

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

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

LPA REF: H/5004/17/CW

FOR: ENVAR COMPOSTING LTD

To: **Planning Committee**

Date: **2 November 2017**

From: **Head of Growth & Economy**

Electoral division(s): **Somersham & Earith**

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

Recommendation: **That planning permission be GRANTED subject to the conditions set out in paragraph 9.1**

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1.0 INTRODUCTION

- 1.1 The Envar Composting Ltd site has for many years composted green waste both “in vessel” in composting tunnels and buildings and on concrete pads in open windrows. It has recently been taken over by the applicant company who wish to better use the land by broadening the types of wastes that would be handled; increasing the annual throughput; extending the hours of operation and improving the access arrangements. They have submitted this and 3 other planning applications (see paragraphs 5.17 – 5.19 below) which are the subject of separate reports to this committee (agenda items 4, 5 and 6).

2.0 THE SITE AND ITS LOCATION

- 2.1 This application relates to approximately 9 hectares (22 acres) within a 19 hectare (47 acre) land holding. The developed land includes: buildings for composting waste in vessel; areas of hardstanding for open windrow composting and maturation of compost; water storage lagoons; former residential properties used as offices and for educational purposes; litter-catch fencing; screen bunds; weighbridges; and waste water treatment plant.
- 2.2 There are three accesses to the existing site from the B1086 St Ives Road. These are shown as E1, E2 and E3 on agenda plan 2. Access 2, near the bungalow, is currently closed to traffic. Access 1 is used by vehicles making deliveries to the waste reception building which also need to use access 3 to use the weighbridge. There are four accesses to the existing site from Bluntisham Heath Road which are shown as E4, E5, E6 and E7 on agenda plan 2. Access 4, which is approximately 50 metres (55 yards) from the crossroads junction, is used by waste vehicles leaving the site after using the weighbridge. Accesses 5 and 6, which are located either side of redundant storage tanks, are currently closed to traffic. The building known as Heath Tops has its own access from Bluntisham Heath Road shown as E7. . [Note: the B class road between St Ives and Somersham is the B1040 between St Ives and the crossroads where it becomes the B1086. The B1040 resumes at Pidley Sheep Lane which joins the B1086 approximately 1 km (0.6 miles) north of the crossroads.]
- 2.3 The site is in the south westernmost part of the parish of Somersham, some 3 kilometres (1.9 miles) south west of the village. Bluntisham is 2.5 kilometres (1.6 miles) to the southeast; Woodhurst 1.5 kilometres (0.9 miles) to the northwest and Pidley-cum-Fenton 2.5 kilometres (1.6 miles) to the north. Immediate neighbours are a mushroom farm and travellers’ site to the northeast and agricultural land to the southeast. The northwestern boundary is the B1086 St Ives Road and the southwestern boundary is The Heath, a class C road which runs between Woodhurst and Bluntisham. The Raptor Foundation which includes residential properties, a guest house, shops and a tea room is immediately to the north, on the opposite side of St Ives Road. There are 6 residential properties immediately to the north of the mushroom farm and the Raptor Foundation, the closest being Rectory Farm, 70 metres (77 yards) from the site. A joinery business is located 230 metres (252 yards)

to the southwest of the site on Somersham Road. There are no other properties within 500 metres (547 yards) of the site.

- 2.4 The undeveloped land is grade 2 in the agricultural land classification. The site is in flood zone 1 and is not in a groundwater protection zone. There are no scheduled monuments within 2 kilometres (1.2 miles) of the site. There are no listed buildings within 2 kilometres (1.2 miles) of the site except 2 milestones on the B1086. There are no Sites of Special Scientific Interest within 3 kilometres (1.9 miles) of the site. The St Ives to March Disused Railway (The Parks South) County Wildlife Site (CWS) is 1 kilometre (0.6 miles) north east of the site; Heath Fruit Farm CWS is 1.4 kilometres (0.9 miles) to the east and Lawn Orchard CWS is 1.7 kilometres (1.1 miles) to the north. No public rights of way would be affected by the proposed development.

3.0 THE PROPOSAL

- 3.1 Planning permission no. H/05005/04/CW was granted in 2004 for the extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; and establishment of the ADAS Composting Research Project. This permission related to the whole of the then operational site which is shown as an existing waste site in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document (adopted February 2012). It was granted subject to 7 conditions including:

7. No vehicle shall enter or leave the site and no working shall take place except between the hours 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. There shall be no such working on Sundays or Public Holidays.

- 3.2 In 2010 planning permission no. H/05037/09/CW was granted which had the effect of changing condition 7 to:

a) No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays (other than Public and Bank Holidays) and 0700 and 1330 on Saturdays. There shall be no working on site except between the hours of 0700 and 1800 on Monday to Saturday and 0800 to 1800 on Sundays.

b) The Noise Mitigation Methods contained within section 6 of the Noise Impact Assessment received on the 19th October 2009 shall be implemented and maintained in full upon first use of the Reception Building facility approved under application number H/05015/09/CW, unless otherwise agreed in writing with the Waste Planning Authority.

Planning permission H/05015/09/CW was not implemented and the waste reception building referred to in (b) above was not built. The requirements of (b) do not therefore take effect.

- 3.3 The current proposal is to change condition 7 to:

No vehicle shall enter or leave the site and no working shall take place except between the hours of 0500 and 2200 Monday to Sunday (including Public and Bank Holidays).

4.0 CONSULTATIONS AND PUBLICITY

- 4.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposed development, together with the development that is the subject of applications nos. H/5005/17/CW, H/5006/17/CW and H/5007/17/CW was screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was concluded that it would not be likely to have significant effects on the environment.
- 4.2 Huntingdonshire District Council – No objections are raised. The Environmental Health Team has been consulted and the officer recommends that the planning application is dealt with at the same time as the variation of the Environmental Permit which is regulated by the Environment Agency. Therefore, no objections are raised from the LPA. The environmental health officer has reviewed the submitted noise assessment and results of noise monitoring undertaken 26 November 2016 and raises no objections provided the recommendations contained in the report are adhered to.
- 4.3 Somersham Parish Council – No objection as there are not many dwellings close by that will be affected by the increased traffic movement hours.
- 4.4 Bluntisham Parish Council – Support the proposal and are encouraged by the ethos of the business reducing the volume of waste going to landfill. However, there are concerns with the safety of the site and the busy road including the junction. The parish council would like to see CCC highways reviewing the traffic movement to and from this site and safety improvements made to the busy and dangerous road. Several accidents happen on this crossroads and a potential increase of large lorries on this road increases this likelihood of further accidents. An explanation is needed of how the traffic flow is managed; when lorries arrive on site before their time slot there is nowhere to wait on this busy junction. The formal closure of the other entrances makes perfect sense. The parish council support the proposal with the condition that a full traffic management survey is carried out including suggestions to improve the safety of this road.

Following receipt of further transport information from the applicant and the highway authority's comments - The PC raise further concerns with the proposal. The majority of councillors voted to refuse the application for the following reasons:

- Adding extra traffic to an already dangerous junction and stretch of road leading up to the junction and asked if a stage 3 safety audit had been

completed as they were concerned with the vision splay for the vehicles and also for other road users at the crossroads.

- If the application is approved that a wheel wash should be a condition of the permission to try to keep the road as clean as possible.
- The PC also expressed disappointment that the applicant is not willing to contribute towards any improvements to the crossroads or the road surface, which is deteriorating due to the increase in heavy goods vehicles.

4.5 Colne Parish Council – Support the application subject to the existing offsite route which is via the Heath Road being addressed, as the size of the lorries turning creates havoc at the crossroad junction. With the potential for increased activity at this site, the parish council considers it essential that it be a condition to the approval of the application that all alterations of access to the B1040 is to be put in place to mitigate the increase risk of accidents of on and offsite of vehicular movements. This was part of the original application.

4.6 Woodhurst Parish Council – Note the proposed significant increase in quantity of green waste and compost to be processed on this site and the proposed extension of working hours. It appears that the site haulage contractors do adhere to the weight restrictions through the village and this good and considerate practice should continue for the increase in lorry movements that there will undoubtedly be. Odour from the site could be a problem given the increased amount of product being processed. This is not a concern all the time for Woodhurst but when there is an easterly wind, the smell from the site does reach the village and linger. It would appear the plans are to improve the covering on some existing tunnels so this may help. Is there any framework for any "odour survey" for example?

4.7 Pidley cum Fenton Parish Council – No comments received.

4.8 Environment Agency – No objection in principle subject to the following comments and informatives. The site is currently permitted by the Environment Agency however hours of operation are not specified in the Environmental Permit. Should the hours of operation be extended no change will be required to the Environmental Permit however the site's Environmental Management System / Operating Procedures will need to be updated. The operator will need to ensure that any increased impact on the environment (through noise or any other emissions) resulting from the change are adequately managed and mitigated through the Environmental Management System. The operator must remain compliant with the Environmental Permit at all times or they may be liable to enforcement action.

4.9 Individual representations – None received.

5.0 PLANNING HISTORY

5.1 H/1011/92/CW Composting to produce a peat substitute from organic vegetable waste (granted 08-12-1993 – *not implemented*)

5.2 H/0739/94/CW Extension to composting building (granted 11-10-1994)

- 5.3 H/5023/02/CW Concrete apron for the preparation of green waste (granted 07-11-2002 – *not implemented*)
- 5.4 H/5005/04/CW Extension of an existing building to enclose 8 existing composting tunnels; composting of organic feedstocks to produce compost for agriculture, horticulture and landscaping; establishment of ADAS Composting Research Project (granted 15-07-2004 subject to S106 agreement dated 14-07-2004 restricting the catchment area from which waste may be drawn)
- 5.5 H/5021/05/CW Change of use of Heath Tops from residential to part residential and part educational facility and offices (granted 12-12-2005)
- 5.6 H/5003/06/CW Replacement building to contain four enclosed composting tunnels (granted 22-05-2006)
- 5.7 H/5000/07/CW Erection of semi-permanent office building (granted 12-06-2006; temporary permission expired 30-04-2012)
- 5.8 H/5001/07/CW Plant to treat waste water from composting site (granted 26-03-2007)
- 5.9 H/5002/07/CW Cladding of open barn to provide enclosed composting building (granted 26-03-2007)
- 5.10 H/5005/07/CW Extension of concrete pad for maturation of compost (granted 11-04-2007 – *not implemented*)
- 5.11 H/5015/09/CW Erection of three composting tunnels and waste reception building (granted 14-09-2009 – *not implemented*)
- 5.12 H/5037/09/CW Variation of condition 7 of H/05005/04/CW to state "No vehicle shall enter or leave the site except between the hours of 0700 and 1800 Mondays to Fridays except Public Holidays and 0700 and 1330 on Saturdays. Working on site shall take place between the hours of 0700 and 1800 on any day of the week" (granted 04-01-2010)
- 5.13 H/5021/11/CW Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, bio-filters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086 (granted 19-04-2012)
- 5.14 H/5003/12/CW Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds screening (granted 07-06-2012)
- 5.15 H/5000/14/CW Erection of four metre high litter-net fencing (granted 16-05-2014)

- 5.16 H/5001/14/CW Construction of a waste water lagoon, additional discharge tank to waste-water treatment plant and buffer tank for rain-water harvesting (part retrospective) (granted 11-09-2014)
- 5.17 H/5005/17/CW Change of use of existing building (no. 16 on Existing Site Layout Plan) and adjacent land from composting and maturation of compost to recovery of waste in biomass boilers, drying waste, storage of biomass and drying material and bulking up and shredding waste wood (part retrospective). Erection of two external flue stacks and two biomass feed hoppers (retrospective). Extension of concrete hardstanding (retrospective). Erection of storage bays and two drying material hoppers. Change of use of existing building (no. 11 on Existing Site Layout Plan) from composting to composting and waste transfer. Change of use of part of existing building (no. 10 on Existing Site Layout Plan) from composting to food waste transfer. Extension of perimeter earth bund. Installation of an internal roadway. Installation of two weighbridges and a weighbridge office not determined - the subject of agenda item 5)
- 5.18 H/5006/17/CW Section 73 planning application to develop land without complying with condition 2 of planning permission H/05003/12/CW (Extension of concrete pad for maturation of compost with drainage balancing lagoons, reed bed; perimeter earth bunds [for] screening) to extend concrete pad into area of balancing lagoon (not determined - the subject of agenda item 6)
- 5.19 H/5007/17/CW Section 73 planning application to develop land without complying with conditions 2 and 5 of planning permission H/05021/11/CW (Demolition of old composting tunnels and ancillary structures; extension to waste reception building; new building to house new composting tunnels, biofilters & manoeuvring area; covered link to connect buildings; relocation of weighbridge & office; alteration of access to B1086) to allow alternative access arrangements (not determined – the subject of agenda item 4)

6.0 PLANNING POLICY

- 6.1 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 policies from the development plan are set out in paragraphs 6.4 and 6.7 below.
- 6.2 The National Planning Policy Framework (NPPF) (2012) is also a material planning consideration and sets out the Government's

planning policies for England and how these are expected to be applied. It sets out a presumption in favour of sustainable development and confirms the statutory status of the development plan and that both are material considerations in determining planning applications.

- 6.3 The National Planning Policy for Waste (NPPW) published in October 2014 refers to the Waste Management Plan for England (published in December 2013). The NPPW sets out the national planning policies for waste development and is to be read in conjunction with the NPPF. It sets out the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management including by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. Paragraph 7 sets out specific considerations to be taken into account in determining planning applications. These include only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan; and ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

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

CS34 – Protecting Surrounding Uses

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

SSP W1	Waste Recycling and Recovery Facilities (Non-Landfill)
SSP W8	Waste Consultation Areas

The site specific and Area of Search allocations for waste recycling and recovery facilities include:

SSP W1J Envar, Woodhurst (in vessel and windrow composting)

- 6.6 Huntingdonshire Local Plan (adopted December 1995) (the HLP)

None relevant.

- 6.7 Huntingdonshire Core Strategy (adopted 2009) (the HCS)

CS1 – Sustainable development in Huntingdonshire

- 6.8 Emerging Huntingdonshire Local Plan to 2036 (emerging HLP)
Huntingdonshire District Council is currently preparing a Local Plan for the period up to 2036. The Proposed Submission is a material consideration but does not yet form part of the adopted development plan therefore it has limited weight.

7.0 PLANNING CONSIDERATIONS

- 7.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (para 14). It states that:

- Proposed development that accords with the development plan should be approved without delay
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted

- 7.2 The key issue is the impact on local residents of increasing the hours during which the site would operate and allowing working on Sundays and on bank and public holidays. This proposal would not in itself result in an increase in the amount of waste handled at the site; this forms part of the proposals which are the subject of planning applications H/5005/17/CW (agenda item 5) and H/5006/17/CW (agenda item 6).

- 7.3 The NPPF states that planning decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established

- 7.4 The applicant proposes that the biomass boilers and drying plant (the subject of application no. H/5005/17/CW and agenda item 5) and the existing composting tunnels would operate mechanically for 24 hours a day as and when required. Composting within the tunnels is already a 24 hour a day activity insofar as it can run without human intervention. This report relates to the existing site which is covered by planning permission no. H/05005/04/CW as amended by H/05037/09/CW. The other principal activities which take place are composting within tunnels and buildings; composting in windrows and maturing compost in the open on hardstandings; screening and storage

of compost in a Dutch barn. These are supported by workshops, offices, weighbridge, a waste water treatment plant and water storage lagoons.

7.5 MWCS policy CS34 states that waste development will only be permitted where it can be demonstrated that there would be no significant harm to the environment, human health or safety existing or proposed neighbouring uses, visual intrusion or loss to residential or other amenities. The application was accompanied by a noise assessment and the results of monitoring of a trial period of evening working which took place on 29 November 2016.

7.6 During the trial period the following activities were taking place:

- a loader and shredder were working within the reception building in the northern part of the site;
- two loaders were working in the maturation area within the eastern part of the site turning the compost; and
- the screening plant was operating within the Dutch barn at the south west of the site, serviced by a loader.

Noise was monitored close to the following properties:

- Heathfields which is adjacent to the B1040 approximately 500 metres (547 yards) from the southern operational part of the site;
- Rectory Farm adjacent to the B1086 approximately 300 metres (328 yards) from the northern operational part of the site; and
- Bridge Farm (entrance) adjacent to Bluntisham Heath Road, approximately 575 metres (630 yards) from the eastern site boundary. The house is 100 metres (110 yards) further east.

7.7 At all three locations the principal source of noise was from road traffic. At Rectory Farm operations at the Envar site were not audible. At Heathfields the noise from the Envar site was not generally clearly audible and was at a low level. At the Bridge Farm entrance the loader turning compost heaps close to the eastern boundary of the Envar site was audible with the reversing signal clearly audible. When the loader was working nearer the centre of the maturation area noise was noticeably lower. The main screening plant was just audible at this location.

7.8 The use of the loader within the maturation area was the main source of noise particularly when operating at the eastern part of the Envar site and the reversing signal was particularly noticeable. However, it should be noted that the easternmost part of the maturation area is within the area covered by planning permission no. H/05003/12/CW not H/05037/09/CW or H/5005/04/CW to which the current application relates. This matter is considered in relation to application no. H/5006/17/CW (agenda item 6).

7.9 The trial related to working during the evening. The proposed hours of operation include the period 0500 to 0700 hours which is within the 2200 – 0700 hours classed as night time during which lower levels at noise-sensitive properties should be met.

- 7.10 The conclusion of the trial is that the noise generated by operating the composting site during the proposed extended hours would be unlikely to result in any significant adverse impacts on the occupiers of nearby properties either in the evening or early morning. No complaints were received from individual householders or parish councils about the trial night time operations. The environmental health officer has no objection to the proposal provided the recommendations in the noise assessment are carried out. In respect of the current site this would be the use of non-tonal reversing signals on the loading shovels working in the compost maturation area. Provided these are secured by planning condition the proposed development would comply with the NPPF and MWCS policy CS34 in respect of noise.

8.0 CONCLUSION

- 8.1 The potential impacts of extending the operating hours have been discussed in section 8 of this report and officers consider that with the above-mentioned planning conditions in place, the development would not have unacceptable adverse effects on the nearby residents. Bluntisham and Colne Parish Councils' concerns about the impact on highway safety of increasing the amount of waste handled at the site are noted but are not directly relevant to the current application which only proposes extended operating hours. The recommended conditions would relate to the area covered by H/5005/04/CW and H/5037/09/CW and the existing conditions that are still relevant should be brought forward and imposed on the new permission, if granted. It is also open to the planning authority to impose additional conditions if it considers them necessary to make the development acceptable.
- 8.2 Bluntisham Parish Council's comment about wheel cleaning is noted. This matter is more relevant to and is addressed in agenda items 4, 5 and 6.
- 8.3 The recommendation in paragraph 9.1 includes conditions which would make the new permission H/5004/17/CW consistent with the permissions that would be granted if applications H/5005/17/CW, H/5006/17/CW and H/5007/17/CW are approved. If H/5005/17/CW, H/5006/17/CW are not approved, the volume of waste that would be handled at the site would not increase therefore the existing annual throughput of 105,000 tonnes should be imposed*. Similarly, if planning application H/5007/17/CW is approved and the proposed new access arrangements are put in place, the existing accesses E2, E5 and E6 will be closed and access E4 restricted to emergency service vehicles. Conditions are necessary to ensure that the access arrangements are consistent across all permission that may be granted.**

10.0 RECOMMENDATION

- 10.1 It is recommended that permission be granted subject to the following conditions.

Implementation

1. The development hereby permitted shall be commenced before the expiration

of 3 years from the date of this permission.

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

General provisions

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

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

Compliance with Submitted Details

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

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

Waste throughput

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

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

Waste Catchment Area

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

Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

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

Hours of working

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

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

Reversing Vehicles

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

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

Silencing of Plant and Machinery

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

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

Stockpile Heights

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

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

Control of pollution

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

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

Prevention of Mud and Debris on Highway

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

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

****Use of access points**

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

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

Source Documents
Link to the National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7
Link to the Huntingdonshire Local Plan: http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/current-local-plan/