

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: **7th 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**

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1.0 INTRODUCTION/BACKGROUND

- 1.1 Planning permission LPA reference F/02005/08/CW was granted on 8th 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 17th 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 4th 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 17th 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	