

PLANNING COMMITTEE



Date: Thursday, 05 October 2017

Democratic and Members' Services

Quentin Baker

LGSS Director: Law and Governance

10:00hr

Shire Hall

Castle Hill

Cambridge

CB3 0AP

Kreis Viersen Room

Shire Hall, Castle Hill, Cambridge, CB3 0AP

AGENDA

Open to Public and Press

1 Apologies for Absence

2 Declarations of Interest

Guidance for Councillors on declaring interests is available at:

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

3 Minutes - 7th September 2017

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PLANNING APPLICATIONS

**4 F-2007-17-CW - Datashredders, Wimblington, Cambridgeshire,
PE15 0QH**

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ITEMS FOR INFORMATION

5 Enforcement Update

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The Planning Committee comprises the following members:

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

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

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

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Clerk Telephone: 01223 699177

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PLANNING COMMITTEE: MINUTES

Date: Thursday 7th September 2017

Time: 10.30am – 12:26PM

Place: Room 128, Shire Hall, Cambridge

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

7. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Hudson, Councillor Mandy Smith substituted.

Councillor Bill Hunt informed the Committee that he would need to leave the meeting following the first application but hoped to return before the end of the meeting.

There were no declarations of interest.

8. MINUTES – 12TH JUNE 2017

The minutes of the Planning Committee meeting held on 12th June 2017 were agreed as a correct record and signed by the Chairman.

9. EXTRACTION OF SAND & GRAVEL, AND CLAY FOR LANDFILL CELL ENGINEERING, AS AN EXTENSION TO AN EXISTING QUARRY; FIELD CONVEYOR; CONTINUED USE OF EXISTING PROCESSING PLANT, STOCKING AREAS, SILT LAGOONS, OFFICE & WELFARE BUILDINGS AND PRIVATE ACCESS ROAD; AND IMPORTATION OF WASTE FOR RESTORATION

AT: MEPAL QUARRY, BLOCK FEN, CB6 2AY

LPA REF: F/2001/16/CM

FOR: AGGREGATE INDUSTRIES UK LTD

The Committee received a planning application that sought permission for the extraction of sand and gravel and clay for landfill cell engineering, as an extension to an existing quarry; field conveyor; continued use of existing processing plant, stocking areas, silt lagoons, office and welfare buildings and private access road; and importation of waste for restoration.

Location and site plans were shown to Members and the significant structures and access routes to the site were highlighted and Members were reminded of the route and views they observed on the site visit. Two other mineral operators, Hanson and Tarmac also had sites in close proximity to the application site and attention was drawn to their location. It was noted that the Hanson quarry was not currently operational, and that the proposed extension covered area that was currently grade 1 and 2 farmland.

It was proposed that Mepal quarry would be extended over 62 hectares of intensively farmed agricultural land that contained 1.9m tonnes of sand and gravel which would be extracted over 6 to 9 years at a rate of between 211,000 and 317,000 tonnes per year.

Attention was drawn to nearby residential properties and their proximity to the proposed extension area. Members noted that during phases 4, 5 and 6 soil storage bunds would be created that would provide visual and acoustic screening. Backfilling of the site would also not take place concurrently during phases 6 and 7 of the development. It was noted that no objection had been received from local residents.

It was noted that the strategic allocation (Core Strategy Policy CS5) had been made taking account of the international designations and the failing nature of the Ouse Washes, where complementary habitat could be provided. The allocated areas, production areas and the restoration area types in the adopted Master Plan were illustrated. Reference was made to a trial wet grassland area, where the Independent Planning Inspector had been taken during the Examination in Public, to demonstrate that the proposed restoration was deliverable. Reference to the difference in the restoration and the potential for inert landfill opportunities in the Hanson and Tarmac quarry areas were also touched upon.

Restoration of the site would be accomplished through the importation of inert waste at a rate of 120,000 – 130,000 cubic metres per year. The restoration would allow approximately 53 hectares of the land to be returned for use as intensively farmed arable land. The remainder would form a 3.6 hectare area of open water body and 2 small water bodies with aquatic marginal vegetation surrounded by wet grassland.

Attention was drawn to the National Planning Policy Framework that stated, where proposed development conflicted with an up-to-date development plan, the application should be refused unless other material considerations indicated otherwise. Members also noted the Block Fen / Langwood Fen Master Plan which conformed to and built upon the proposals set out in the Minerals and Waste Core Strategy (MWCS) that identified the Earith / Mepal area as a strategic area for sand and gravel extraction and construction / waste management. There was a requirement within the Master Plan for the application area that it be restored to wet grassland. The application represented a departure from the development plan and in conclusion there were no significant material reasons for which to recommend approval of the application and significantly deviate from the development plan.

Wider matters, including the required upgrade highway works to Block Fen Drove through Policy CS32; the lack of historic environment information to inform the mitigation required through Policy CS36 and the NPPF; the lack of ecological assessment on the southern site required through Policy CS35; and potential impacts in relation to noise on sensitive receptors were also touched upon by the officer as part of the presentation. It was noted that the lack of information in relation to the historic environment and ecology reasons for refusal could be covered by more information, and that with the appropriate use of planning conditions the noise mitigation and upgrade works to the Block Fen Drove highway works were capable of being controlled and delivered if permission was granted. Officers noted that negotiations and discussions had been undertaken with the applicant, but on the basis that the restoration could not be changed to reflect the development plan officers recommended refusal for the reasons set out in the officer report.

In response to Member questions officers:

- Explained that the Ouse Washes were in an unfavorable condition due to the area experiencing high levels of unseasonal flooding which detrimentally affected the grassland and the success of ground nesting birds such as Snipe and Godwit.
- Advised that there was no information on the financial arrangements between the land owner and the site operator.
- Advised that there were more than adequate mineral reserves at other permitted sites in the area, noting that the mineral landbank stood at approximately 18.7 years based on the 10 year rolling average calculation set out in the NPPF which was far in excess of the minimum of 7 years required by national guidance. Furthermore in relation to inert landfill reference was made to the economic downturn meaning waste arisings had been lower than predicted within the Minerals and Waste Plan and that officers were not aware of any immediate problems, noting the potential for inert landfill in the other Block Fen Quarry areas.
- Agreed that measurements in officer reports would contain Imperial Measurements as well as Metric going forward. **ACTION**

Speaking on behalf of Natural England in objection to the application, Janet Nuttall drew attention to the significant departure the application represented from the Council's development plan vision and was not compliant with its policies. By restoring only 6 hectares of land to wetland grassland habitat, the proposal would fail to deliver the benefits for wildlife and people that were originally envisaged, including the provision of habitat to support the Ouse Washes internationally designated site and that of the wider Block Fen. The opportunities for wildlife would not be delivered through a return to intensive arable farmland. Granting planning permission would represent a major deviation from agreed policies across Block Fen and would risk setting a precedent for future mineral applications to disregard the objectives of the Master Plan. Permitting the development would risk undermining the requirement for developers and planning authorities to comply with their legal obligations through the planning process as the application was not compliant with paragraphs 7 and 12 of the National Planning Policy Framework and would compromise the delivery of the objectives of the Cambridgeshire Green Infrastructure Strategy, the Ouse Washes Habitat Creation Project and UK Biodiversity Action Plan targets. In conclusion, Janet Nuttall on behalf of Natural England requested that the application be refused unless the applicant will agree to amend the restoration plan so that it accorded with the requirements of the development plan to deliver the objectives of the Block Fen Master Plan.

Speaking in support of the application Kirsten Hannaford-Hill on behalf of Aggregate Industries and Mr Philip Sole, land owner addressed the Committee. Ms Hannaford-Hill drew attention to the benefits of the application and emphasised that it was an established site for mineral extraction that would be well screened. The current site was operated to high environmental standards and Members were assured that any archaeological remains would be mapped, sampled and potentially left in situ. Whilst acknowledging that the application represented a departure from the development plan for the area, Ms Hannaford Hill emphasised the economic benefits of the application that would secure 6 full-time jobs directly at the site and 10 further jobs indirectly through haulage. In conclusion Ms Hannaford-Hill pointed out that in both scenarios the report recognised the implications of both refusal and approval; informed Members that biodiversity at the site

would be encouraged; and hoped Members would see the benefits of the application and approve planning permission.

Mr Sole informed Members that his farm grew and supplied high quality vegetables and had recently constructed a new vegetable processing plant. Mr Sole highlighted the experience he and his family had with regard to land restoration following mineral extraction and estimated that the land could be returned to full production following a period of approximately 5 years. Mr Sole drew attention to the considerable wetgrassland area and wildlife habitat in the area, including approximately the wet grassland area provided for RSPB, concluding that the site could run alongside that habitat successfully.

In response to Member questions:

- Mr Sole confirmed that he was party to the discussions that took place regarding the Master Plan during its development and had raised concerns originally about the amount of land and type of restoration being sought. Mr Sole explained that he had asked at stakeholder meeting to be kept informed of developments but the Council had not done so and he had expected a representative to visit him but that did not happen.
- Officers clarified the application area within the context of the existing permission area, noting that the area discussed by the landowner related to the original application area and was outside the scope of this planning application. If the application area was not restored to wet grassland it would fragment the area of wet grassland that could be created.
- Mr Sole confirmed that he had no further engagement with the planning authority regarding the Master Plan for the area following initial discussions despite the farm land covering 2m tonnes of aggregates and having a commercial relationship with the companies carrying out the mineral extraction.

Speaking in objection to the application Mrs Amy Crossley representing the RSPB and Wildlife Trust welcomed the comprehensive officer report and supported the recommendation to refuse planning permission. The applicant's proposed restoration scheme to a largely arable use threatened key strategic objectives of the Master Plan for the area, in particular the creation of a 48 hectare block of lowland wet grassland, which had ramifications for the vision as a whole. The central location of the application area would fragment the block as a whole, isolate the proposed area of wet grassland that Mick George Ltd had committed to provide to the west of the application site and severely compromise the potential of habitat created to support Ouse Washes species, and so to function as enhancement habitat as the Master Plan intended. The application was the first significant application since the formal adoption of the Master Plan, therefore granting permission for the application would set a precedent that could cause the failure of the Master Plan vision. Mrs Crossley drew attention to the conservation of high quality peat soils that provided climate change mitigation and the provision of new recreational opportunities that were threatened by the application. The RSPB and the Wildlife Trust considered that the justification the applicant presented to depart from the Master Plan rested on a poorly evidenced argument that suggested the greater profitability of arable farming should be reason to depart from adopted minerals policy. The justification was a flawed interpretation of local and national planning policy. In conclusion Mrs Crossley urged Members to refuse the application and to uphold the positive minerals and waste plan.

In response to Member questions:

- It was explained that following the preliminary consultation the applicant was invited to amend the proposed restoration scheme and the application before Members for consideration was the amended version. Fragmentation of the area severely compromised the ability of species to succeed in the area.
- Confirmed that the land when restored to the requirements set out in the Master Plan would be for agricultural use (pasture for grazing), just not intensive arable use.

Local Members Councillors Dupre and Gowing were unable to attend the meeting but asked that their comments be relayed to the Committee.

Councillor Dupre supported the representations made by Mepal and Sutton Parish Councils. Should planning permission be granted, she requested that routing agreements be required to ensure that HCV traffic used the Council's advisory freight routes and did not pass through Sutton.

The Chairman confirmed that Councillor Gowing supported the officer recommendation of refusal.

During the course of discussion Members:

- Drew attention to the comments of Mepal Parish Council contained within the officer report stating that there was no reason presented for which to go against the Master Plan for the area; to do so would set a poor precedent.
- Expressed concern that the landowner had failed to participate in the process that developed the Master Plan.
- Emphasised the benefits of the Master Plan to be able to support.
- Expressed concern that it would not be possible to restore the site to as good a standard as it was presently.
- Drew attention to the Master Plan and the basis that it was written for the restoration of the area.

Councillor Bradnam, seconded by Councillor Harford proposed with the agreement of Members that the officer recommendation be put to the vote. On being put to the vote, planning permission was unanimously refused, for the reasons set out in Appendix A.

Following the conclusion of the item the Chairman adjourned the meeting for 10 minutes, during which time Councillor Hunt left the meeting and was able to return to the meeting before the start of the next agenda item.

10. ERECTION OF TWO TEMPORARY MOBILE CLASSROOMS FOR A TEMPORARY PERIOD OF FIVE YEARS UNTIL 31 AUGUST 2022 AND ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING SHED

AT: SPRING COMMON ACADEMY, AMERICAN LANE, HUNTINGDON, PE29 1TQ

LPA REF: H/5013/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

The Committee received a planning application for the erection of two temporary mobile classrooms for a temporary period of five years and associated works that included the relocation of an existing shed. Colleagues from the Transport Assessment Team were introduced, in case Members had any specific transport questions.

The location of site, American Lane and California Road were highlighted to Members together with the nearby Butts Grove car park approximately 0.3km away. Members noted that of the 2 representations received on the application, only the location of one was known.

The proposed siting of the temporary classrooms was shown together with photographs and elevation drawings that showed various views of the site. Members noted that some trees affected by the application would be re-located, along with gym equipment and a poly-tunnel using permitted development rights.

Speaking in support of the application on behalf of the applicant, Mr David Fletcher drew attention to the school's urgent need for the additional accommodation in order to meet increasing pupil demand. Mr Fletcher emphasised the work undertaken by the applicants to address the objections raised in respect of parking. An annual license from Huntingdonshire District Council had been secured that provided the Academy with six car parking spaces at the nearby Butts Grove Centre.

Local Member, Councillor Tom Sanderson addressed the Committee. Although supportive of the expansion of the school, Councillor Sanderson expressed concerns regarding car parking at the site and suggested that the school boundary fence be moved closer to the road in order to provide additional car parking at the school. Councillor Sanderson also raised concerns regarding the availability of car parking at the nearby Butts Grove Centre.

A Member clarified that Councillor Sanderson believed that it was not clear how the provision of 6 car parking spaces at the Butts Grove Centre would be accommodated.

Councillor Kindersley proposed, seconded by Councillor Harford that the officer recommendation be put to the vote. On being put to the vote it was unanimously resolved to grant planning permission subject to the conditions set out in appendix B to these minutes.

11. ERECTION OF 7-BAY MOBILE CLASSROOM BUILDING WITH ACCESS RAMP FOR A TEMPORARY PERIOD UNTIL 31ST AUGUST 2022

**AT: BASSINGBOURN COMMUNITY PRIMARY SCHOOL, BROOK ROAD,
BASSINGBOURN, SG8 5NP**

LPA REF: S/0234/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

The Committee was presented a planning application for the erection of a 7-bay mobile classroom building with an access ramp for a temporary period until 31st August 2022 at Bassingbourn Community Primary School, Bassingbourn.

Members noted the submission of a late representation in support of the application from Dr Whitely.

The site location and the location of Bassingbourn Barracks in relation to the site were illustrated to Members together with views of the proposed location of the temporary classrooms and elevational drawings.

Ian Davis speaking on behalf of the applicant in support of the application drew attention to the amount of work undertaken by all parties involved in the application to address issues raised in the consultation. The proposal was consistent with all national and local policies and the initial objections by the 2 statutory consultees (Sport England and the Transport Assessment Team) have been withdrawn. The re-opening of Bassingbourn Barracks had driven an acute need for additional accommodation at the school with up to an additional 90 children that could not be accommodated. Mr Davis acknowledged the traffic issues at the school, but it was an issue common to all schools and the Highways Authority was satisfied with the impact. The school had an active travel plan and this would be monitored and reviewed, alongside the additional provision for cycle parking that was proposed.

Members clarified the status of the route school children would walk to school. Area Education Officer, Rob Lewis informed Members that a route review was undertaken in 2011 and following an appeal it was determined that the route met the criteria as an available route. It was confirmed that there was a public footpath along the route that was well lit.

Local Member, Councillor Susan van de Ven was unable to attend the meeting, therefore the Chairman read out a statement on her behalf that emphasised the urgent need for the additional accommodation at the school as conditions were cramped and unsuitable. Councillor van de Ven acknowledged the concerns regarding traffic due to problematic car parking issues at the school and drew attention to the array of measures being developed by the school to mitigate the problem. In conclusion, Councillor van de Ven urged the Committee to provide improved teaching and learning conditions by supporting the planning application.

Councillor Kindersley, seconded by Councillor Bradnam proposed with the agreement of Members that the officer recommendation be put to the vote.

It was resolved unanimously to grant planning permission subject to the conditions set out in appendix C to these minutes.

12. ENFORCEMENT UPDATE REPORT

Members received the enforcement update report for the period 1 April 2017 to 31 July 2017 (noting that the dates on the front of the report were incorrect, but the rest were correct). A number of updates regarding ongoing enforcement action contained within the report were relayed to Members including:

- Plasgran, Manea Road. A planning application had now been received and was currently undergoing the validation process.
- Land known as “Asgard”/Field 6184, Little Downham. Discussions had begun with Counsel regarding whether the activities taking place at the site could be viewed cumulatively. Further discussions were scheduled to take place with Counsel and senior management. A further update would be provided to the Committee following the outcome of the discussions.
- Land at Warboys Airfield Industrial Estate. Photographs had been received that showed significant progress in the removal of waste electrical and electronic equipment.
- Barrington Quarry. There had been no breaches of condition regarding vibrations and following a change in the train operator there had been no early morning or late night trains. The situation would be kept under review, but it was hoped that this was now resolved.
- Earl Woodwaste, Benwick Road, Whittlesey. Overnight and early morning monitoring of the site had been undertaken and evidence obtained for the issuing of formal notices. A further update to Members would be provided once action had been taken.

During discussion of the report:

- Members noted that the fire that took place at the Amey Cespa recycling facility at Waterbeach was outside of the site inspection remit undertaken by the Council and that the Fire Service alongside the Environment Agency had been involved in this incident.
- Officers agreed to provide a briefing for Local Members regarding paragraph 11 of the officer report that would provide an update following the meeting with senior management and LGSS Law, noting the Counsel advice, scheduled to take place on 20th September 2017. **ACTION**
- Members noted the introduction of Sandra Bucci as a new officer to the Monitoring and Enforcement Team and expressed thanks to Enforcement Officers for their work.
- Members confirmed that communication took place with Parish Councils regarding enforcement action in their Parishes prior to the update report and local members are informed at key stages of the investigation.

13. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

It was requested by Members that the Scheme of Delegations be reviewed as the two applications for temporary school classrooms appeared to be relatively uncontentious and perhaps should have been dealt with under delegated powers. Officers agreed to review the Scheme of Delegations.

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

Chairman

Appendix A

1. It is a strategic objective of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) that enhancement habitat will be created adjacent to the Ouse Washes through mineral extraction and restoration (policies CS1, CS2 and CS3). The Cambridgeshire and Peterborough Minerals Waste Development Plan Block Fen / Langwood Fen Master Plan Supplementary Planning Document (adopted July 2011) provides a more detailed land use planning framework for mineral and waste development in the Earith / Mepal area and shows the proposed quarry extension area as being restored to complementary Ouse Washes habitat.

The application is for 52.9 hectares (91%) of the proposed extension area to be restored to arable agricultural land and 5.3 hectares (9%) to wet grassland. This is contrary to policies CS1, CS2 and CS3 in that it will not deliver one of the strategic objectives of the Development Plan within the proposed quarry extension area. The size of the proposed quarry extension area and its location at the centre of the land identified for complementary Ouse Washes habitat would significantly reduce the benefits of creating complementary Ouse Washes habitat on adjacent land and would make the Master Plan undeliverable in that respect.

2. Policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) states that where restoration could assist or achieve the creation of priority habitats and / or Cambridgeshire and Peterborough Biodiversity Action Plan targets the relevant biodiversity afteruse must be incorporated within the restoration scheme. The restoration of the proposed quarry extension area could create 58.2 hectares of complementary Ouse Washes habitat but the proposed scheme would deliver only 5.3 hectares. This is contrary to policy CS25 and paragraphs 109 and 118 of the National Planning Policy Framework (March 2012).
3. The applicant has not provided sufficient information to determine the character, extent and significance of the archaeological interest of the proposed extension area and to inform appropriate strategies to mitigate the impact of the development. Without this information it is possible that undesignated heritage assets could be harmed by the proposed development. For these reasons the application does not comply with policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011), policy LP18 of the Fenland Local Plan (adopted May 2014) and policy ENV 14 of the East Cambridgeshire Local Plan (adopted April 2015) and paragraph 135 of the National Planning Policy Framework (March 2012).
4. The applicant has not provided sufficient information to establish the impact of the proposed development on all of the application site particularly the Sutton and Mepal Pumping Station Drains County Wildlife Site and any protected species that may inhabit it. Without this information it is possible that the features of the Sutton and Mepal Pumping Station Drains County Wildlife Site and / or protected species could be harmed by the proposed development. For these reasons the application does not comply with policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011), policies LP16 (b) and LP19 of the Fenland Local Plan (adopted May 2014) and policy ENV 7 of the East Cambridgeshire Local Plan

(adopted April 2015) or with ODPM Circular 06/2005: *Biodiversity and geological conservation – statutory obligations and their impact within the planning system.*

Appendix B

1. Time Limit for Two 7 Bay Mobile Classroom Buildings

The two 7 Bay mobile classroom buildings hereby permitted shall be granted permission for a limited period and shall expire and the mobile classrooms and all associated access ramps and steps be removed from the site by 31st August 2022, or upon the provision of permanent accommodation, whichever is the sooner. Within 1 month of the removal of the mobile classrooms, the land shall be restored to its former condition i.e. amenity grassland.

Reason: To limit the development to that applied for and to avoid any unnecessary long-term impact by requiring removal of the development when it is no longer necessary and the satisfactory restoration of the site in accordance with policy En25 of the Huntingdonshire Local Plan (1995).

2. Approved Plans and Documents

The retention of the mobile classrooms hereby permitted shall be carried out in accordance with the planning application dated 15 June 2017 and the following drawings documents and as amended by the documents listed below (received 26 May 2017 unless otherwise stated) and the following conditions:

Name/Number	Description/Date
5156243-ATK-Z1-00-DR-A-4010 Rev PL2	Location Plan dated 14.06.17 received 15.06.17
5156243-ATK-EXT-ZZ-DR-L-0001 Rev P1	External General Arrangement Plan KS1 Temporary Classroom Layout dated 24.05.17
5156243-ATK-EXT-ZZ-DR-L-0001 Rev P1	External General Arrangement Plan KS4 Temporary Classroom Layout dated 24.05.17
5156243-ATK-EXT-ZZ-DR-L-0003 Rev P1	General Arrangement Plan KS1 Temporary Classroom Layout dated 24.05.17
5156243-ATK-EXT-ZZ-DR-L-0004 Rev P1	External General Arrangement Plan Overall site layout dated 24.05.17
5156243-ATK-Z1-GF-DR-A-4100 Rev PL1	Key Stage 1 Modular Building Proposed Ground Floor Plan dated 23/05/17
5156243-ATK-Z1-GF-DR-A-4101 Rev PL1	Key Stage 4 Modular Building Proposed Ground Floor Plan dated 23/05/17
5156243-ATK-Z1-GF-DR-A-4150 Rev PL1	Key Stage 1 Modular

	Building Proposed Elevations dated 23/05/17
5156243-ATK-Z1-GF-DR-A-4151 Rev PL1	Key Stage 4 Modular Building Proposed Elevations dated 23/05/17
5156243-ATK-BHM-ARB001	Tree Protection Plan Sheet 1 of 2 dated 22/05/17
5156243-ATK-BHM-ARB002	Tree Protection Plan Sheet 2 of 2 dated 22/05/17
2017 Spring Common Academy School Travel Plan	Received 22.08.17

Reason: To define the site and protect the character and appearance of the locality in accordance with policies En20, En22, En24 and En25 of the Huntingdonshire Local Plan (1995)

3 **Travel Plan**

Within 3 months of the date of this decision an updated Travel Plan which shall take into account the use of parking spaces at the Butts Grove Centre and include measurable actions and/or targets and a specified implementation timetable shall be submitted to and approved in writing by the County Planning Authority. Upon approval of the revised Travel Plan, it shall be implemented in its entirety in accordance with the approved timetable, throughout the life of this planning permission.

Reason: In the interests of residential amenity, and the safe and efficient operation of the highway in accordance with Policy H30 of the Huntingdonshire Local Plan (1995).

4 **School Term Time construction Delivery Construction Hours**

No construction related dispatches from or construction deliveries to the site shall take place other than between the hours of 09:30 and 15:30 on Monday to Friday and 09:30 and 13:30 on Saturdays. No construction works or construction collection / construction deliveries shall take place on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of nearby residential properties and ensure the environmental impact of construction of the development is adequately mitigated in accordance with Policy H30 of the Huntingdonshire Local Plan (1995).

Hours of use of mobile classrooms

- The mobile classrooms hereby permitted shall only be used between the hours of 0800 and 1800 each day on Mondays to Fridays inclusive. They shall not be used outside of these times or on Saturdays, Sundays, Public or Bank Holidays.

Reason: To protect the amenities of nearby residential properties in accordance with Policy H30 of the Huntingdonshire Local Plan (1995).

6. **Landscaping Implementation**

The approved landscaping scheme shown on drawings numbered 5156243-ATK-EXT-ZZ-DR-L-0001 Rev P1 and titled External General Arrangement Plan KS1 Temporary Classroom Layout and External General Arrangement Plan KS4 Temporary Classroom Layout; and on drawing number 5156243-ATK-EXT-ZZ-DR-L-0003 Rev P1 and titled General Arrangement Plan KS1 Temporary Classroom Layout shall be implemented in its entirety during the first planting season (October to March) following the substantial completion of the development.

Reason: For the avoidance of doubt and in the interests of visual amenity biodiversity in accordance with Policies En20 and En22 of the Huntingdonshire Local Plan (1995).

7 **Replacement of Trees and shrubs**

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place during the first available planting season following the removal, unless the local planning authority gives its written consent to any variation.

Reason: For the avoidance of doubt and in the interests Visual amenity and biodiversity in accordance with Policies En20 and En22 of the Huntingdonshire Local Plan (1995).

Informatives

The Provision of six parking spaces at the Buttsgrove centre

In considering this planning application it has been taken into consideration that the County Council has made a separate application to Huntingdonshire District Council for a licence which will secure six parking spaces at the Buttsgrove Centre and that these spaces are to be made available for the five year life of this planning permission for the use of the staff at the academy to enable the six additional staff that are expected to result from this planning permission to be provided for taking into account the on-street parking concerns.

Highways Development Management Informative

The County Council's Development Management Team has advised that all storage and manoeuvres associated with the construction of this project will need to be restricted to the site and should not take place within the highway.

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 agent, and consultees to ensure that the proposed development is acceptable in planning terms. This has resulted in a separate commitment being made by the County Council to secure six off-site parking spaces at the Butts Grove Centre to ensure that this proposal is not likely to result in any increase in on-street parking within the vicinity of the school.

Appendix C

1. Time Limit for 7-Bay Mobile Classroom Building

The 7-bay mobile classroom hereby permitted shall be for a limited period and shall expire and the mobile classroom and all associated access ramps and steps be removed from the site by 31st August 2022, or upon the provision of permanent accommodation, whichever is the sooner. Within 1 month of the removal of the mobile classroom, the land shall be restored to its former condition i.e. grass.

Reason: To limit the development to that applied for and to avoid any unnecessary long-term impact by requiring removal of the development when it is no longer necessary and the satisfactory restoration of the site in accordance with policy DP/3 of the South Cambridgeshire District Council Development Control Policies Development Plan Document (July 2007).

2. Approved Plans and Documents

The retention of the 7-bay mobile classroom hereby permitted shall be carried out in accordance with the planning application dated 28 April 2017 and the following drawings documents and as amended by the documents listed below (received 28 April 2017 unless otherwise stated) and the following conditions:

Name/Number	Description
Mc77-LP-001-EX	Mobile Classroom Location Plan Existing dated Mar 17, received 5 May 17
Mc77-SP-00-PR	Mobile Classroom Site Plan Proposed dated Mar 17, received 5 May 17
Mb651p-01-000	7 bay Modular Classroom Building Number 651 Plan (Floor Plan) dated Mar 17
Mb651p-01-000	7 bay Modular Classroom Building Number 651 Plan (Elevations) dated Mar 17
Revised Documents:-	
Bassingbourn Primary School Transport Statement August 2017 Rev B	Received 11 Aug 17
Bassingbourn Primary School, Travel Plan August 2017 Rev C	Received 18 Aug 17

Reason: To define the site and protect the character and appearance of the locality in accordance with policies DP/1, DP/2 and DP/3 of the South Cambridgeshire District Council Development Control Policies Development Plan Document (July 2007).

3. **Travel plan implementation**

The mobile classroom hereby permitted shall not be used other than in accordance with the full implementation of the School Travel Plan August 2017 received 18 August 2017 and any subsequent amendments resulting from the monitoring and review process which shall have been previously submitted to and agreed in writing by the County Planning Authority.

Reason: In the interests of highway safety, residential amenity and sustainability in accordance with Policies TR/1, TR/2 and TR/3 of the South Cambridgeshire District Council Development Control Policies Development Plan Document (July 2007).

4. **Additional Cycle/Scooter Parking Provision**

Within 9 months of the date of this decision full details of the position and design of no less than 10 covered two wheeled parking spaces for cycle and /or scooters shall be submitted in writing to the County Planning Authority for its written approval. The approved two wheeled cycle and or scooter parking provision shall be implemented in its entirety in accordance with the approved details within 3 months of their approval in writing by the County Planning Authority and thereafter retained together with the 40 existing cycle parking spaces throughout the duration of this permission.

Reason: In the interests of highway safety, residential amenity and sustainability in accordance with Policy TR/3 of the South Cambridgeshire District Council Development Control Policies Development Plan Document (July 2007).

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, consultees and a representor to ensure that the proposed development is acceptable in planning terms. This has resulted in 10 additional two wheeled parking spaces being proposed and the withdrawal of a holding objection by the Transport Assessment Team, which has enabled the conditional grant of permission to be recommended.

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

AT: UNIT 2, EASTWOOD END INDUSTRIAL ESTATE, WIMBLINGTON, CAMBRIDGESHIRE PE15 0QH

APPLICANT: Datashredders

APPLICATION NO: F/2007/17/CW

To: **Planning Committee**

Date: **5th October 2017**

From: **Head of Growth & Economy**

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**

	<i>Officer contact:</i>
Name:	David Atkinson
Post:	Development Management Officer
Email:	David.atkinson@cambridgeshire.gov.uk
Tel:	01223 706774

1.0 INTRODUCTION/BACKGROUND

- 1.1 In the context of this application retrospective planning approval is sought for the installation of the baling machine which was noted on-site in mid-November 2016 and installed and in use from 1st February 2017. The proposed extension to the building will provide an enclosed area for both the baling machine and the baled waste storage area and loose waste handling area.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The application site encompasses land occupied by an existing waste recycling industrial use identified as Unit 2, Eastwood End Industrial Estate and the private road link to the public highway at Eastwood End, Wimblington. The private road entrance to the industrial area lies some 110 metres from the junction with the A141 Chatteris to March A Class road.
- 2.2 The site is bounded to the east by large buildings and a number of tall storage silos associated with the Fengrain storage and distribution site, which also has a vehicular access onto Eastwood End. Other land in industrial use lies adjacent to the southern boundary of the site. Further land in industrial use lies to the north and west of the site, sharing access from the private access road.
- 2.3 A 3 metre high steel panel fence forms the eastern boundary of the site whilst other boundaries are formed of palisade fencing supporting catch netting. A number of tall trees on the Fengrain site lie close to the eastern boundary of the site.
- 2.4 The application site covers an area of 0.32 hectares whilst the proposed extension to the existing building (434 square metres) will result in an increase in enclosed floorspace of 524 square metres. Outside the existing building is an open yard used for waste storage and an area for the unloading/loading of heavy goods vehicles. Forklift trucks are used to ferry the waste materials around the site. The site operates between the hours of 0730 to 1800 Mondays to Fridays and 0730 to 1300 hours on Saturdays.
- 2.5 The existing industrial use receives plastics and cardboards in both loose and baled form which are broken down, sorted and re-baled and placed in temporary storage ready for shipment off-site. The submitted layout plan for the site shows one entrance to the private road and the paths to be taken by a large lorry turning around within the confines of the site yard. Such arrangements are secured by condition on an earlier grant of consent (LPA ref F/2004/16 and F/2010/16/CW) by reference to plan ref. 5269/01E dated March 2015 (Condition 21).
- 2.6 The nearest residential property is located approximately 180 metres to the south of the application site. A property called Eastwood Farm lies

90 metres to the south west which is in the applicant's ownership and used in conjunction with the adjacent industrial use.

- 2.7 Datashredders, the operators of Unit 2, are also in control of a site to the west of the application site, adjacent to the A141, which has permission for general industrial use (F/YR01/0236/F) and is used as a main office which is regulated through the planning process by Fenland District Council.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The planning application seeks approval for the erection of an existing industrial building to create a covered area for installation of a waste baling machine. The applicant has installed, without planning approval, a new baling machine to replace a machine previously installed within the existing building. The machine is sized to increase productivity so that waste materials for recycling can be baled more efficiently. This will mean that the time loose and baled materials will be stored on site will be significantly reduced.
- 3.2 At present the new baling machine, which is the retrospective element of this planning application, is open to the elements. This application seeks approval for an extension of the existing industrial building to create a larger covered area within which the waste will be handled and stored. The location of the designated waste storage areas would remain as approved in February 2017 but would now be largely enclosed by the new building extension.
- 3.3 The proposed extension has been designed to use the same building materials as the existing building. The extension will be finished in matching grey cladding and trim. The eaves of the extension will need to be approx. 2 metres higher than the existing building to accommodate the baling machine which is 6.8 metres high. The maximum overall height of the pitched roof of the extension (9 metres) will be 2 metres higher than the existing building. In plan view the extension forms a reverse L shape almost wrapping around the eastern and southern sides of the existing building.
- 3.4 The western side of the extension is open to the yard to receive incoming materials for sorting with the northern end enclosed and utilised for temporary bale storage. The baling machine is installed in the southern half of the extension and there is sufficient space for forklift trucks to move within the extension between the open yard and the temporary storage area.

4.0 PLANNING HISTORY

- 4.1 Planning permission F/2019/02/CW was granted in November 2002 and permitted the use of Unit 2 for the granulation and baling of waste plastics for recycling. This permission included no restrictions on the

types or quantities of waste that could be accepted and processed at the site. Restrictions in terms of on-site waste material only comprised of a condition restricting the storage and processing of all raw and processed material to inside the building (condition 8). Previous to this planning permission, the site was in commercial office and industrial use, permitted by Fenland District Council.

- 4.2 Historically environmental issues associated with the unauthorised storage of waste have been experienced at the site which culminated in the serving of a Breach of Condition Notice in 2010 on the previous occupiers of Unit 2. Advice was given to current applicant company in 2012 regarding this matter and in February 2015 a Breach of Condition Notice was served which, following discussions, brought forward a planning application.
- 4.3 In April and June 2016 planning applications F/2004/16/CW and F/2010/16/CW (the latter relating to the adjacent Unit 1 - in separate ownership) were received. The first sought to continue the development approved under planning permission F/2019/02/CW without compliance with condition 8 to remove the restriction on storing waste within a building only. This application was considered by the Planning Committee on 16th February 2017 together with the application on the adjacent Unit 1. The joint decision in respect of Unit 2 approved the external storage of baled waste to the east of the existing building. Provision for the external storage of loose material awaiting baling was approved in an area to the south of the existing building.

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 development plan policies are set out in paragraphs 5.7 to 5.9 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).

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

- 5.3 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).

- 5.4 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)

- 5.5 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).

Planning Practice Guidance (PPG)

- 5.6 The following sections of the PPG are relevant to this application:
- Retrospective planning applications (paragraphs 1 – 14, reference 17b-001 to 17b013).

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

- 5.7 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)

- 5.8 The site falls within the following designations in the Site Specific Proposals document:

Existing Site designation
W8AC – Hook Lane, Wimblington - Waste Consultation Area

Fenland Local Plan (adopted May 2014) (LP)

5.9 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)

5.10 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 noise impacts of the development.
- 6.2 **Environment Protection Team FDC** – Raise no objection to the application. They have assessed the level of noise associated with the baling machine and this will diminish over the distance to the nearest noise sensitive property to acceptable levels. The addition of the enveloping building will provide further protection and noise attenuation.
- 6.3 **Environment Agency** – No objection to the proposed development. In the eventuality that the increase in efficiency means that the site is processing more waste they should ensure that they do not exceed the limits of the Environment Agency T4 exemption.
- 6.4 **Highways Authority** – as the extension is ancillary to the main use of the site and is unlikely to result in any highways safety issues there are no highway objections.
- 6.5 **CCC Local Lead Flood Authority** – the application does not appear to have any surface water drainage implications as the area is already hardstanding. No objection in principle to the proposed development.

7.0 REPRESENTATIONS

Representations have been received from four households objecting as follows (in summary):

- raise objection to the removal of storage area for waste. Noise levels are unacceptable and this application will only add to this. Noise is a major issue.

- objects on the grounds that no noise assessment has been done on the proposed machinery. Also the area to be covered has already been allocated as a storage area for waste materials and is used by forklift trucks. Covering the area will cause a further noise influence.

- The premises are in line with my house and can be seen and heard from my house/garden. Concerned that the machine will emit a loud noise and that we will be subjected to noise 5.5 days per week. If it is to be in a covered area but not fully enclosed and soundproofed the area could/would act as an amplifier. Highlights the close proximity of residential properties on both sides of A141 to the site.

Notes that company have taken over a bungalow next to their main office the gardens of which are used for extra parking for their vehicles. The house has been boarded up.

Still ongoing issues with large lorries parked on the road outside their main offices and close to the A141 junction. These lorries are often seen reversing or parked opposite each other blocking the road to other users and creating blind spots forcing traffic to overtake on a bend.

The drain which runs along the front of their main office has been filled in to allow a pull over for lorries delivering to the site. The footpath that runs along the side of their main office is now in a permanently muddy state because the drainage has been compromised.

- Datashredders continually flaunt the planning regulations. They operate outside of their permitted hours of business much to the sufferance of local residents. Vehicles delivering and collecting from the site continually cause risk of serious road accidents because the entrance being so close to the road junction on the A141. They should not be allowed to increase their operation.

8.0 PLANNING CONSIDERATIONS

8.1 The previous approvals granted by the Waste Planning Authority establishes the principle of the acceptability of a recycling 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 Concern has been expressed by local residents that approval of the application would result in more noise emissions which would adversely affect their local amenity.
- 8.3 The applicant has provided noise test information produced by the equipment manufacturer for the baling machine. This information has been reviewed by the Environmental Protection Team at Fenland District Council who advise that given the distance to the nearest occupied residential dwelling then the predicted reduction in noise emissions at the nearest receptor is considered acceptable. They further advise that the erection of a building over the baling machine and the two areas designated for loose and baled waste storage will have the effect of reducing fugitive noise emissions from the site currently caused by the baler and forklift trucks working in the bale and loose waste open storage areas within the site. With the building structure assisting to attenuate noise local residents are likely to experience an overall reduction in noise levels currently experienced from these noise sources at this site.
- 8.4 The site lies within an existing industrial area and the external appearance will be finished in the same steel profile cladding materials and coloured trim as the existing building. Whilst the proposed extension is higher than the existing building there are a number of high structures already in the locality e.g. grain storage silos. Consequently the proposed extension will not result in a discordant feature in the built form of the local area to a material degree and is considered compliant with the design principles set out in the Location and Design of Waste Management Facilities SPD (2011).
- 8.5 Whilst the development is expected to result in greater efficiency increasing the efficiency of site operations it is not expected to generate any significant increase in vehicular traffic to the site. The site benefits from easy access to the principal highway network (A141) and the highway authority has not raised any concerns regarding the suitability, capacity and road safety considerations of local road junctions. Having baled and loose waste in undercover temporary storage helps to minimise its moisture content (and therefore its resale value) and reduces the risk of windblown particles leaving the site affecting local amenity.
- 8.6 From a recent site inspection it was noted that a second vehicular access and gate has been added from the site to the adjacent private road thus facilitating a one way system for large vehicles entering for unloading/loading and leaving the site. This arrangement obviates the need for any complex HCV vehicle turning manoeuvres within the site. Such arrangements would help to lessen the environmental impact of

the site but are not in accordance with the approved plan referred to in the 2016 permission. The supplementary recommendation (paragraph 10.2) seeks to provide a mechanism to consider this matter as the new gate supports litter catch fencing and should not be left open when no vehicles are arriving.

- 8.7 Local residents have made representations about alleged breaches of planning conditions (hours of working) and planning legislation (unauthorised use of a bungalow for business use by the applicant). A local resident has been in touch with the enforcement officer at Fenland District Council regarding this matter. Having reviewed the planning permissions for that land the resident has been advised by the District Council that the use by the company of the bungalow does not constitute a breach of planning control as planning permission is in place. Any potential breach of working hours is under investigation by the County Council in consultation with the environmental health department of the District Council and any evidence will be examined and actioned where appropriate.

9.0 CONCLUSION

- 9.1 The environmental impact of the installed baler is considered acceptable whilst the implementation of the proposed building extension to enclose of the baling machine and the temporary storage area for baled and loose waste will have the benefit of further reducing the environmental impact of site operations in the local environment. In the interests of local amenity a planning condition re-stating the permitted hours of working for the operation of machinery is recommended.
- 9.2 In landscape terms the design and form and choice of external materials of the proposed extension to the existing building are considered acceptable.

10.0 RECOMMENDATIONS

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

1. Implementation

This permission comes into effect on the date of this consent and only relates to the retention of the baling machine and the extension to the existing building as set out in the submitted plans.

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 element approved.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the application form dated 27TH June 2017 and the following information and plans received on 27th June 2017:

- Location Plan Drwg ref 5690/03A dated March 2015
- Proposed Site Plan Drwg ref 5690/01A dated March 2015
- Proposed Elevations and Layout Drwg ref 5690/02A dated March 2015
- Lyndex Maggabite baling press with feed conveyor Scale 1 :100 ; and
- Maggabite - Noise measurements of baling machine

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

3 Hours of operation

The baling machine shall only be operated and waste handling activities within the building extension shall only take place between the hours of 0730 to 1800 Mondays to Fridays and 0730 and 1300 on Saturdays. The baling machine shall not be operated, nor waste handling operations undertaken, within the building extension on Sundays or Bank and Public Holidays.

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

4 Building Extension Construction Materials

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order then in force, the extension to the existing building shall be constructed in metal cladding colour Goosewing Grey BS10AOS and trims and guttering in Mint Green BS1C37.

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*

5 Building Extension Construction Hours

The construction of the extension to the existing building hereby approved shall only be undertaken the hours of 0730 to 1800 Mondays to Fridays and 0730 and 1300 on Saturdays. No construction work shall take place on Sundays or Bank and Public Holidays.

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

Note to Applicant: This decision should be read in conjunction with the approved plans and planning conditions on planning permission LPA ref F/2004/16/CW and F/2016/CW dated 22nd February 2017 in relation to Unit 2.

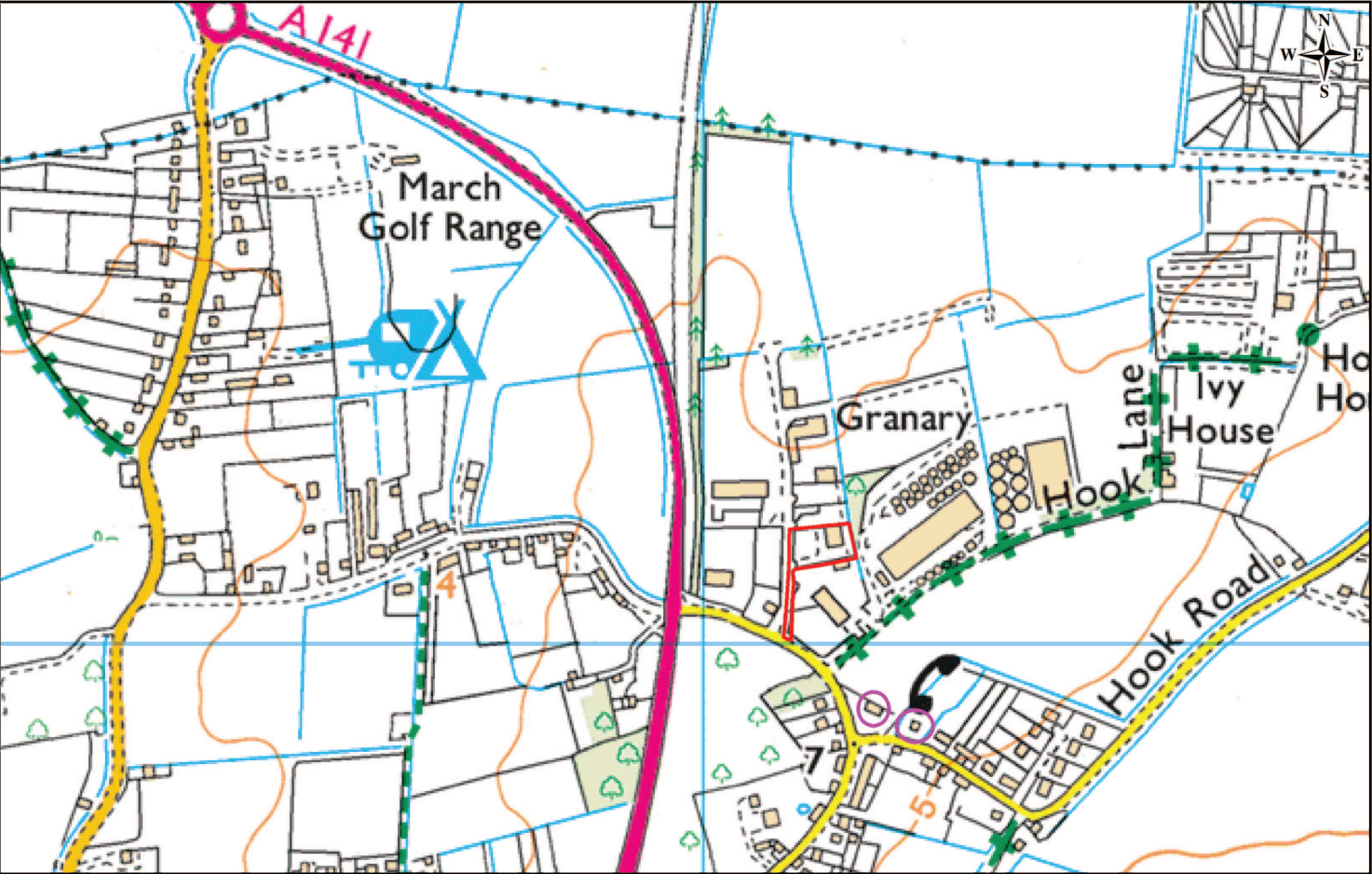
- 10.2 It is further recommended that the company be contacted and be invited to submit a planning application with an amended site access plan to regularise the construction of a second access to the site from the private road which permits the operation of a one way system for lorry loading. Appropriate operational protocols to maintain the effectiveness of the perimeter litter catch fencing fixed to the new gate will be needed.

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

The Waste Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration relating to the installation of the baling machine and the erection of an extension to the existing building to house a bailing machine and maintain the storage areas set out in the 2017 planning permission. Consultation took place with statutory consultees and other consultees, including local residents, which have been taken into account in the decision making process

Source Documents	Location
<p>Link to Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011</p> <p>Fenland Local Plan</p> <p>The Location and Design of Waste Management Facilities 2011</p> <p>Noise Impact Assessment produced by Atspace Ltd, October 2015 ref 4114</p>	<p>Rm 302 Shire Hall</p>

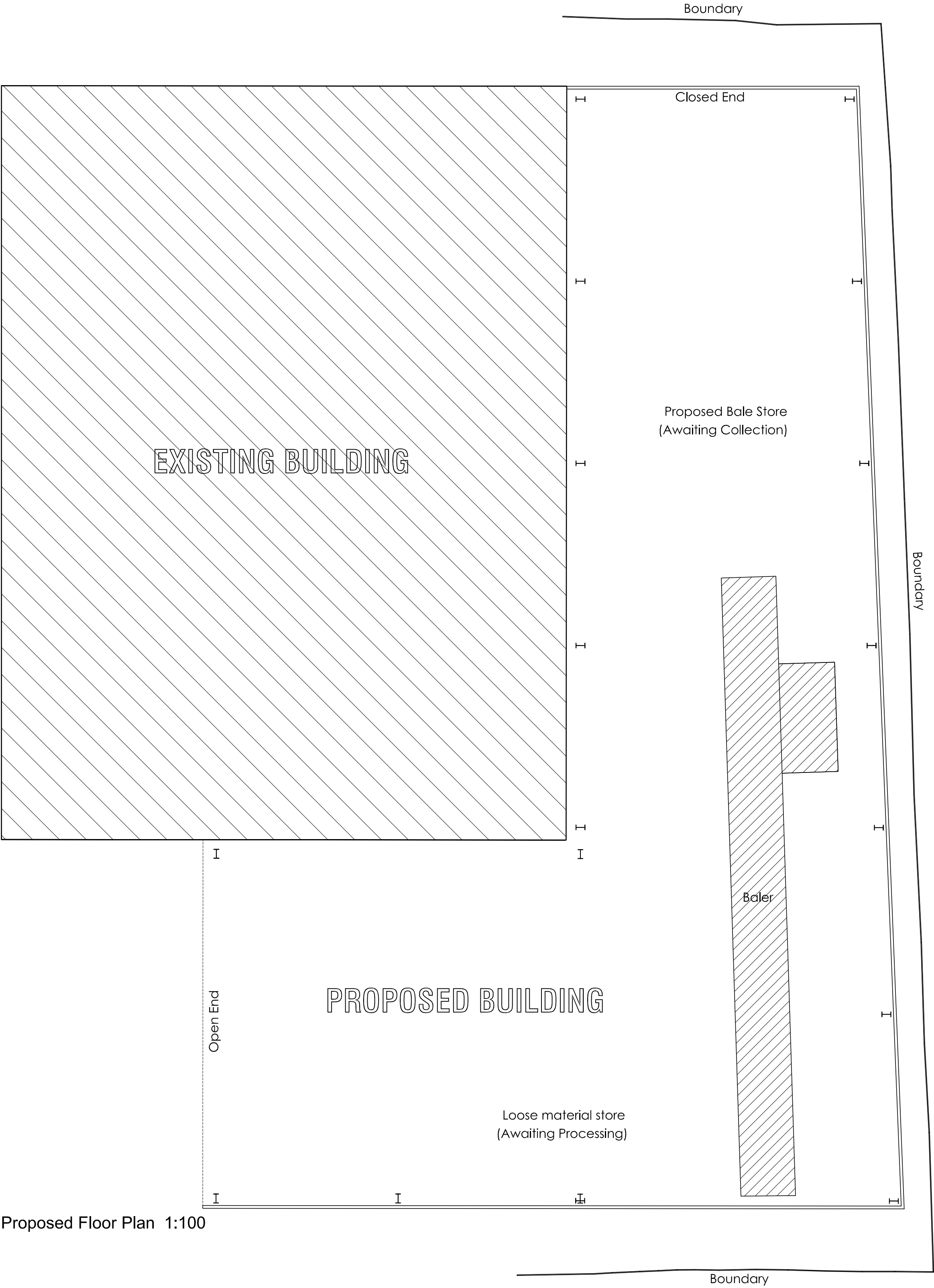
Datashredders Site



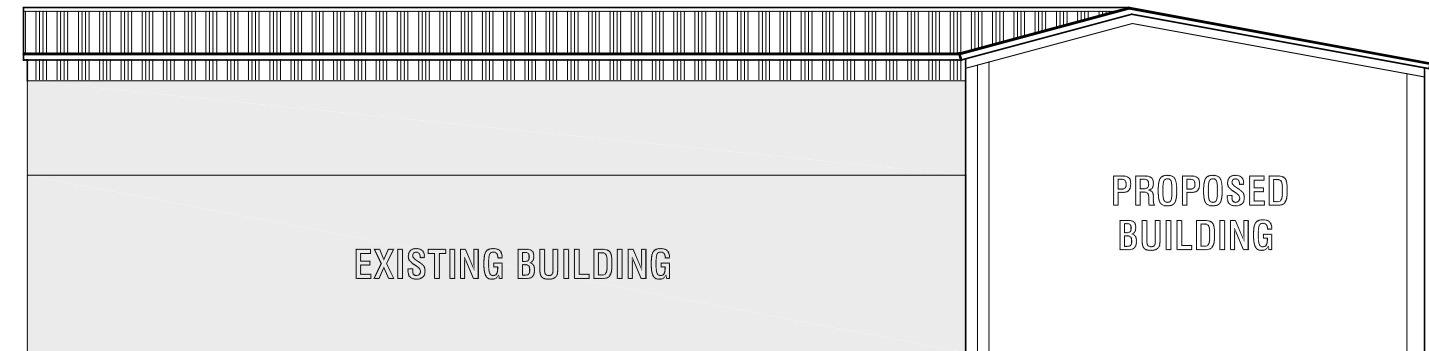
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Locations of representations received circled above

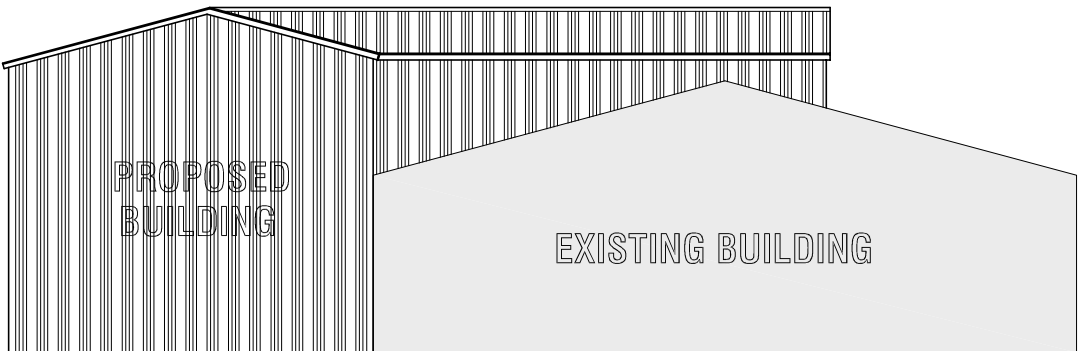
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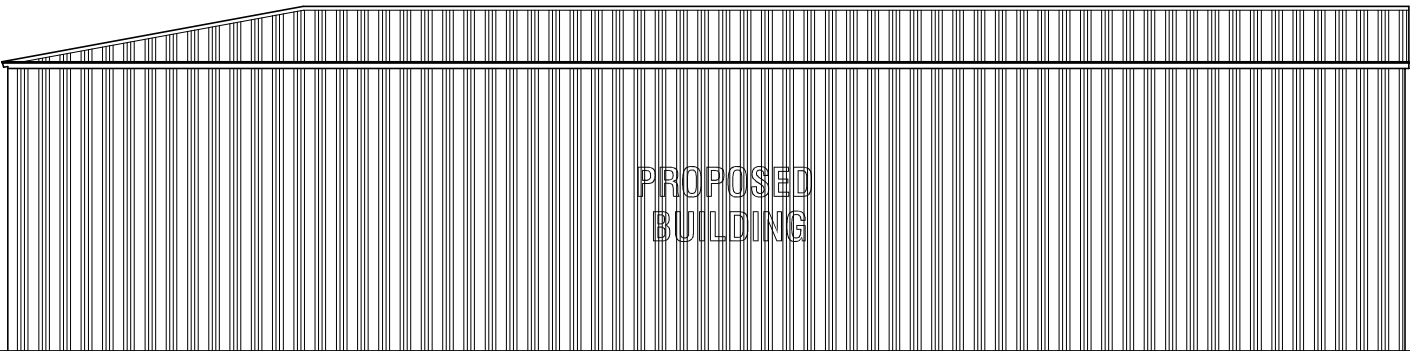
Proposed Floor Plan 1:100



Proposed Front Elevation 1:200

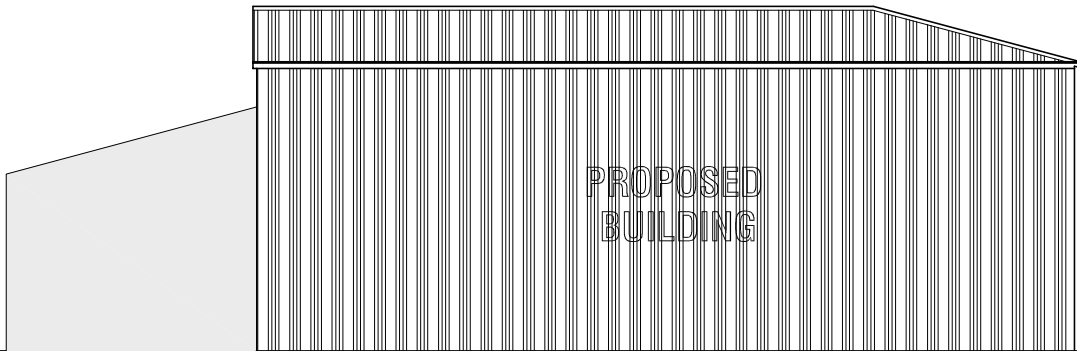


Proposed Side Elevation 1:200



Proposed Rear Elevation 1:200

Proposed cladding to roof/walls
in grey to match existing



Proposed Side Elevation 1:200

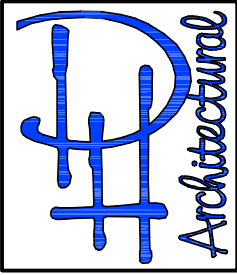
PROJECT
Proposed Shed Extension
Datashredders
Unit 2 Eastwood Farm Industrial Estate
(Off Eastwood End)
Wimblington
PE15 0QQ

DRAWING TITLE
Proposed

CLIENT
Datashredders - Mr E Lefevre

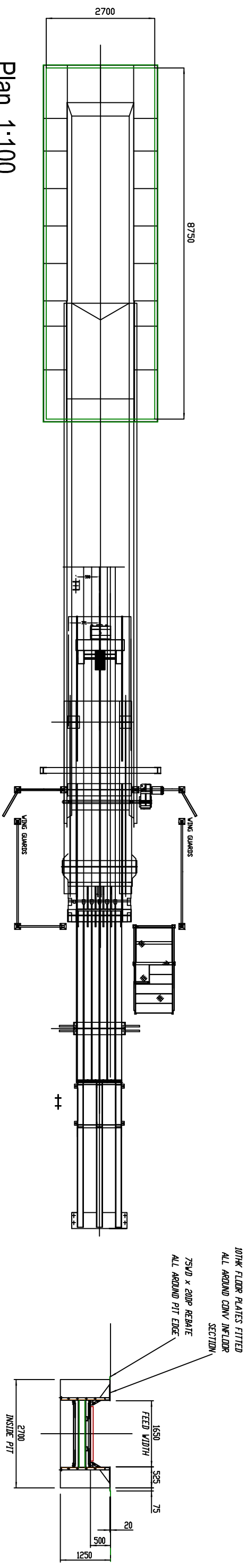
DATE: March 2015 SCALE: as shown JOB No. 5690/02A

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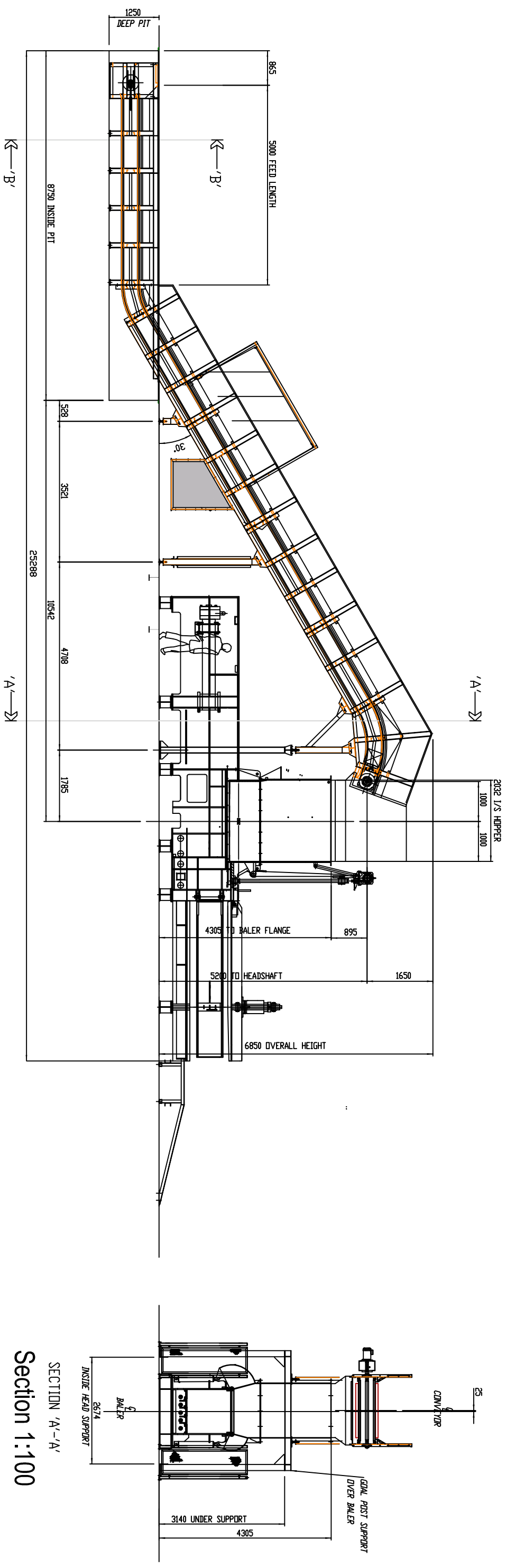


Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING
TELEPHONE 01945 466 966
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E-MAIL: info@peterhumphrey.co.uk
31 OLD MARKET WISBECH CAMBS PE13 1NB
Fenland District Council
Building Design Awards
Building Excellence in Fenland
Category Winner 08 & 09

Lyndex Maggabite baling press with feed conveyor



SECTION 'B'-'B'
Section 1:100



SECTION 'A'-'A'

Section 1:100

County Planning, Minerals and Waste
Box SH1315
Shire Hall
Cambridge
CB3 0AP

To: Planning Committee

Re: Updates on investigations

From: Deborah Jeakins, Principal Enforcement and Monitoring Officer

Date: 5 October 2017

Importation of waste at First Drove and Black Bank, Little Downham

Officers met with Senior Management on 20 September 2017 regarding the Counsel advice relating to the above and, as promised at the last Planning Committee, we would like to provide you with an update following that meeting.

As we advised Planning Committee, we have now received initial legal advice from Counsel. Following discussion, however, there are some further points of clarification we need from Counsel to ensure all possible courses of action are covered, before he formally issues his advice.

As a result of the meeting officers have pulled together all of the additional information and evidence that needed to be forwarded to Counsel to assist with the queries raised.

We hope to receive the additional clarification from Counsel within two weeks of the instruction being completed. On that basis, I am looking to arrange a further meeting with Senior Management as close as possible to that date to allow us to discuss Counsel's advice following which we will advise members of the options to take this forward.

Breach of Condition on hours of operation at EARL Wood waste yard, Whittlesey

The Head of Growth and Economy has approved the service of both a Breach of Condition Notice and an Enforcement Notice in respect of the ongoing breach of the planning condition that restricts the hour of operation at the site. The Notices have been drafted and are with LGSS legal services for checking before they are served on the land owner and operator.

I will continue to provide the complainants and Planning Committee with updates on progress with each of these cases as they progress.

Summary of Decisions Made Under Delegated Powers

To: **Planning Committee**

Date: **5th October 2017**

From: **Head of Growth and Economy**

Electoral division(s): **All**

Purpose: **To consider the above**

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

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

1.0 INTRODUCTION

- 1.1 At the committee meeting on 31 January 2005 it was agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning under delegated powers would be provided.
- 1.2 The powers of delegation given to the Head of Strategic Planning (now Head of Growth and Economy) are as set out in the Scheme of Delegation approved by full Council on 17 May 2005 (revised May 2010).

2.0 SUMMARY OF DECISIONS

- 2.1 One application has been granted planning permission under delegated powers during the period between 01/09/17 and 25/09/17 as set out below:

1. **H/5000/17/CM** – Retention of irrigation reservoir and restoration of land to a condition suitable for agricultural use following the extraction of sand and gravel.

Kings Delph Gate Farm, Ramsey Road, Farcet, PETERBOROUGH, PE7 3DZ

Decision granted 12/09/2017

For further information please contact Jane Stanley on 01223 743812

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