

**PLANNING COMMITTEE: MINUTES**

Date: Thursday 2<sup>nd</sup> November 2017

Time: 10.00am – 11:43am

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.

**19. APOLOGIES AND DECLARATIONS OF INTEREST**

No apologies for absence were received

There were no declarations of interest.

**20. MINUTES – 5<sup>TH</sup> OCTOBER 2017**

The minutes of the Planning Committee meeting held on 5<sup>th</sup> October 2017 were agreed as a correct record and signed by the Chairman.

The Chairman requested that if a Member intended to propose a motion, the Member would alert the Chairman to that fact in order to ensure that all Members had had opportunity to speak on the application before the motion was formally moved.

**21. SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITIONS 2 & 5 OF PLANNING PERMISSION H/05021/11/CW (DEMOLITION OF OLD COMPOSTING TUNNELS AND ANCILLARY STRUCTURES; EXTENSION TO WASTE RECEPTION BUILDING; NEW BUILDING TO HOUSE NEW COMPOSTING TUNNELS, BIOFILTERS & MANOEUVRING AREA; COVERED LINK TO CONNECT BUILDINGS; RELOCATION OF WEIGHBRIDGE & OFFICE; ALTERATION OF ACCESS TO B1086) TO ALLOW ALTERNATIVE ACCESS ARRANGEMENTS**

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

**LPA REF: H/5007/17/CW**

**FOR: ENVAR COMPOSTING LTD**

The Committee received multiple planning applications that sought to develop and expand the Envar Composting Ltd site at Woodhurst, Huntingdon by broadening the types of waste that would be handled; increasing the annual throughput; extending the hours of operation and improving access arrangements to the site. In order to avoid repetition and effectively facilitate the meeting the Committee received an officer presentation that covered all four planning applications. Each application would then be debated and determined individually.

The presenting officer drew attention to the history of the site and highlighted the location of the B1040 and B1086 in relation to the site and nearby towns of St Ives and Somersham. The site was located in the south-west corner of the parish of Somersham and Members noted that the parishes of Bluntisham, Woodhurst and Pidley were also

nearby. Attention was drawn to the locations of the Raptor Foundation, mushroom farm and Traveller site which were nearby, before highlighting nearby residential properties.

Members were informed that the purpose of the site was for waste management and composting and the site allocation in the adopted Cambridgeshire and Peterborough Minerals and Waste Plan was shown to Members together with aerial photographs of the site. Concerns had been raised during the planning application regarding traffic at the site and the effect of the proposed increase in the annual throughput of waste and traffic movements on nearby roads. There were currently 7 entrances to the site, which were pointed out to Members, and planning permission granted in 2012 had approved changes to gate 3 to make it the principal point of access for waste delivery and compost collection vehicles. The alternative arrangements were not made and the new owners of the site did not want to carry them out because it would involve demolishing a workshop and other useful buildings. Members were shown how the current deliveries from St Ives used the cross roads a number of times and photographs demonstrating gates 1, 3 and 4 were shown. The proposal for which planning permission was being sought would make gate 1 the access for deliveries to the site and gate 3 for collecting the finished product.

Members noted that new weighbridges and an office would be installed near gate 1; that a biomass boiler had already been installed; and the proposed change of use of buildings at the site to waste transfer and food waste transfer. The location of a proposed extension to the perimeter bund and internal access road was highlighted along with the proposed extension to the composting area.

The fourth planning application was to extend the operating hours of the site.

The presenting officer highlighted that the proposed planning conditions for all four planning applications sought to provide consistency across the site should planning permission be granted.

During debate:

- Members clarified the use of the buildings at the site and the boundary of the proposed extension to the composting area was demonstrated using the aerial photograph of the site.
- A Member questioned whether monitoring of the traffic movements at the nearby cross-roads could be undertaken in order to be able to assess whether improvements or changes were required. A Member drew attention to the traffic speed camera that was located a short distance from the cross-roads therefore an element of monitoring was in place and the proposal before the Committee would reduce the number of times each waste vehicle would use the crossroads junction so improve the situation greatly.
- It was noted by Members that national planning policy dictated that the role of another public body such as the Environment Agency should not be duplicated through the planning process and that without the necessary permits in place the development could not proceed.

The Legal Officer relayed to the Committee the comments of the Local Member for Somersham and Earith, Councillor Steve Criswell. Councillor Criswell accepted the proposed developments would vastly improve the way the site operated and the retention of all internal vehicular movements within the site, plus the extended operating hours would largely mitigate the increase in Heavy Commercial Vehicles (HCVs) visiting the site.

Having attended the recent site liaison meeting at which the site operators expressed a willingness to consider funding any additional signage that may be appropriate to improve safety in the vicinity, Councillor Criswell therefore confirmed that he had no objections to the applications.

Members confirmed that the residents of the nearby Travellers site had been included within the consultation process, and that four site notices had been put up at the site gates, but no representations had been received.

Speaking in support of the application on behalf of the applicant, Mr Charlie Troudsell drew attention to the current means of vehicles moving around the site which was inefficient and urgently required addressing which the applications sought to do.

Mr Troudsell drew attention to surface water drainage at the site, emphasising the highly absorbent properties of compost that would soak up much of the water at the site; in addition to confirming that the company collected and recirculated the water on site, so surface water drainage was not seen as a problem. A variation to environmental permits had been sought through the Environment Agency and a comprehensive odour management plan produced, Members were informed. Mr Troudsell acknowledged that there had been historical issues regarding odour at the site however, since the new operator took over the site there had been no complaints received.

In response to questions Mr Troudsell confirmed that a liaison forum took place approximately 2-3 times a year that the Local Member had attended. There was also a telephone number that could be contacted by the public to raise issues. Mr Troudsell also confirmed that residents at the nearby Travellers site were invited to attend the liaison meetings and appreciated being invited.

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 to grant planning permission subject to the conditions attached at Appendix A to these minutes.

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

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

**LPA REF: H/5005/17/CW**

**FOR: ENVAR COMPOSTING LTD**

The presenting officer re-iterated the proposals for clarification and in response to a question by a Member, explained the extension area and operations at the site.

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.

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

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

**LPA REF: H/5006/17/CW**

**FOR: ENVAR COMPOSTING LTD**

The presenting officer re-iterated the proposals for clarification.

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

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

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

**LPA REF: H/5004/17/CW**

**FOR: ENVAR COMPOSTING LTD**

Once the presenting officer had re-iterated the proposals for clarification, Members noted that the planning application would enable Envar Composting Ltd. to operate a 2 shift system at the site and confirmed that following a trial of evening operating hours that was undertaken in the autumn of 2016, the Environmental Health Officer was satisfied with the change providing that the shredding of material did not take place outside of conventional hours and white noise reversing alarms be used; both of which were secured by planning condition. There had also been no complaints made regarding hours of operation at the site.

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

Following the conclusion of the item a short adjournment was called for by the Chairman at 10:37am. The meeting reconvened at 10:45am.

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

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

**LPA REF: H/5010/17/CC**

**FOR: CAMBRIDGESHIRE COUNTY COUNCIL**

The Committee received a planning application relating to Wyton on the Hill Primary School that sought the demolition of the existing primary school and caretakers dwelling and the erection of a new two-storey primary school and single storey pre-school together with access, parking, landscaping and associated infrastructure.

The presenting officer drew attention to the amendment sheet that had been circulated to Members, and the presence of a transport assessment officer should there be any transport related queries.

As part of the presentation, Members were shown the location of the school, accessed from the B1090 and which formed part of the former RAF Wyton air force base. The existing site plan was used by the presenting officer to demonstrate the location of the existing school that would be demolished, and the area proposed for the new school building.

A map of the area was shown to the Committee that highlighted the locations of representations received regarding the application, together with photographs of the existing buildings and community play area that would be incorporated within the application. Views of the site from Somerset Road and the junction with Churchill Road and the existing Caretakers dwelling that would be demolished were shown to Members.

In concluding the presentation Members were shown the proposed site layout with the main buildings and car park area highlighted, together with elevational drawings that illustrated the proposed building materials and cladding to be used. Attention was drawn to the two-storey element of the proposals and the full height school hall, alongside the pre-school element that was single-storey. The orientation of the new school building to objectors in Somerset Road was also demonstrated, and reference was made to the staircase and layout of the classrooms in context to the concerns raised by residents in Somerset Road.

In response to Member questions officers:

- Explained that contextual drawings that would illustrate how an application would relate to the surroundings were not a requirement of the planning process, as officers have assessed the proposals from the elevational drawings in the context of existing and proposed landscaping on the site. However, officers would encourage applicants to provide them for future applications, so that they can be used in officer presentations to Planning Committee.

Speaking in support of the application Mrs Lisa Skinner speaking on behalf of the applicant explained that the existing school was of poor quality and required replacement. Designs for the school had developed throughout the process, and materials had been carefully selected. Mrs Skinner noted the objections that had been received regarding the application but highlighted that the right to a view was not a material planning consideration. No classroom windows would overlook the neighbouring houses and there was no significant impact regarding over-shadowing or loss of privacy, noting the proposed building was 29 metres away. The Environmental Health Officer had confirmed there was no objection on noise grounds accounting for the increase in pupil numbers. 28 car parking spaces would be provided together with 131 scooter and cycle parking spaces. Mrs Skinner confirmed that no construction traffic would be permitted to travel along Somerset Road and hours of construction would be limited by planning condition. Mrs Skinner acknowledged that trees would be lost but they were of low quality and would be replaced one for one with heavy standards and perimeter hedging that would enhance biodiversity.

In response to Member questions Mrs Skinner:

- Confirmed that photovoltaic cells would be installed on the buildings and highlighted to Members the proposed location, noting that the scheme had been designed to achieve a BREEAM 'Very Good' rating with a particular focus on energy and water.
- Clarified the location of the trees that would be removed from the site and the proposed locations of the replacement trees, noting there needed to be a balance taking account of where the building and sports areas needed to go. Mrs Skinner drew attention to the proposed planting along Somerset Road that would achieve an avenue effect and that there would be more trees situated along Somerset Road than currently; providing visual screening for the residents.
- Explained that the cladding that was proposed to be used in the construction of the school had been researched in detail and confirmed that the internal and external surfaces met building regulations standards and were fire resistant. The building would also be fitted with a sprinkler system and had 2 stair cases.
- Explained that it was anticipated that an open play area would be provided at the school entrance. Although it would not be a like for like replacement for the current facility the area overall had good provision of communal play equipment.

Speaking in objection to the application Mrs Hazel Aaron informed the Committee that the design and colours of the proposed school buildings were not in keeping with the local area and would be highly obtrusive and the application was therefore contrary to planning policy. The second school entrance was contrary to the principle of schools being secure by design with a single point of access. Increased numbers of school children would result in increased volumes of traffic which would cause access issues for emergency vehicles. Mrs Aaron drew attention to the opinion of a Fire Risk Assessor that stated

children would be at risk due to the traffic and parked cars. Somerset Road should also not be used by construction traffic as residents had to pay for the upkeep of the road through ground rents.

In response to a Member question, Mrs Aaron confirmed that she wanted a condition to secure that no construction traffic would travel along Somerset Road and for the removal of the second entrance to the school from Somerset Road that was contrary to the secure by design policy.

Speaking in objection to the application Mr David Lowe representing 1 Somerset Road informed Members that there had been no interaction with the residents of Somerset Road and the emphasis had been on Cambridge Square, even though these residents moved regularly, unlike the occupants of Somerset Road. The living room areas of houses located on Cambridge Square were at the rear of the properties as opposed to properties along Somerset Road which had living room areas located at the front of the properties. This would mean that the impact from noise at the school would be greater for residents of Somerset Road. Noise measurements were taken a considerable distance from the source of noise and there would be little or no screening to minimise the impact of noise. Reference was also made to the elevational sheet being dated 2014. The proposed shared community use of the school building would potentially result in rowdy drunken behaviour late at night. Mr Lowe also drew attention to the security lighting at the school which would be level with his bedroom and would cause disturbance.

Mr Lowe also raised concerns about the proposed tree roots undermining foundations, including those of the new school, and noted that the drainage strategy only considered Cambridge Square. Furthermore, the playground to be lost as a result of the proposals was the only one on the estate for under 5's and this facility would be lost for the duration of the build.

In response to Member questions Mr Lowe:

- Explained that the proposed replacement communal play area would be less than half the size of the current one and the facility will be lost for at least 18 months while construction takes place.
- Explained that RAF personnel lived on Cambridge Square that were more transient, whilst Somerset Road was privately owned with many residents having lived there for over 10 years.

The Chairman relayed the comments of the Local Member for St Ives North and Wyton, Councillor Ryan Fuller who fully supported the application to the Committee. Councillor Fuller noted the few objections that had been received and that officers had adequately addressed the matters raised. The development would meet a growing need for primary school places in Wyton on the Hill and the application was supported by planning guidance and policy. Councillor Fuller therefore urged the Committee to approve the application in line with the officer recommendation.

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

Following the conclusion of the item Members noted that the applicant was working with the Ministry of Defence regarding a condition survey of the access road and the

restoration work that may be required following construction of the school. However, this was outside of the planning application.

## **26. AMENDMENT TO THE SCHEME OF DELEGATION**

Following a request by Members the Committee was presented with an amended Scheme of Delegations that related to items that were automatically brought before the Planning Committee in order to reduce the time the Committee spends determining applications that received only one neighbour objection or limited objections that were either non-material or could be mitigated with appropriate planning conditions. Officers confirmed that whilst writing this report they had taken the opportunity to look at wider processes undertaken by delegated powers that would also benefit from being updated, a summary of which was drawn to Members attention.

In welcoming the report Members:

- Drew attention to the number of householders required in order for an application to be presented to the Committee and asked that the requirement for a specific number be removed.
- Requested that references to Chairman in the revised Scheme be amended to reflect the Council's policy regarding gender neutrality.
- Requested that paragraph 3.3 of the report be amended in order that any Member with good reason established through the Chair could request that an application be called in.

In response to the amendments requested by Members, officers confirmed that they would be incorporated within the final document.

It was resolved to approve the Scheme of Delegation as amended.

## **27. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS**

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

Chairman

## Implementation

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

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

## General provisions

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

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

## Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the application form, supporting statement and design and access statement submitted with planning application no. H/05021/11/CW, as amended by the conditions stated on this decision notice and the following:
  - Drawing no. GPP/EN/SI/11/07 Rev 2 Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Ground Plan & Elevations dated 07 December 2011
  - Drawing no. A1/401B Proposed Drainage Layout dated 02.07.12
  - Drawing no. Project IA001617 Sketch 002 Discharge of Condition 3 (undated – received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012
  - Hedge Planting Specifications Envar – St Ives (Rev A received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012)
  - Drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017
  - Drawing no. SK05 Rev A Swept Path Analysis Using a 1.6m Artic dated 24.02.2017
  - Drawing no. SK06 Rev A Accesses & Visibility Splays Phase Two dated 24.02.2017
  - Drawing no. SK11 Rev A Staff Parking and Manoeuvring Plan dated 09/10/2017
  - Drawing no. SK12 Access Points dated 11.10.2017

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

## Waste throughput

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

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

### **Waste Catchment Area**

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

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

### **Hours of working**

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

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

### **Reversing Vehicles**

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

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

### **Silencing of Plant and Machinery**

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and

machinery shall be maintained in accordance with the manufacturer's specification at all times.

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

### **Stockpile Heights**

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

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

### **Control of Pollution**

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

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

### **Prevention of Mud and Debris on Highway**

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

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

### **Use of Access Points**

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

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

## **Commencement**

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

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

## **General provisions**

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

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

## **Compliance with Submitted Details**

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

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

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

## **Waste throughput**

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

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

## **Waste Catchment Area**

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst,

Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton.

The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

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

### **Hours of working**

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

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

### **Reversing Vehicles**

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

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

### **Silencing of Plant and Machinery**

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

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

## **Stockpile Heights**

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

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

## **Waste Transfer**

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

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

## **Prevention of Mud and Debris on Highway**

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

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

## **Perimeter bund**

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

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

## **Replacement planting**

13. If within a period of five years from the date of planting any tree or shrub fails, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the

same place, unless the waste planning authority gives its written consent to any variation.

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

### **Lighting**

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

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

### **Protection of Amphibians**

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

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

### **Wildlife Mitigation**

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

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

### **Sustainable Use of Site Soils**

17. No soil shall be removed from the site.

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

### **Foul and Surface Water Disposal**

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

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

## Surface Water Drainage

19. No waste transfer shall commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the waste planning authority. The scheme shall include:
- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
  - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements
  - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
  - d) Full details of the proposed attenuation and flow control measures
  - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to users of the site
  - f) Full details of the maintenance of the surface water drainage system
  - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

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

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

## INFORMATIVES

### Protection of nesting birds

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

### Lighting columns

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

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

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

### **General provisions**

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

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

### **Compliance with Submitted Details**

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

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

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

### **Waste throughput**

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

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

### **Waste Catchment Area**

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

area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

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

### **Hours of working**

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

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

### **Reversing Vehicles**

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

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

### **Silencing of Plant and Machinery**

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

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

### **Stockpile Heights**

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

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

### **Control of Pollution**

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

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

### **Prevention of Mud and Debris on Highway**

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

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

### **Site Access**

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

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

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

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

### **Perimeter bund**

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

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

### **Lighting**

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

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

### **Protection of Amphibians**

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

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

### **Wildlife Mitigation**

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

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

### **Sustainable Use of Site Soils**

18. No soil shall be removed from the site.

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

### **Surface Water Drainage**

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

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

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

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

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

## **Foul and Surface Water Disposal**

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

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

## **INFORMATIVES**

### **Protection of Nesting Birds**

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

**Lighting Columns**

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

## **Implementation**

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

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

## **General provisions**

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

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

## **Compliance with Submitted Details**

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

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

## **Waste throughput**

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

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

## **Waste Catchment Area**

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

counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton.

The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

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

### **Hours of working**

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

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

### **Reversing Vehicles**

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

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

### **Silencing of Plant and Machinery**

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

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

### **Stockpile Heights**

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

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

### **Control of pollution**

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

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

### **Prevention of Mud and Debris on Highway**

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

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

### **\*\*Use of access points**

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

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

1. Commencement of Development

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

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

2. Occupation of the Development

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

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

3. In accordance with the approved plans

The development hereby permitted shall be carried out in accordance with the application form dated 17/05/2017 and the following information (received 17/05/20017 unless otherwise specified) and plans, except as otherwise required by any of the conditions set out in this permission:

- 1533-PL-501: Location Plan dated 20/02/2017
- 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017
- 1533-PL-010: Proposed Ground Floor Plan dated 02/13/17
- 1533-T-011 Revision A: Proposed First Floor Plan dated 09/05/17
- 1533-PL-012 Revision 1: Proposed Roof Plan dated 04/08/2017
- 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 02/08/2017
- 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 02/08/2017
- 1533-PL-212 Revision 1: 3D visuals dated 04/08/2017
- A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17
- A2930 Drawing Number 2 Rev T01: Proposed External Finished Levels dated 21.06.2017
- A2930 Drawing Number 02 Rev T00: Existing Trees and Hardstanding Removal dated 05.06.2017
- A2930 Drawing Number 03 Rev T00: Existing and Proposed Levels dated 12.06.2017
- A2930 Drawing Number 11 Rev T00: Tree Pit Details dated 05/06/2017
- DRG No: 1642/S.03 Revision P01 External Site Plan Lighting Plots dated 03 July 2017
- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017

- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017
- Planning Statement – Bidwells dated 15/05/2017
- School Travel Plan by MTC Engineering 1882 dated Sept 2017
- Environmental Noise Survey Report – HRS Services Ltd dated 17/03/2017
- Landscape Specification – Carter Builder and Encon Associates Limited dated June 2017
- Tree constraints & removal Existing plan v5 dated 08/05/2017
- Tree protection Construction phase v3 dated 08/05/2017
- Tree protection Demolition phase v3 dated 08/05/2017
- Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016
- BREEAM UK New Construction 2014 Assessment Report (pre-assessment) dated 08/02/17
- Detailed Unexploded Ordnance (UXO) Risk Assessment – 1<sup>st</sup> Line Defence UXO Solutions (6<sup>th</sup> February 2016)
- Design and Access Statement (Part 1 and Part 2) – Saunders Boston Architects dated May 2017.
- Flood Risk Assessment – MTC Engineering dated February 2017
- Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017.
- Ecological Impact Assessment Greenwillows Associates Ltd) dated February 2017
- Site Investigation Report – Harrison Geotechnical Engineering (March 2007)
- Transport Assessment - MTC Engineering dated May 2017
- Waste Management Policy – R G Carter Construction Limited dated August 2016
- Site Proposals and Traffic Management Plan – Carter Builder dated 27/07/2017
- ~~- 10-7114\_ZZ-DR-D2000 Rev CD01: Proposed Drainage Layout (dated 29/08/2017)~~
- ~~- 10-7114\_ZZ-DR-D2100 Rev CD01: Drainage Layout Sheet 1 of 2 (dated 29/08/2017)~~
- ~~- 10-7114\_ZZ-DR-D2101 Rev CD01: Drainage Layout Sheet 2 of 2 (dated 29/08/2017)~~

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

#### 4. Materials

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

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

5. External Surfacing Materials

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

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

6. Landscaping Scheme

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

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

7. Landscaping Maintenance Period

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

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

8. Tree Protection Measures

The hereby approved development shall be carried out in full accordance with the tree protection measures, recommendations and details as set out within the Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016; Tree constraints & removal Existing plan v5 dated 08/05/2017; Tree protection Construction phase v3 dated 08/05/2017; and Tree protection Demolition phase v3 dated 08/05/2017. The protective fencing within these plans shall be implemented prior to the commencement of development.

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

9. Transport Assessment

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

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

10. Implementation of Drainage

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

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

11. Traffic Management Plan

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

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

12. Construction and Demolition Hours

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

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

13. Delivery Hour Restrictions

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

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

14. Unexploded Ordinance

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

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

15. Car Parking and Cycle/Scooter Shelters

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

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

16. BREEAM

Within 6 months of the commencement of development:

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

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

17. BREEAM Post Construction Review

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

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

~~18. Bat Checks prior to Garage Demolition~~

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

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

19. Lighting Scheme

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

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

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

Informatives

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

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

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