

PLANNING COMMITTEE: MINUTES

Date: Thursday 7th June 2018

Time: 10.00am – 10:37am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, K Cuffley (substituting for Cllr Connor), J Gowing (substituting for Cllr Gardener), L Harford, B Hunt, S Kindersley, and J Whitehead.

Officers: David Atkinson – Development Management Officer (Strategic and Specialist Applications), Hannah Edwards – LGSS Law, Emma Fitch – Business Manager County Planning Minerals and Waste, Daniel Snowdon – Democratic Services Officer.

41. APPOINTMENT OF CHAIRMAN/CHAIRWOMAN FOR THE MEETING

Due to apologies received from the Chairman and Vice-Chairman it was therefore necessary to elect a Chairman/woman for the meeting. It was proposed by Councillor Hunt and seconded by Councillor Cuffley with the unanimous agreement of the Committee that Councillor Harford be elected Chairwoman for the duration of the meeting.

42. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Connor, Gardener and Hudson

There were no declarations of interest.

43. MINUTES – 17TH MAY 2018

The minutes of the Planning Committee meeting held on 17th May 2018 were agreed as a correct record and signed by the Chairwoman subject to the addition of thanks to be passed to the officer involved in the Gamlingay school application from the Local Member.

44. 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

The Committee considered a planning application submitted by Plasgran Ltd. regarding their operation located at Manea Road, Wimblington. The operation received waste plastics and recycled them through a granulation process, turning them into pellets. The presenting officer showed the site plan and drew attention to the access to the site.

Members were informed that the application was part retrospective and part new development. The new development related to the erection of a new building to cover the waste product prior to processing and the second proposal was an extension to the granulation building in which to store the product once granulated.

Elevations of the proposed buildings were shown to Members, highlighting access doors and the proposed reduction in the size of the maintenance building to accommodate land for the proposed new building. Photographs were also shown to demonstrate the products currently being stored in the open air and where this related to the proposed new building footprint. It was also noted that internal modifications to the staff car parking would also be undertaken.

Retrospective elements of application related to noise attenuation measures undertaken by the applicant to deal with noise produced by fans and compressors at the site. The proposal maintained the presence of the noise attenuation measures. Some years ago the roof of the separation building was raised to accommodate machinery. The increase in height was small and there was no visual impact arising from it. The canopy store had been extended and enclosed which also reduced the level of noise emissions to the closest neighbours. Concrete blocks were used to delineate storage areas for materials which were stacked not higher than the surrounding vegetation. As part of the application it was recommended that the blocks should be limited in height so as not to be higher than the surrounding vegetation. Members were also informed that an electrically powered bailing machine had been installed, was relatively quiet and use would be limited as per the yard areas planning permission. The surface water storage pond had been increased in size since the original construction in order that adequate surface water drainage was ensured and provided a source of water in case of fire.

The location of the site in relation to the nearby village of Wimblington and nearby private residences that had submitted representations on the application regarding noise at the site were highlighted to Members.

Attention was drawn to the consultations set out in section 6 of the report. No objections had been received from Fenland District Council, the Environmental Protection Officer, Wimblington Parish Council and the Environment Agency, and the Highway Authority were supportive of the application as it would reduce the number of vehicular movements to transport material to storage sites. Highway improvements mentioned in the report were clarified by the officer to state that a large right hand turn lane had been finished recently, but to date there were no traffic lights. Nonetheless, improvements had been made as a result of other development in the area and the Highway Authority were content with the proposals.

The use of the land for recycling had been permitted for a number of years and planning policy supported plants of that nature. Concerns regarding noise at the site had been managed through a previous planning application and those conditions were replicated in this application.

The presenting officer concluded by drawing to the attention of Members an amendment to the first paragraph of condition 17 of the application, to insert reference to 'including a timetable for delivery' after the text 'surface water drainage scheme for the site,' and deletion of the last four words in the paragraph i.e. 'before development is completed'.

In response to Member Questions officers:

- Clarified the hours of operation and that only the compounding and separation of material would take place over night within the building.
- Explained that the drainage condition was framed in such a way that allowed flexibility in case only one building was constructed. It was also noted that the pond had already been resized to take account of additional run off from the concrete pads.
- Explained the accurate robust approach to the monitoring of noise emissions from the site and confirmed that the recently installed bailing machine was relatively quiet and its operation was sporadic and ended at 8pm. Control over this was sought through the requirement of a noise management plan.

The Chairwoman acknowledged the concern of Members regarding retrospective planning applications, however Members were reminded that planning guidance did not allow for retrospective and new applications to be differentiated. There was a need for greater understanding of the reasons for business to move ahead with developments without planning permission.

Speaking in support of the application on behalf of the applicant, Mr Chris Walford of Peter Humphrey Associates Ltd addressed the Committee. The two new proposed buildings were for storage purposes in order to meet the demand to provide a covered area. Covered storage was presently being rented locally and the application would reduce the number of vehicular movements to the site as material could be stored on site rather than transported to local storage. Noise from the site would also be reduced as operations that currently take place outside will be covered. Mr Walford drew attention to the retrospective elements of the application regarding noise attenuation measures and the expansion of the concreted area and surface water drainage pond that was necessary through the expansion of the business.

Attention was drawn by officers to condition 15 of the application, in response to Member concerns regarding the noise of forklift trucks reversing alarms.

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

45. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWER

It was resolved to note the decision made under delegated powers. Members noted that the determination of the application regarding the Ely Archives was made under delegated power as no objections had been received and the applicant had demonstrated adequate traffic management and car parking without objection.

Chairman

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 Cambridgeshire and Peterborough Minerals and waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014)*

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.

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 for the approval of the Waste Planning Authority within 3 months of this decision and shall be 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).*

Construction of the new buildings

11. 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, **including a timetable for delivery**, 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 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 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 a 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*

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 for the approval 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 for the approval of 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).*