no other purpose unless agreed otherwise by the Waste Planning Authority.

**Reason:** *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

**Waste Activities and Operational Waste Hours:**

16. No external storage of waste or recycled plastics shall occur outside of the buildings on the site. Nothing shall be stored within the storage area shown on plan 4125/PO1 Rev A dated 21/05/2008 other than empty cages which shall not be stored above the height of the boundary tree screening;  
No overnight storage of materials in trailers at the site shall occur.

- **Reason:** *To define the site and protect the character and appearance of the locality in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

17. All forklift trucks shall be fitted with White Noise reversing beepers, if reversing beepers are required.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and*

- 18.** Except where stated below the hours of use of the site outlined in red on Plan ref 4960/01/01A are limited to 07.00 to 20.00 hrs each day Mondays to Fridays and 08:00 to 13:00 hrs on Saturdays other than in accordance with one or more of the following exceptions :

Processing within the confines of the 'Granulation' building shall only be carried out between the hours of 0700 to 2000 hours each day Mondays to Fridays including on bank holidays.

Processing within the confines of the 'Separation and Compounding' building is permitted to be carried out 24 hrs 7 days per week including bank holidays.

No working in the external yard and other buildings shall be undertaken on Sundays or bank holidays.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)*

- 19.** No development or storage shall take place on the land marked 'Area to remain as existing for possible future development of site' on Plan 4125 / PO1 Rev A dated 21/05/2008.

**Reason:** *To define the site and protect the character and appearance of the locality in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

- 20.** Between the hours of 0700 to 2000 noise emissions from the site, including any corrections for acoustic characteristics, shall be no more than 5db above the prevailing background noise level at the nearest residential property lying to the east of the site. Between the hours of 2000 and 0700 noise levels from the site, including any corrections for acoustic characteristics, shall not exceed 32dB LAeq, 15 minute, rated noise level of 35dB LAeq, 15 minutes at the nearest residential property lying to the east of the site.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

### **Noise Monitoring and Management Scheme**

- 21.** A noise monitoring scheme shall be submitted to the Waste Planning Authority within three months of the date of this decision notice. The submitted scheme should constitute a periodic programme of sound monitoring to be carried out by a competent person to demonstrate compliance with the provisions of Condition 20 of this decision notice and designed to encompass any seasonal variation to the local environment and nearby noise sources, daytime and night time monitoring and any

seasonal variations in workloads that the business operation experiences. The frequency of monitoring should be sufficient to demonstrate compliance with the day time and night time noise emission levels from the site. The scheme shall provide for a record to be kept on site of the operational hours of use of the Granulation building together with a register of any noise complaints received together with a record of all operational and mitigation measures taken to prevent an breach of the noise condition. The scheme shall be approved in writing by the Waste Planning Authority and implemented in accordance with the approved details. The results of the noise monitoring and mitigation actions taken shall be provided to the Waste Planning Authority on a periodic basis in accordance with the approved scheme.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

**PARTIAL DEMOLITION OF EXISTING MAINTENANCE SHED AT FRONT OF SITE AND ERECTION OF DETACHED FINISHED GOODS BUILDING AND EXTENSION TO EXISTING GRANULATION BUILDING TO CREATE STORAGE BUILDING – BOTH FOR STORAGE OF PROCESSED MATERIAL AWAITING COLLECTION TOGETHER WITH THE RETENTION OF SIDE WALLS TO COVERED FINISHED GOODS STORE CANOPY, ROOF EXTENSION ON SEPARATION AND COMPOUNDING BUILDING, ACOUSTIC BARRIERS ON FRONT AND SIDE OF SEPARATION AND COMPOUNDING BUILDING, CONCRETE STORAGE BUNKERS, EXTENDED CONCRETE HARD STANDING TO REAR OF OPEN YARD, INCREASE IN WATER RESERVOIR SIZE AND CAPACITY AND USE OF BALING MACHINE IN YARD**

**AT: MANEA ROAD, WIMBLINGTON, CAMBRIDGESHIRE PE15 0PE**

**APPLICANT: Plasgran Limited**

**APPLICATION NO: F/2004/17/CW**

**To: Planning Committee**

**Date: 7<sup>th</sup> June 2018**

**From: Assistant Director of Environment and Commercial**

**Electoral division(s): March South & Rural**

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

**Recommendation: That permission is granted subject to the conditions set out in paragraph 10.1**

<b><i>Officer contact:</i></b>	
Name:	David Atkinson
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## **1.0 INTRODUCTION/BACKGROUND**

- 1.1 Planning permission LPA reference F/02005/08/CW was granted on 8<sup>th</sup> December 2008 for the relocation of an existing plastic recycling centre, including the erection of an office building, granulation building with unloading canopy, baling building with integral offices and facilities and associated works including roadways and vehicle parking areas at the former 'Baker Youngs' Nursery site, Manea Road, Wimblington.
- 1.2 Planning permission LPA reference F/02005/08/CW was granted subject to planning conditions including Condition 18 that the permitted hours of work were limited to 0700 to 20.00 hrs Mondays to Friday and 0800 to 1300 hrs on Saturdays. There shall be no working on bank and public holidays or on Sundays. The reason why this planning condition was imposed was to safeguard the amenity of local residents.
- 1.3 Retrospective planning approval was approved by this Committee on 17th May 2018 for the continued operation of the existing plastic and cardboard recycling facility without complying with Condition 18 of planning permission LPA reference F/02005/08/CW relating to the permitted hours of use (reference F/2012/17/CW). Whilst approval has been granted for work within the confines of the Separation and Compounding Building for 24hr 7 day operations, the permitted hours for external yard works and working within the Granulation Building remain as originally consented i.e. 0700 to 2000 hrs Mondays to Fridays, 0700 to 1300 hours Saturdays. The Granulation plant is also permitted to work between 0700 to 2000 on Bank Holidays.
- 1.4 This application seeks to retain previously constructed noise attenuation measures, an enlarged concrete pad including storage bays and a bailing machine. Permission is also sought for two new building extensions.

## **2.0 THE SITE AND SURROUNDINGS**

- 2.1 The application site encompasses some 2.7 hectares (6.6 acres) of land and buildings occupied by an existing waste recycling use located on land off Manea Road, near Wimblington. Vehicular access to the site is gained from Manea Road. The access onto the public highway lies some 800 metres (875 yds) from the junction with the A141 Chatteris to March A Class road. The junction has recently been modified so that the traffic flows are signal controlled as an accident reduction measure.
- 2.2 The existing site has two large industrial buildings together with an office block and a smaller building retained from its previous use as a plant nursery. The smaller of the two large buildings is used for the granulation of plastic waste whilst the second larger building is used for the process of separation and compounding. Some bags of finished product are currently stored outside in the concrete surfaced yard.
- 2.3 The site is bounded to the east by a field in agricultural use. At the eastern edge of the field is a residential property called The Latches lying 430 metres from the site boundary. Immediately to the west of the site fronting the road is a single residential property and outbuildings called The Roost. Open

agricultural land lies to the south west and south of the site. Manea Road and open agricultural land lie to the north of the site.

- 2.4 An existing dense tree belt helps screen views of the site from the east, south and west. Existing buildings help screen the external yard areas from general views from the north. The boundary and vehicular entrance to the site with the public highway is delineated by 2.5 metre high steel palisade fencing. The majority of the industrial buildings on the site are of single storey in height with the exception of the office block which is two storey in height.

### **3.0 THE PROPOSED DEVELOPMENT**

- 3.1 The planning application seeks approval for the partial demolition (254 sq metres or 2734 sq ft ) of the existing maintenance shed at the front of the site and the erection of detached 'finished goods' building (1827 sq metres or 19,666 sq ft ) and extension to the existing granulation building (983 sq metres or 10,581 sq ft) to create a storage building for processed material awaiting.
- 3.2 The new buildings are to be used for the temporary storage of finished products and are intended to replace currently rented off-site storage space in Wimblington. The proposed buildings are purely covered areas to store processed material (granulated plastic pellets in 1 tonne sacks) awaiting collection and transport off-site. The internal movement of the 1 tonne bags from the separation and compounding building to the finished goods storage building and lorry loading will be undertaken by forklift trucks.
- 3.3 The proposed 'finished goods' shed and storage building extension have been designed to match all other industrial buildings on site and will be finished dark grey profile sheet cladding with light grey trim pieces.
- 3.4 Planning approval is also sought for the retention of works previously carried out, namely:
- The infilling using matching cladding of part of the covered canopy area adjacent to the Separation and Compounding Building and fitting of doors;
  - The construction of acoustic barriers to shield external plant on the northern and eastern sides of the Separation and Compounding Building using matching cladding;
  - Extension of the roof of the Separation and Compounding Building to form a low pitch structure to accommodate a piece of machinery therein;
  - Use of various freestanding concrete bunkers built from interlocking concrete blocks to delineate storage areas;
  - Extension of concrete hardstanding at the rear of the site for storage, loading and circulation areas;

- Enlargement of the water reservoir at the rear of the site with sides set to grass; and
  - Operation of a fixed baling machine in the open yard towards the rear of the site.
- 3.5 Whilst the site is virtually enclosed by a tall and dense boundary hedge a small gap exists in the western boundary which provided vehicular access to a nearby temporary storage building – a use that has ceased following expiry of the planning permission. Planning approval is sought to replant and infill the gap in the hedgerow.
- 3.6 There is no change to the vehicular access to the site from the B1093 Manea Road and the internal vehicular one-way system for lorries does not alter. The layout of the staff and visitor car parking area towards the front of the site will undergo some modifications to provide effective segregation between the two user groups.
- 3.7 The enlarged concrete hardstanding improves arrangements for loading and unloading. The storage bunkers made from interlocking concrete blocks are not necessarily permanent fixtures and configurations can change to separate storage areas from loading/unloading areas as necessary.
- 3.8 The proposed working hours of the proposed development are within the original permitted hours for this site but with the addition of working on Bank Holiday Mondays and Fridays as indicated below:
- 0730 – 1800 hours Mondays to Fridays (including Bank Holidays)  
 0730 - 1300 hours Saturdays  
 Closed Sundays
- 3.9 The proposed construction hours associated with the two new buildings are limited to 0730 to 1800 hrs Mondays to Fridays and 0730 to 1300 hrs on Saturdays. There will be no construction activity undertaken on Sundays.

#### **4.0 RELEVANT PLANNING HISTORY**

- 4.1 Planning permission LPA reference F/2007/06/CW was granted in February 2007 for the change of use of an existing building from a nurse's to the storage of recycled plastic materials associated with the company's former premises off Hook Lane, Wimblington. Permission was restricted to internal storage only and the permitted hours of working were restricted to 0730 to 1800 hours Monday to Friday and 0730 to 1300 hours on Saturdays with no working on Sundays and bank or public holidays.
- 4.2 Subsequently, planning permission LPA reference F/02005/08/CW was granted on 8th December 2008, subject to 20 planning conditions, for the relocation of an existing plastic recycling centre, including the erection of an office building, granulation building with unloading canopy, baling building with integral offices and facilities and associated works including roadways and vehicle parking areas at the former 'Baker Youngs' Nursery site, Manea Road, Wimblington.



- 4.3 In August 2017 a planning application was submitted seeking retrospective planning approval for the continued operation of processing within the Granulation and Separation and Compounding buildings located within the existing plastic and cardboard recycling facility without complying with the planning condition relating to the original permitted hours of use. Permission was originally sought for overnight working within both buildings but was subsequently modified so that overnight working would only take place within the Separation and Compounding building.
- 4.4 The Planning Committee considered the application at the meeting held on 17<sup>th</sup> May 2018 when it was resolved to grant planning permission subject to setting a night time noise limit no higher than existing background noise levels and an on-going noise management scheme requiring periodic noise tests, mitigation and reporting.

## **5.0 PLANNING POLICY 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 local development plan policies are set out in paragraphs 5.10 to 5.13 below.

### National Planning Policy Framework (March 2012) (NPPF)

- 5.2 The NPPF has at its core, a presumption in favour of sustainable development, including the idea that development that accords with the local development plan should be approved “unless other material considerations indicate otherwise” (para 12).
- 5.3 Within the Core Planning Principles set out in the NPPF planning decisions should support sustainable economic development in rural areas whilst securing a good standard of amenity for all existing and future occupants of land and buildings. Section 123 of the NPPF requires decision makers to mitigate and reduce to a minimum adverse effects on health and quality of life arising from noise, including through the use of conditions whilst recognising that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put upon them.

### National Planning Policy for Waste (October 2014) (NPPW)

- 5.4 A key component of the NPPW is the principle of moving waste “up the ‘waste hierarchy’ of prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort” (paragraph 008).
- 5.5 Paragraph 007 of the NPPW states that when determining planning applications waste planning authorities should “concern themselves with

implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced”.

Waste Management Plan for England (December 2013) (WMPE)

- 5.6 The WMPE also highlights the priority for minimising the use of resources and moving waste up the waste hierarchy (page 11), and emphasises that the Environment Agency is the main regulator of waste management in England (page 15).

Noise Policy Statement for England

- 5.7 In 2010 the Government published the Noise Policy Statement for England, which aims to secure the effective management and control of environmental noise within the Government Policy on sustainable development by mitigating and minimising adverse impacts on health and quality of life. There is a need to integrate consideration of the economic and social benefit of the activity with proper consideration of the adverse environmental effects.

Planning Practice Guidance (PPG)

- 5.8 The following sections of the PPG are relevant to this application:
- Retrospective planning applications (paragraphs 1 – 14, reference 17b-001 to 17b013).
- 5.9 Planning Practice Guidance on Noise was published in March 2014. If a significant observed adverse effect is observed the planning process should be used to avoid this effect occurring by use of appropriate mitigation whilst taking account of the economic and social benefit of the activity causing the noise.

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

- 5.10 The following policies are of relevance:

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  
CS39 Water Resources and Water Pollution Prevention

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

- 5.11 The site falls within the following designations in the Site Specific Proposals

document:

Existing Site designation

W8AG – Manea Road ,Wimblington - Waste Consultation Area

Fenland Local Plan (adopted May 2014) (LP)

5.12 The following policies of the Fenland Local Plan are of relevance:

LP1 A Presumption in Favour of Sustainable Development

LP2 Facilitating Health and Wellbeing of Fenland Residents

LP14 Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 Delivering and Protecting High Quality Environments Across the District

Supplementary Planning Guidance

The Location and Design of Waste Management Facilities (2011)

5.13 This Supplementary Planning document was adopted in 2011 to guide the design and location of waste management facilities to ensure high quality.

## **6.0 CONSULTATION RESPONSES (SUMMARISED):-**

6.1 **Fenland District Council Planning** – no objection but recommend that advice is sought from the FDC Environmental Protection Team as to the potential odour and noise impacts of the development. The traffic implications of the proposal on residents and the road network should be closely examined. A traffic management plan may assist in mitigation and this is recommended as a consideration.

6.2 **Environment Protection Officer (EPO) FDC** – no comments received. Should any late comments be received these will be reported verbally at Committee.

6.3 **Wimblington Parish Council** – advise that they have no objections to the application.

6.4 **Environment Agency** – advise that they have no objections to the application in principle. They reviewed the Flood Risk Assessment and consider this to be acceptable for the scale and nature of the proposed development. Site is underlain by unproductive strata and therefore has a low sensitivity with respect to controlled waters.

The waste handling and processing activities on the site are regulated by the Environment Agency under an existing Environmental Permit.

6.5 **Highways Authority** – the extension and the erection of a new finished goods building is ancillary to the main use of the site and is unlikely to have an impact on the public highway. The application will also allow the applicant to work better on site by storing material on-site rather than having to store

material off-site thus reducing the existing number of two way lorry trips by 6 per day. Advise that they have no highway objections.

- 6.6 **CCC Local Lead Flood Authority (LLFA)** – Originally objected to the application based on insufficient information. However, following the submission of additional information the LLFA has confirmed they have no objection in principle subject to the imposition of two planning conditions requiring further drainage calculations, attenuation and flow control measures and long term maintenance arrangements for surface water drainage. The applicant has demonstrated that surface water can be dealt with on-site by using an attenuation pond that restricts surface water discharge.
- 6.7 **Ecology Officer** – no objection - the majority of the application site consists of hard standing and modern buildings and unlikely to support any protected species. Notes that the works to increase the capacity of the water reservoir has already been undertaken. Has advised that the proposal by the applicant's to install temporary amphibian-proof fencing around the perimeter of the pond is implemented. Approval of the details of this protective fencing should be secured by planning condition.

In addition it was recommended that the development achieves a net gain for biodiversity, for example by installing a range of bird nesting boxes that cater for a number of different species such as House Sparrow, starling and Swallows, as well as bat roosting features to be secured through a suitably worded planning condition.

## **7.0 REPRESENTATIONS**

- 7.1 Two representations have been received from local residents.
- 7.2 In summary the representations relate to concerns that approval of the development will result in increased noise, including the external baling machine in respect of the submitted working times.
- 7.3 Concern has also been expressed that the new development might increase traffic on the already overcrowded B1093 Manea Road.

## **8.0 PLANNING CONSIDERATIONS**

- 8.1 The previous approvals granted by the Waste Planning Authority establishes the principle of the acceptability of a recycling industrial use at this site. The principle of moving waste up the hierarchy to encourage recycling is supported by both national policy and Policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). The site and operations are therefore supported in principle, subject to the consideration of other planning policies and material planning considerations.
- 8.2 Local residents have advised that they have previously suffered disturbance from noise from the site at night. Concerns have been raised that approval of the application could result in more noise emissions which would adversely affect their local amenity.

- 8.3 In respect of past noise emissions from the site the applicant has already taken earlier ameliorative action in response to the results of noise monitoring. This has encompassed the construction of noise reduction barriers for the external compressors and chillers on the Separation and Compounding Building. These works were undertaken without planning permission and this application seeks to regularise this situation by seeking retrospective approval.
- 8.4 Retrospective planning permission has recently been granted for the processes within the Separation and Compounding Building to operate 24 hr 7 days per week. However, the applicant withdrew a proposal to operate the processes within the Granulation Building on a similar basis electing instead to re-schedule shift patterns to operate within the original permitted hours i.e. 0700 to 2000 Mondays to Fridays, Saturdays 0700 to 1300 only.
- 8.5 The operation of the proposed new buildings at the front of the site and adjacent to the Granulation Building will only operate within the original permitted hours (see para 8.4 above) and there would be no increase in noise during the night from these new sources. The new buildings are intended to replace existing open storage areas and thus vehicles operating within the buildings will be less audible than open yard operations.
- 8.6 The proposed extension to the Granulation Building to create storage capacity would extend the current building southwards by a distance of 59 metres (64.5 yards). The width and height of the extension is the same as the single storey existing building adjacent. The external finishes of the building extension would match the existing building. Two doors into the yard would be provided on the extension for access by forklift trucks whilst separate personnel access doors are also provided. The existing boundary tree screen lies to the east of the building which provides for effective mitigation of the visual impact of the proposed new building extension. The existing Granulation building is fitted with automatic closing roller doors to minimise the duration of any noise break out from within and it is recommended that such features should be incorporated in the extension (see draft planning condition 16).
- 8.7 The construction of the proposed new finished goods building and open canopy towards the front of the site will require the partial demolition of the existing maintenance building. The new building will have eaves and ridgeline approximately 1 metre (3.28 feet) higher than the nearby maintenance building. Access for finished products to the new storage building will be gained via a roller shutter door on its south facing elevation and the building and canopy will be finished in the same cladding to match existing buildings on the site. Whilst the building lies towards the front of the site existing vegetation and a dropping land level off Manea Road will ensure that the building is acceptable in visual terms. It is also recommended that the main doorway be fitted with automatic closing roller doors to minimise the duration of any noise breakout from materials handling within (see draft planning condition 16).
- 8.8 The application seeks approval to two modifications already undertaken on the Separation and Compounding Building. The first of these relates to the

construction of a raised area on part of the original roof to provide sufficient clearance to accommodate a piece of machinery installed within the building. The extension does not increase the overall height of the building and has been finished in matching cladding to the main building. The second modification relates to the enclosure of the original open canopy attached to the Separation and Compounding building involving the construction of side and end walls and two vehicle access doors. The cladding used on the enclosure works matches that used on other site buildings. The enclosed canopy provides storage capacity for finished products.

- 8.9 The original area of concrete hard standing at the site has been extended southwards towards the pond to which surface water drains. The pond can be used as an emergency water supply for firefighting if needed. The enlarged concrete apron has been divided into separate activity areas (raw material storage/loading etc.) by walls made from interlocking concrete blocks. The highest bunker wall near an external baling machine is approximately 4 metres (13.1 feet) high but the others are approximately 3.2 metres (10.5 feet) in height. The concrete pad provides circulation routes for fork lift trucks together with a route to the pond for emergency services. The enlarged concrete hard standing is bordered by the existing dense boundary vegetation scene so that activity in the yard is not easily visible from adjacent sensitive land uses.
- 8.10 The existing boundary tree screening also provides effective visual mitigation to the open air baling machine mainly used for cardboard which has been installed. This 4 metre (13.1 feet) high electrically powered machine is finished in blue paint being fed by a short inclined conveyor from a subsurface tipping pit. The machine when in operation does not emit high noise levels and would only operate within the original permitted hours (see para 8.4) and would not adversely affect residential amenity of the nearest residential properties. Day time noise emissions are restricted by planning condition on the extant planning permission (reference F/2012/17/CW) and it is recommended that the noise level conditions are again replicated on this decision should planning permission be granted (see draft planning conditions 14 and 19).
- 8.11 Whilst a local concern has been expressed about any potential for an increase in day time HCV traffic movements, implementation of the proposed development will result in a reduction in vehicle movements (6 per day) in so far as the current off-site storage of finished products are to be replaced by new on-site buildings.
- 8.12 In relation to road safety, the site access has been laid out to the required standards and there is good visibility along Manea Road for emerging traffic in both directions. In addition the junction of Manea Road and the A141 has been the subject of works to install traffic signals to control the flow of traffic. The Highways Officer has consequently not identified any concerns on highway capacity or road safety grounds associated with the proposed development.

## **9.0 CONCLUSION**

- 9.1 The proposed construction of the two new storage buildings will remove the need to store finished goods off-site thus reducing some traffic movements to and from the site.
- 9.2 The design and use of matching cladding on the new buildings to that existing, coupled with the retention of the existing dense boundary vegetation, will ensure that visual amenity in this rural area is not adversely affected to a material degree.
- 9.3 In respect of noise emissions the current external storage of finished products will be replaced by facilities inside a building which will help to restrict noise emissions experienced outside of the site. It is recommended that the new buildings are fitted with automatic opening and closing roller doors activated by sensor so that any internal noise can be contained and noise breakout minimised during normal operations. The use of the storage buildings and loading during normal industrial working hours will help minimise noise emissions from the site as experienced by local residents.
- 9.4 The new buildings will only be in operation within the original permitted normal industrial hours (0730 – 1800 hrs) and noise emissions are therefore unlikely to result in disturbance to the nearest residents when considered in relation to the existing open air storage of products.
- 9.5 The new noise attenuation enclosures abutting the Separation and Compounding building make a significant contribution to noise mitigation especially given the extended hours of use recently permitted under planning permission F/2012/17/CW and these should be retained.
- 9.6 The roof extension on the Separation and Compounding building does not result in any significant harm to local visual amenity and can therefore be retained.
- 9.7 The enlarged concrete hard standing area provides adequate room for turning and vehicle loading together with demarked areas for raw material and product storage. Site layout arrangements retain the necessary emergency access route to the enlarged pond at the rear of the site. Before new building works commence on the extension of the Granulation building, the amphibian fencing should be erected around the margins of the pond to safeguard ecology and further enhancement of ecology on the margins of the site (bird boxes etc.) should be secured by planning condition (see draft planning condition 20).
- 9.8 The provision of surface water infrastructure and maintenance can be safeguard by the imposition of two planning conditions that are included in the recommendation (see draft planning conditions 17 and 18).
- 9.9 Provided that the height of concrete block walls and waste storage do not exceed the height of the boundary tree screen, then the yard and baler would not result in significant harm to local visual amenity.

- 9.10 The highways officer has not objected to the development on highway grounds and all HCV movements will continue to take place within the original permitted hours.

## **10.0 RECOMMENDATION**

- 10.1 It is recommended that planning permission be granted for the revised planning application, subject to the following conditions:

### **CONDITIONS AND REASONS**

1. This permission comes into effect on the date of this consent.

**Reason:** *In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to set out the implementation of the consent in a given timescale taking account of the retrospective part nature of the proposals approved*

2. This permission shall only relate to the land edged red on the application plan 4960/01K dated March 2017 received by the Waste Planning Authority on 2 May 2018

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

3. The development hereby permitted shall not proceed except in accordance with the following approved plans :

- Proposed Site Plan, 4960/01K, dated March 2017 received by the Waste Planning Authority on 2 May 2018;
- Proposed [Granulation] Storage Building, 4960/04B, dated March 2017 received by the Waste Planning Authority on 2 May 2018;
- Proposed [Granulation] Canopy, 4960/04A, dated March 2017 received by the Waste Planning Authority on 2 May 2018;
- Proposed Alterations [floor plan] to existing Building 1, 4960/05, dated March 2017 received by the Waste Planning Authority on 8 March 2018
- Proposed Alterations [Elevations] to existing Building 1, 4960/05, dated March 2017 received by the Waste Planning Authority on 8 March 2018;
- Proposed shed [for finished goods], 4960/02G, dated March 2017 received by the Waste Planning Authority on 8 March 2018; and
- Proposed Shed [changes to maintenance shed], 4960/03A dated March 2017 received by the Waste Planning Authority on 8 March 2018.

**Reason:** *To define the site and development and protect the character and appearance of the locality in accordance with Policy CS33 of the*



**Hours of operation**

4. Except where stated below, the hours of use of the site outlined in red on Plan ref 4960/01K are limited to 07.00 to 20.00 hrs each day Mondays to Fridays and 08:00 to 13:00 hrs on Saturdays only other than in accordance with one or more of the following exceptions:

Processing within the confines of the 'Granulation' building shall only be carried out between the hours of 0700 to 2000 hours each day Mondays to Fridays including on bank holidays.

Processing within the confines of the 'Separation and Compounding' building is permitted to be carried out 24 hrs 7 days per week including bank holidays.

No working in the external yard and other buildings shall be undertaken on Sundays or bank holidays.

**Reason:** To protect the amenity of surrounding and local residents in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014)

**New Building Design:**

5. The materials to be used in the construction of the finished goods and storage buildings shall be finished in dark grey profile sheet cladding with grey trim pieces to match the other existing industrial buildings on the site.

**Reason :** *To ensure that the development does not adversely affect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

**Landscaping:**

6. No trees, shrubs or hedges that form the perimeter of the site shall be removed or cut down without the prior written consent of the Waste Planning Authority. The small gap that exists in the perimeter hedge on the western boundary shall be the subject of a new screen planting scheme which shall be submitted to and approved in writing by the Waste Planning Authority within 3 months of this decision and shall implemented during the first available planting season following the date of this permission. The new planting shall be maintained and any trees or shrubs that die, become diseased or are removed within 5 years of initial planting shall be replaced during the next available planting season.

**Reason:** *To ensure that the development does not adversely affect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

7. No waste materials awaiting processing or finished goods shall be stored on the external concrete hard standing area in excess of 4 metres in height above ground level.

**Reason:** *To ensure that the development does not adversely affect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

8. The external lighting and security cameras shall comply with Drawing Number 4125/PO1 Rev A dated 21/05/2008, using the design and type identified in the revised Design and Access Statement received by the Waste Planning Authority on 4<sup>th</sup> August 2008.

**Reason:** *To define the site and protect the amenity of local residents and the character and appearance of the locality in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

9. The layout of the site in respect of emergency access to the pond shall be maintained in accordance with approved Drawing no 4960/01K, dated March 2017 received by the Waste Planning Authority on 2 May 2018.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

**Contractors Arrangements:**

10. The new building construction shall be undertaken in accordance with the submitted Construction Management Plan set out in the revised Planning Statement and Flood Risk Assessment D, dated May 2017 received by the Waste Planning Authority on 2 May 2018.

**Reason :** *To protect the amenity of surrounding and local residents in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

11. **Construction of the new buildings**

The construction of the new buildings shall only be undertaken within the following hours;

07.30 to 18.00 hours Mondays to Friday

07.30 to 13.00 hours on Saturdays

There shall be no construction undertaken on Sundays and Bank Holidays

**Reason:** *To protect the amenity of surrounding and local residents in accordance with Policies CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

**Transport Arrangements:**

12. Following the completion of the finished product storage building arrangements for internal site vehicular movements and staff and visitor parking the development shall comply with the approved layout plan 4960/01K, dated March 2017 received by the Waste Planning Authority on 2 May 2018.

**Reason:** *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)..*

13. The access to the site shall comply with approved updated Drawings nos 4125/COND1B & 4125/COND02B dated September 2011. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 4.5m x 215m measured from and along respectively the edge of the carriageway.

**Reason:** *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

**Site Noise Emissions**

14. Between the hours of 0700 to 2000 noise emissions from the site, including any corrections for acoustic characteristics, shall be no more than 5db above the prevailing background noise level at the nearest residential property lying to the east of the site. Between the hours of 2000 and 0700 noise levels from the site, including any corrections for acoustic characteristics, shall not exceed 32dB LAeq, 15 minute, rated noise level of 35dB LAeq, 15 minutes at the nearest residential property lying to the east of the site.

**Reason:** *To ensure consistency with other permissions on the site and protect the amenity of surrounding and local residents in*

*accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

15. All forklift trucks shall be fitted with White Noise reversing beepers.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)*

16. Prior to the commencement of use of the new storage buildings hereby permitted, the buildings shall be fitted with fast opening/closing vehicle access doors in order to minimise noise break out from within the building.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)*

### **Surface Water Drainage**

17. Within two months of the date of this decision notice a surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed surface water drainage strategy prepared by MTC Engineering (ref: 974 – DS – Jan 2018) dated January 2018 and shall also 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 and including an allowance for urban creep, together with an assessment of system performance;
- 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) Site Investigation and test results to confirm infiltration rates;
- f) 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 occupants;

- g) Full details of the maintenance/adoption of the surface water drainage system; and
- h) 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.

**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 LP16 of the Fenland Local Plan (May 2014) Cambridgeshire and Peterborough*

18. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Waste Planning Authority prior to the first occupation of either of the new storage buildings hereby permitted as shown on drawing number 4960/01K dated March 2017 received by the Waste Planning Authority on 2 May 2018. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be implemented as soon as it is approved in writing by the Waste Planning Authority and carried out in full thereafter.

**Reason :** *To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and in accordance with Policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014) Cambridgeshire and Peterborough.*

### **Noise Monitoring and Management Scheme**

19. A noise monitoring scheme shall be submitted to the Waste Planning Authority for its approval by 17<sup>th</sup> August 2018. The submitted scheme should constitute a periodic programme of sound monitoring to be carried out by a competent person to demonstrate compliance with the provisions of Condition 14 of this decision notice and designed to encompass any seasonal variation to the local environment and nearby noise sources, daytime and night time monitoring and any seasonal variations in workloads that the business operation experiences. The frequency of monitoring should be sufficient to demonstrate compliance with the day time and night time noise emission levels from the site. The scheme shall provide for a record to be kept on site of the operational hours of use of the Granulation building together with a register of any noise complaints received together with a record of all operational and mitigation measures taken to prevent an breach of the noise condition. The scheme shall be approved in writing by the Waste Planning Authority and implemented in accordance with the approved details.

The results of the noise monitoring and mitigation actions taken shall be provided to the Waste Planning Authority on a periodic basis in accordance with the approved scheme.

**Reason:** *To protect the amenity of surrounding and local residents in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

### **Ecology**

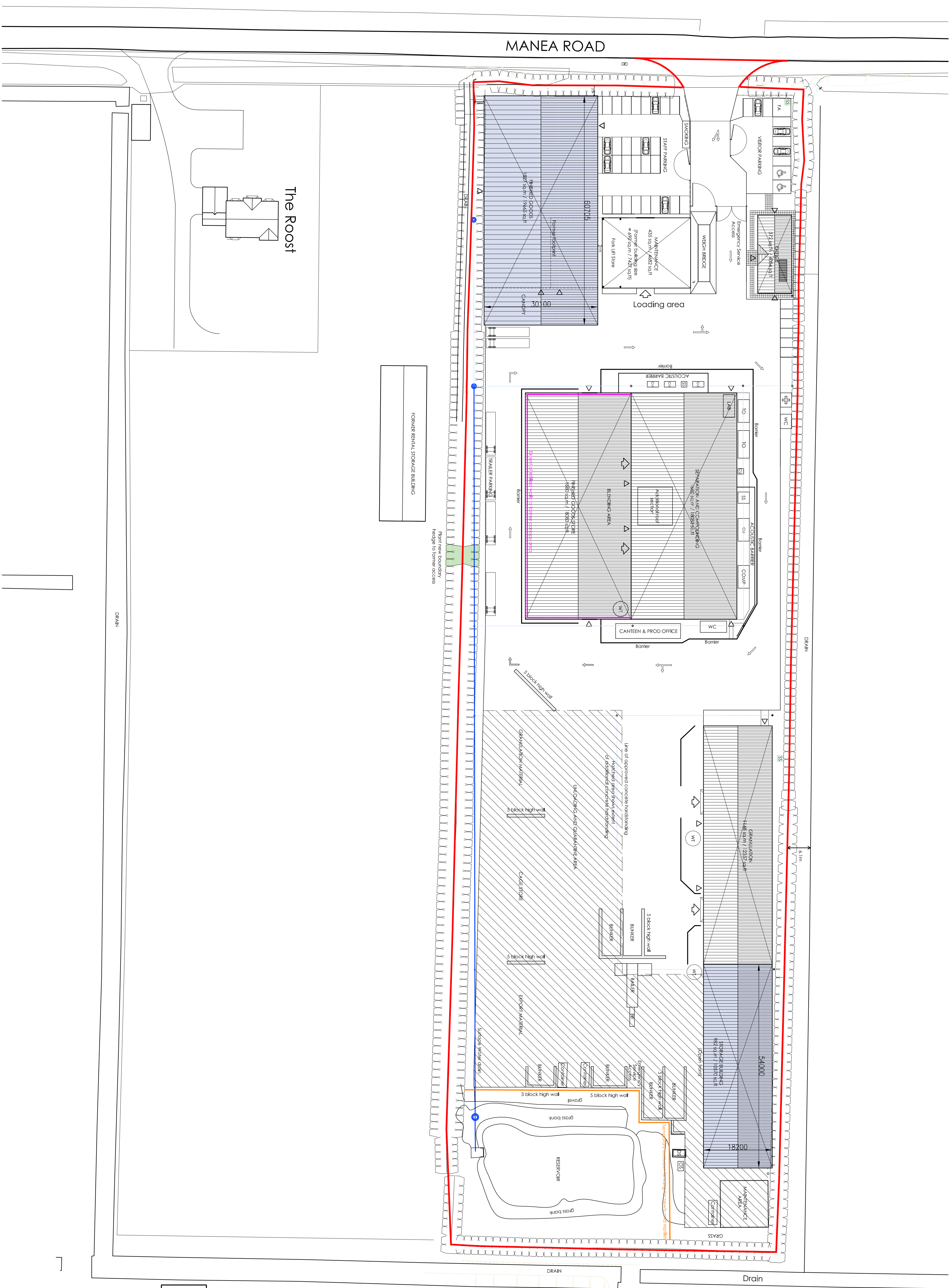
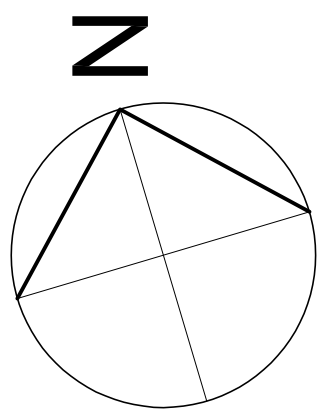
20. Prior to the commencement of construction of either of the new buildings, shown on drawing number 4960/01K dated March 2017 received by the Waste Planning Authority on 2 May 2018, a scheme for the installation of temporary amphibian-proof fencing around the perimeter of the pond shall be submitted to and approved in writing by the Waste Planning Authority. The submitted scheme shall include full details of the fencing, construction and timing of installation and removal. The approved scheme shall be implemented prior to the commencement of construction and shall be retained for the full duration of the works.

**Reason:** *Taking an precautionary approach to safeguard biodiversity in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

21. Within three months of this decision notice a scheme for biodiversity enhancement at the site shall be submitted to and approved in writing by the Waste Planning Authority. The submitted scheme should encompass a timetable for the installation of a range of bird nesting boxes and bat roosting features. The approved scheme shall be implemented in accordance with the approved timetable.

**Reason:** *To achieve a net gain for biodiversity in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*




Source Documents	Location
Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 Cambridgeshire and Peterborough Site Specific Proposals Development Plan Document 2012 Fenland Local Plan Noise Policy Statement for England    Defra 2010	



# SITE PLAN 1:500

<div>14th</div> <div><i>Deiter Humphrey Associates</i></div>	
ARCHITECTURAL DESIGN AND BUILDING	
PROJECT	
Proposed Shed & Canopy	
Plasgran Ltd.	
Mannea Road	
Wimbleington	
Nr. March	
PE15 0PE	
DRAWING TITLE	
PROPOSED SITE PLAN	
CLIENT	
Plasgran Ltd.	

KEY:

-  = First Aid Office
- OS = Oil Storage
- SW = Skipped Waste
-  = Bunker Walls
- TO = Transport Office
- SS = Substation
- CU = Chiller Unit
- COMP = Compressor
- WC = Toilets
- FA = Fire Assembly point
- DS = Diesel Store
- CW = Compacted waste
- WT = Water Tank
- = Surface water run-off
-  = Surface water drains

  
Architectural

*Robert Humphrey Associates*  
ARCHITECTURAL DESIGN AND BUILDING

TELEPHONE 01945 466 966  
FAX 01945 466 433  
E-MAIL: [info@peet Humphrey.co.uk](mailto:info@peet Humphrey.co.uk)

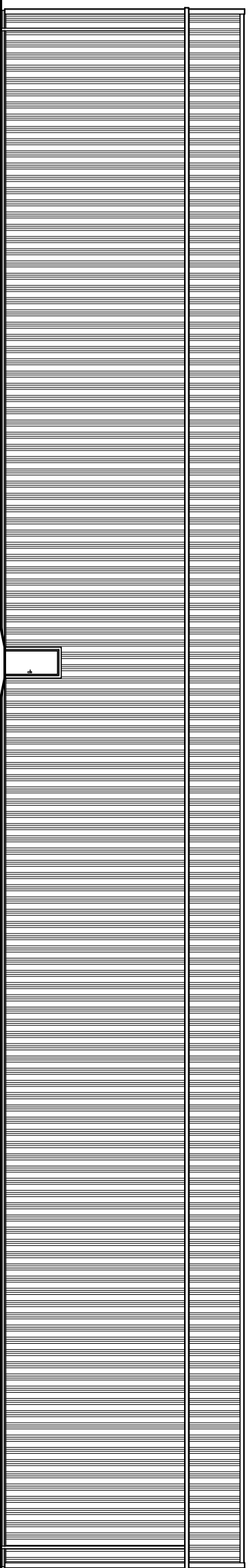
30 OLD MARKET WISBECH CAMBS PE33 1NB

  
Chartered Institute of  
Architectural Technologists

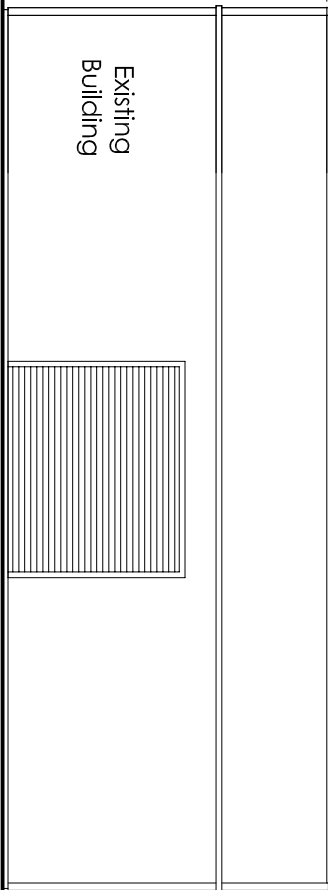




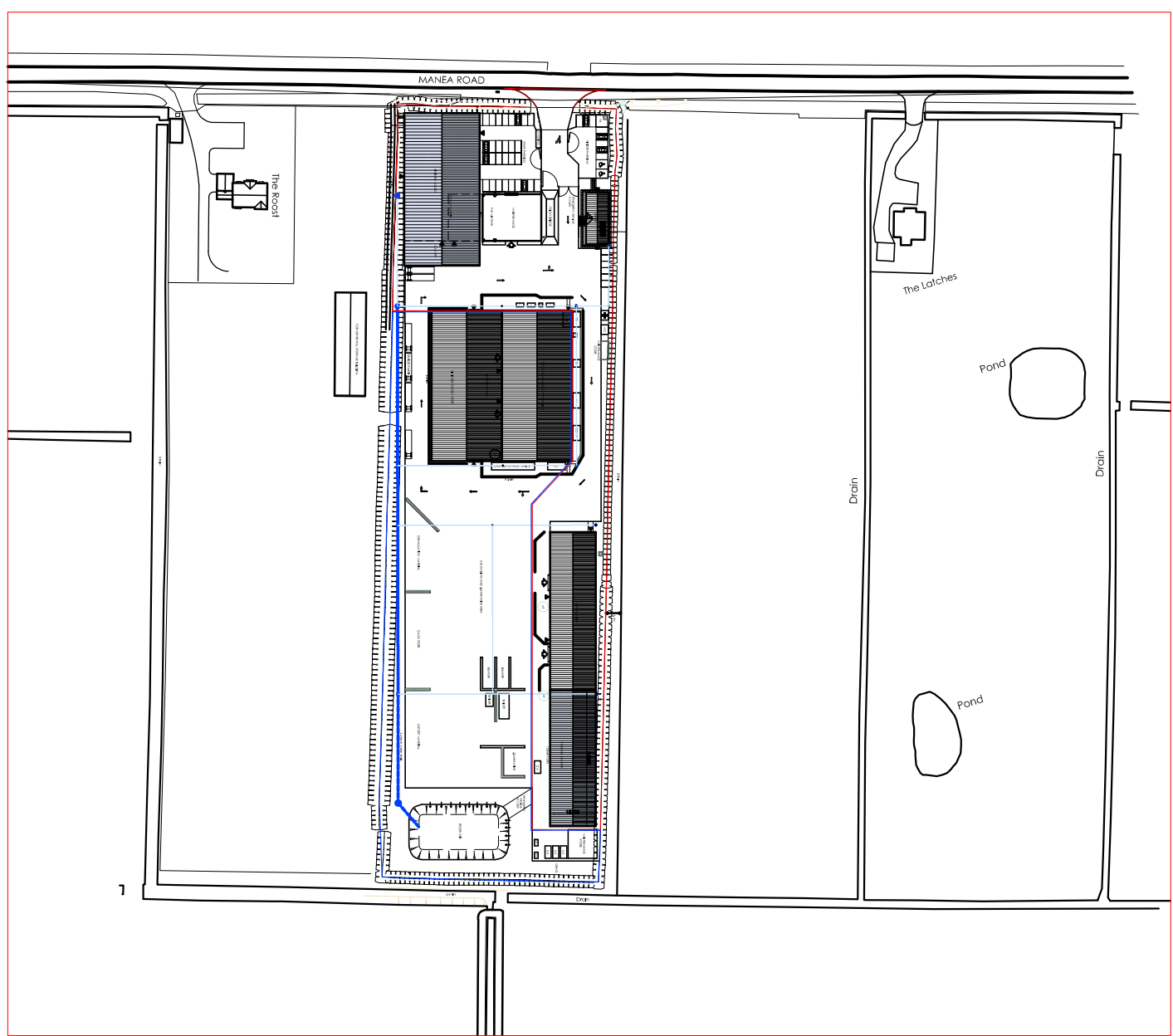




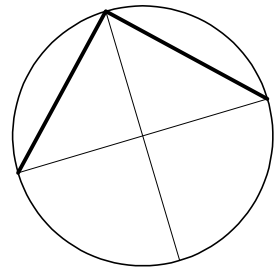
SIDE ELEVATION 1:200



REAR ELEVATION 1:200



LOCATION PLAN 1:2500





**Summary of Decisions Made Under Delegated Powers**

*To:* **Planning Committee**

*Date:* **7<sup>th</sup> June 2018**

*From:* **Head of Growth and Economy**

*Electoral division(s):* **All**

*Purpose:* **To consider the above**

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

<b><i>Officer contact:</i></b>	
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 One application has been granted planning permission under delegated powers during the period between 01/05/2018 and 28/05/18 as set out below:

1. **E/3007/17/CC** – A change of use of the building from Class D2 (leisure) to Class D1 (non-residential institutions) to provide a public record office, archive facility and registration services, (births, deaths and marriages), ceremonies and the construction of a sprinkler tank, extension to form a sprinkler pump plant room, modification to the existing car park, new entrance ramps to the building, formation of a ramp to the adjoining car park, provision of new cycle parking spaces and associated landscaping.

Strikes Bowl, The Dock, ELY, CB7 4GS

Decision granted 01/05/2018

For further information please contact Kirsty Carmichael on 01223 703216

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