

PLANNING COMMITTEE: MINUTES

Date: Thursday 17th May 2018

Time: 10.00am – 11.45am

Place: Kreis Viersen, Shire Hall, Cambridge

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

Officers: David Atkinson – Development Management Officer (Strategic and Specialist Applications), Emma Fitch – Business Manager County Planning Minerals and Waste, Laura Harwood – Environmental Protection Officer (Fenland District Council), Daniel Snowdon – Democratic Services Officer, Julie Thornton – LGSS Law, Helen Wass – Development Management Officer (Strategic and Specialist Applications), Alex Woolnough – Highways Development Management Engineer.

33. APPOINTMENT OF CHAIRMAN/CHAIRWOMAN

It was proposed by Councillor Hunt and seconded by Councillor Gardener with the unanimous agreement of the Committee that Councillor David Connor be elected Chairman of the Planning Committee for the municipal year.

34. APPOINTMENT OF VICE- CHAIRMAN/WOMAN

It was proposed by Councillor Connor and seconded by Councillor Hudson with the unanimous agreement of the Committee that Councillor Ian Gardener be elected Vice-Chairman of the Planning Committee for the municipal year.

35. APOLOGIES AND DECLARATIONS OF INTEREST

No apologies for absence were received

There were no declarations of interest.

36. MINUTES – 14TH DECEMBER 2017

The minutes of the Planning Committee meeting held on 14th December 2017 were agreed as a correct record and signed by the Chairman.

37. CONTINUATION OF LANDFILL OF INERT WASTE AND STABLE NON-REACTIVE HAZARDOUS WASTE, SOIL WASHING AND MINERAL PROCESSING WITHIN THE EXISTING SITE UNTIL 31 DECEMBER 2031. RETENTION OF 2 NO. WEIGHBRIDGES AND 14 METRE X 8 METRE SITE OFFICE BUILDING. EXTRACTION OF CLAY. ERECTION OF 50 METRE X 50 METRE BUILDING FOR RECYCLING TYRES, 50 METRE X 50 METRE BUILDING FOR RECYCLING PLASTERBOARD, 40 METRE X 20 METRE BUILDING FOR BAGGING AGGREGATE, 3 NO. 14 METRE X 8 METRE BUILDINGS TO SERVE AS OFFICE, SITE LABORATORY AND WELFARE UNIT AND 6 NO. TEMPORARY BUILDINGS ANCILLARY TO THE CLAY EXTRACTION OPERATIONS. INSTALLATION OF CONCRETE SURFACE AND ITS USE FOR TREATING LIQUID WASTE; BIO-REMEDIATION OF WASTE; AGGREGATE STORAGE AND RECYCLING; STORING VEHICLES AND MACHINERY; AND

ANCILLARY PARKING FOR CARS AND LORRIES. ALTERATION OF INTERNAL HAUL ROAD. STORAGE OF TOPSOIL AND SUBSOIL. FORMATION OF SILT SETTLEMENT PONDS

AT: WITCHAM MEADLANDS QUARRY, BLOCK FEN, CB6 2AY
LPA REF: F/2000/17/CW
FOR: MICK GEORGE LTD

The Committee considered a planning application submitted by Mick George Ltd. regarding their operation located at Witcham Meadlands Quarry, Mepal. The presenting officer introduced Alex Woolnough, Cambridgeshire County Council Highways Development Management Engineer who was available to answer Member questions, and noted that members of the Planning Committee had undertaken a site visit in September 2017 and in addition to what they had seen on the site, drew attention to the site plan and application area in relation to main roads and nearby settlements.

Members noted that in January 2018, Fenland District Council granted planning permission for the formation of a temporary access road which would enable extracted clay to be transported to engineering works along the Ouse Washes without having to use the public highway. The route of the temporary access road was highlighted to Members.

The presenting officer drew attention to the proposed site layout plan including new buildings for an aggregate bagging plant, tyre processing and plasterboard processing. The location of the existing stable non-reactive hazardous waste (SNRHW) area and existing mineral and soil washing plants and bioremediation area were also identified. Photographs of the site were shown to Members including the soil washing plant.

Some of the site would be restored to wet grassland by 2019, a further area by 2024, with the remainder of the quarry to be restored by 2029. The restoration scheme was in accordance with the Block Fen / Langwood Fen Masterplan for the area and the Royal Society for the Protection of Birds (RSPB) and other conservation bodies were satisfied with the scheme.

There would be no lateral or capacity increase for the landfill of SNRHW at the site as a result of the application and since its original submission, it had been amended and restoration could be achieved in 10-12 years rather than the originally proposed 25 years.

Members were shown the Heavy Goods Vehicle (HGV) routing arrangements and drew attention to the concerns raised by Sutton Parish Council through local Member Councillor Dupre. The current routing scheme would be carried forward and did not route HGV traffic through Sutton.

Attention was drawn to paragraph 5.18 of the officer report and the representation received from Cambridgeshire County Council's Highways Development Management Engineer that recommended the requirement to improve Block Fen Drove to make it suitable for the proposed traffic generated. It was therefore proposed that a pre-commencement condition be imposed that no development could commence until the required improvement of Block Fen Drove had taken place. Members were informed that a detailed design for improvements to Block Fen Drove was progressing and provided that the improvements to the road could be secured then there was no barrier to the approval of the application. Proposed planning conditions to address other matters such as HGV routing, restoration, and surface water etc. were also explained, with reference to the relevant draft conditions contained within the report.

The presenting officer explained the query raised by a third party in relation to whether this application should have been a nationally significant project or not; and thus drew members attention to section 4 of the officer report. Clarification of the view taken by officers was provided to members, which had included legal input, and it was explained that this view had been shared with the National Planning Casework Unit (NPCU) to ensure that everyone was in agreement.

In response to Member Questions officers:

- Clarified the number of proposed buildings on the site, which included temporary buildings related to the clay operations, and confirmed that they would be removed in accordance with the restoration scheme.
- Confirmed that the routing agreement for HGVs did not pass through the villages of Sutton and Witchford unless they had legitimate business to be there, for example delivering materials to a site.
- Undertook to review the proposed draft planning conditions that related to hours of use within the application in order that it be explicit what time HGV movements would end. In making these changes officers confirmed that they would seek to ensure that the existing wording was strengthened and that hours were not increased.
- Acknowledged that the recycling operations were important at this site, and noted that future waste management provision to take account of the temporary nature of this site would be considered in the review of the adopted Minerals and Waste Plan, that had just gone out for initial consultation the previous day (16 May 2018) for 6-weeks.
- Explained that in relation to estimated fill rate of the consented void it was difficult to predict the market for the duration of the permission. However, with the addition of new waste streams at the site it was anticipated that the fill rate could be maintained and the estimated completion date could be achieved.
- Noted the comments of Alex Woolnough, Highways Development Management Engineer regarding Block Fen Drove and that the improvement scheme was nearing technical approval. Drainage consent from the Middle Level Commissioners had also just been sought.
- Explained that regarding the pre-commencement condition regarding Block Fen Drove, officers had learnt from experience when drafting to ensure that it was enforceable and emphasised to Members that the applicant, who was also present at the meeting, was aware of the concerns.

Speaking in support of the application on behalf of the applicant Mr John Gough, Mick George Planning Director, informed the Committee that the application had met no objection from any third party or statutory consultee and the application was both supported by local Parish Councils and compliant with planning policy. Mr Gough drew attention to the proposed restoration scheme for the site and the benefits to wildlife the wet grassland habitat would bring. The application was consistent with national waste management guidance and compliant with the Minerals and Waste Core Strategy. Mr Gough emphasised the importance of the site as a recycling centre to the wider region.

In response to Member questions Mr Gough:

- Provided assurance that once the Middle Level Commissioners had approved the proposed drainage arrangements it was anticipated that works to improve the Block Fen Drove would commence promptly.
- Confirmed that the applicant had worked closely with the Royal Society for the Protection of Birds (RSPB) regarding the restoration scheme and would continue to liaise with them in the creation of the wet grassland. Mr Gough added that Mick George Ltd. had offered the land to the RSPB but they were unable to take up the offer based on the current size of the restored land.

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

38. SECTION 73A PLANNING APPLICATION TO VARY CONDITION 18 RELATING TO THE PROCESSING HOURS WITHIN THE CONFINES OF THE ‘ GRANULATION’ AND ‘SEPARATION AND COMPOUNDING BUILDING’ OF PLANNING PERMISSION REFERENCE F/02005/08/CW TO ALLOW OPERATIONS WITHIN THE “ GRANULATION” BUILDING TO TAKE PLACE MONDAY TO FRIDAY (INCLUDING BANK HOLIDAYS) 0700 to 1700 HOURS WITH OCCASIONAL 2 HOUR OVERTIME , SATURDAYS 08:00 TO 13:00 AND AT NO TIMES ON SUNDAYS; AND TO ALLOW OPERATIONS WITHIN THE “SEPARATION AND COMPOUNDING” BUILDING 24 HOURS 7 DAYS A WEEK INCLUDING SUNDAYS AND BANK/PUBLIC HOLIDAYS; WITH THE CONTINUED USE OF THE RELOCATED PLASTIC RECYCLING CENTRE, OFFICE BUILDING, GRANULATION BUILDING WITH UNLOADING CANOPY, BAILING BUILDING WITH INTEGRAL OFFICE AND FACILITIES AND ASSOCIATED WORKS INCLUDING ROADWAYS AND VEHICLE PARKING AREAS AS SET OUT IN PLANNING PERMISSION F/02005/08/CW.

AT: MANEA ROAD, WIMBLINGTON, CAMBRIDGESHIRE PE15 0PE

APPLICANT: PLASGRAN LIMITED

APPLICATION NO: F/2012/17/CW

The Committee received a planning application relating to Plasgran Ltd, a waste plastic recycling centre located at Manea Road Wimblington.

The presenting officer began by introducing Laura Harwood, Environmental Protection Officer at Fenland District Council (FDC) who would be available to answer Member questions. The presenting officer drew attention to the evolution of the planning application through the planning process. Members were shown a site plan with the 2 principal buildings; a granulation plant and separation and compounding building highlighted, together with the location of the site in relation to nearby settlements and roads. Members were informed that demand for the recycled plastic product had increased in recent years which had led to the applicant not complying with condition 18 of the original application regarding hours of operation and therefore sought retrospective approval in order to regularise the operation.

Members were informed that in support of the planning application originally submitted the applicant undertook noise assessment tests in order to demonstrate that night-time operations would not adversely affect the amenity of neighbours. The monitoring

highlighted issues with noise emissions from operations and noise attenuation work was carried out at the Separation and Compounding Building. The results demonstrated that there were substantial variations in background noise levels recorded during the 2 surveys. The Environmental Protection Officer requested further monitoring to identify the background noise level on which to determine a maximum acceptable noise level during the night. The applicant undertook further noise monitoring and decided to amend shift workings patterns so that the granulation plant process would only operate within the original permitted daytime hours and days with the exception of bank holiday working. Residents were consulted and their responses contained at paragraph 7.6 of the officer report were highlighted.

The earlier noise attenuation works had reduced the noise levels emitted from the site and the presenting officer drew attention to condition 21 of the report that required a noise monitoring scheme to be submitted in order that improvements to controlling noise from the site be continued.

Officers acknowledged that residents had previously suffered disturbance from noise at the site but considered that with the removal of granulation night-time operation from the application together with the imposition of the night time noise limit there would ensure there was no significant adverse effect to residents' amenity.

The presenting officer also drew members' attention to the concerns about highway safety and traffic movements that had been raised by a local resident. It was explained that there was no objection received from the Highway Authority; and that the application did not seek any changes to current vehicular movements at the site, therefore the focus was on noise. In relation to highway safety, officers also confirmed that where Manea Road connects to the A141 traffic lights were being installed to address the issue.

In response to Member questions:

- It was explained that the noise emitted from the granulation building pulsed in its nature due to the machinery being operated within it. The noise profile was different to that of the separation building. Members noted the comments of the FDC Environmental Protection Officer who informed Members that weighting was applied to sounds with particular characteristics and that condition 20 had a 5db weighting added to because of the characteristics of the noise produced.
- Officers clarified the proposed hours of operation for the site. Granulation would end at 5pm according to the applicant due to the recently revised shift patterns. However, there was insufficient evidence to suggest that there was a demonstrable adverse impact on amenity between the hours of 5pm and 8pm given the original permitted hours of operation and it was therefore not possible to justify a reduction in the operating hours of the granulation plant. It was also clarified that the separation and compounding of material would continue through the night.
- The FDC Environmental Protection Officer explained that over a 12 month period it would be expected that through monthly monitoring owing to seasonal variation, impact from other sources (such as an event taking place at the local airfield) and weather etc. there would be a higher proportion of acceptable results that could be validated, noting that if any of the above took place the results were likely to be discounted. Members requested that a letter be written to the applicant requesting

that the prospective noise management scheme be submitted to the FDC Environmental Protection Officer to ensure its viability prior to submission.

- Members noted that the first 2 noise monitoring sessions demonstrated how diverse background noise was at the site and therefore further monitoring was undertaken with plant machinery turned off in order to establish an accurate baseline. There were also other developments in the nearby area where noise monitoring was being undertaken that could be utilised.

Speaking in support of the application Chris Walford drew attention to the amendments that had been made to the application through the planning process and assured Members that the revised shift patterns in operation at the granulation plant and work concluded at 5pm together with the main offices. Mr Walford also highlighted the applicant's compliance with noise monitoring work.

In response to Member questions Mr Walford:

- Informed Members that a further planning application relating to the site had been lodged and the company sought to ensure everything was lawful in relation to the site.
- Confirmed that the applicant would ensure a publicised 'hotline' phone number would be made available for members of the public to contact in order to report any issues with the site operation.
- Explained that noise mitigation measures that had been installed included fast closing roller doors, however it was not clear what further insulation of the building could be installed due to the heat and fumes produced by the granulation process.
- Informed Members that the plant machinery was approximately 3 years old.

It was proposed by Councillor Kindersley and seconded by Councillor Harford that the recommendation be put to the vote. On being put to the vote it was resolved unanimously to grant planning permission subject to the conditions attached at Appendix B to these minutes, and noting the need for a side letter and hotline number to be noted for the public record.

39. ENFORCEMENT UPDATE REPORT

Members received the Enforcement Update Report. Members expressed their thanks to the Enforcement Team on their work.

It was resolved unanimously to note the content of the report.

40. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWER

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

Chairman

Site Area:

1. This permission relates to the land outlined in red on drawing no. M3/16/01 Location Plan dated 22/05/2017 referred to in these conditions as “the site”.

Reason: To define the permission for the avoidance of doubt.

Commencement:

2. The development hereby permitted shall be commenced not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the mineral and waste planning authority in writing of the exact start date.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Act 2004.

Approved Plans and Documents:

3. The development hereby permitted shall not proceed except in accordance with the application form dated 28 April 2017, Planning Statement dated April 2017 and Environmental Statement dated April 2017 as amended by the additional supporting information and amendments included within the Environmental Statement Vol II Additional Information Regulation 25 dated January 2018 and Transport Statement Technical Note 2.2 dated 5 October 2017 and the following conditions. The site shall be worked, engineered, and restored in accordance with the following approved drawings, received 28 April 2017 unless otherwise stated in this permission:

- M3/16/01 Location Plan dated 22/05/2017 (received 12 June 2017);
- M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017);
- M3/16/04 Elevations of Tyre Recycling and Plasterboard Recycling Buildings dated 06/01/2017;
- M3/16/05 Bagging Plant Building Elevations dated 07/11/2016;
- Fig 2 on page 11 of Annexure 11 of the Revised Environmental Statement Section 3 (Proposed Development) dated January 2018 (received 5 January 2018);
- M3/16/10 Restoration Proposals Main Site dated 20/03/2018 (received 20 March 2018);
- M3/16/11 Restoration Proposals SNRHW Cell Area dated 20/03/2018 (received 20 March 2018);
- M3/16/12 Progressive Restoration – 2018 & 2019 dated 20/03/2018 (received 20 March 2018);
- M3/16/13 Progressive Restoration – 2024 dated 20/03/2018 (received 20 March 2018); and
- M3/16/14 Drainage Layout (2024) dated 20/03/2018 (received 20 March 2018).

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS25, CS33, CS34, CS35 and CS41; Fenland Local Plan (May 2014) policies LP16 and LP19; and East Cambridgeshire Local Plan (April 2015) policies ENV1, ENV7 and ENV9.

Timescale of permission:

4. This permission shall be limited to a period expiring on 31 December 2031. All winning and working of mineral, mineral processing, waste importation, waste processing and deposit of waste shall cease and the buildings and plant shown on drawing no. M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017) shall be removed no later than 31 December 2029. Within seven days of the cessation of the deposit of waste the operator shall notify the mineral and waste planning authority in writing of the date on which the deposit of waste ceased.

Reason: To ensure the completion and progressive restoration of the site within an approved timescale in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies S1, CS2, CS3 and CS25.

Site Restoration:

5. The site shall be fully restored in accordance with drawings no. M3/16/10 Restoration Proposals Main Site dated 20/03/2018 (received 21 March 2018); M3/16/11 Restoration Proposals SNRHW Cell Area dated 20/03/2018 (received 21 March 2018) and M3/16/14 Drainage Layout (2024) dated 20/03/2018 (received 21 March 2018) and the Detailed Restoration and Outline Aftercare Scheme Revised 20th March 2018 (received 21 March 2018) by 31 December 2031. Within seven days of the completion of the restoration scheme the operator shall notify the mineral and waste planning authority in writing of the date on which the restoration scheme was completed.

Reason: To ensure the completion and progressive restoration of the site within an approved timescale in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS3 and CS25.

Aftercare Scheme:

6. The aftercare scheme set out in section 4 of the Detailed Restoration and Outline Aftercare Scheme Revised 20th March 2018 (received 21 March 2018) shall be carried out in full for a period of 5 years following completion of the restoration scheme referred to in condition 5.

Reason: To ensure that the restored site is correctly managed to bring it to the standard required for wet grassland in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS1, CS2, CS3 and CS25.

Vehicular Access:

7. Vehicular access to the site shall only be from the A142 via Block Fen Drove and the private haul road which forms part of the application area and is shown outlined in red on drawing no. M3/16/01 Location Plan dated 22/05/2017 (received 12 June 2017).

Reason: In the interests of highway safety in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS3 & CS32.

Highway Improvements:

8. No development shall take place until the public highway known as Block Fen Drove from the point shown as Limit of Section 278 Works on Plan 1 of drawing no. 6018-101 Rev A dated 22/01/18 (received 25 January 2018) to its junction with the private haul road shown edged red on drawing no. M3/16/01 dated 22/05/2017 received 12 June 2017 has been improved in accordance with a scheme that has been submitted to and approved in writing by the waste planning authority.

Reason: The access to the site is not in a suitable condition to accommodate the proposed traffic generated by the development hereby permitted together with other users in accordance with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS3 & CS32; Fenland Local Plan (May 2014) policy LP15 (C); and East Cambridgeshire Local Plan (April 2015) policy COM7.

9. Clay extraction limit:

Clay shall only be extracted from the areas shown as Clay extraction area 1 and Clay extraction area 2 and cross-hatched in yellow on Fig 1 on page 10 of Annexure 11 of the Revised Environmental Statement Section 3 (Proposed Development) dated January 2018 (received 5 January 2018). The depth of clay extraction shall not exceed 9 metres below the base of the sand and gravel.

Reason: The application has been assessed on the basis of that depth of extraction and the resulting void that will be filled with inert waste.

Clay export limits:

10. No more than 300,000 cubic metres of clay in total shall be exported from the site. Clay exported from the site shall only be used in the construction of the Environment Agency's Middle Level & South Level Barrier Banks works. No clay shall leave the site except via the temporary access road shown on drawing no. M3/43/17/02 Mepal Ouse Washes Internal Road Detailed Route dated 25/09/2017 referred to in condition 7 of planning permission no. F/YR17/1141/F dated 24 January 2018.

Reason: To comply with the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) policies CS12 and CS32. It has not been demonstrated that the public highway network in the area of the Middle Level & South Level Barrier Banks works is suitable for the type and number of vehicles that would be used to move the clay.

Clay export records:

11. A record of the volume of clay that has been exported from the site shall be kept and made available to the waste planning authority within seven days of a written request.

Reason: To enable compliance with condition 10 to be monitored in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS12.

Hazardous waste input limits:

12. No more than 100,000 tonnes of hazardous waste shall be disposed of by landfill within any calendar year. No more than 125,000 tonnes of hazardous waste shall be treated (non-landfill) within any calendar year.

Reason: The application has been considered on the basis of the information provided on the application form dated 12/ 06/2017 (received 12 June 2017).

Hazardous waste facilities with a larger annual capacity may fall within Schedule 30 of the Planning Act 2008 and be Nationally significant infrastructure projects.

Restriction of HGV movements:

13. The total number of HGV movements (vehicles in excess of 7.5 tonnes gross weight) associated with the development hereby permitted entering the public highway shall not exceed the following limits:

458 movements (229 in and 229 out) per day Mondays to Fridays;

230 movements (115 in and 115 out) per day on Saturdays; and

No movements on Sundays and bank and public holidays.

Reason: It has not been demonstrated that the public highway is capable of safely accommodating higher number of vehicle movements and in the interest of the amenity of occupiers of nearby properties in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.

HGV records:

14. A record of the date and time of all HGV movements to and from the site shall be kept and made available to the waste planning authority within seven days of a written request.

Reason: To enable compliance with condition 13 to be monitored in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34.

Prevention of mud on the Public Highway:

15. HGVs and the haul road shall be cleaned as necessary 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 the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS32 and CS34.

Surface Water Drainage Scheme:

16. The surface water drainage strategy set out in Section 3.0 of the Surface Water Drainage Assessment March 2018 Version 1 (received 29 March 2018) shall be implemented in full for the duration of the development.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with National Planning Policy Framework paragraph

103; the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS2 and CS39; Fenland Local Plan (May 2014) policy LP14 (B); and East Cambridgeshire Local Plan (April 2015) policy ENV8.

Stockpile heights:

17. No stockpile of mineral, processed waste or unprocessed waste shall exceed a height of 8 metres measured from the existing adjacent ground level.

Reason: In the interests of visual amenity in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS33 and CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV1.

Hours of Operation:

18. No mineral extraction or processing operations and no waste treatment or disposal operations shall take place within the site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and
0700 - 1300 on Saturdays.

No development authorised by this permission shall take place on bank or public holidays

Subject to the following exceptions:

- (i) Pumping water, environmental monitoring and essential maintenance, which has been previously notified to the mineral and waste planning authority, to maintain safe working;
- (ii) The soil and mineral washing plants shown on drawing no. M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017) may be operated at any time on Mondays to Fridays and between 0700 and 1300 hours on Saturdays however for the avoidance of doubt the soil and mineral washing plants shall not be operated on any bank or public holidays.

Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.

Hours for Vehicle Movements:

19. Subject to condition 20 no vehicles shall enter or leave the site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and
0700 - 1300 on Saturdays.

Subject to the following exceptions:

- (i) Arrival and departure of staff in light vehicles; and
- (ii) No more than 15 HGVs (vehicles in excess of 7.5 tonnes gross weight) per hour may leave the site between 0500 and 0700 hours Mondays to Fridays.

Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.

Bank and Public holidays:

20. No vehicles shall enter or leave the site on bank or public holidays except in connection with exception (i) referred to in condition 18.

Reason: To minimise disturbance to residents and users of the area in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.

Dust controls and mitigation measures:

21. The development hereby permitted shall not take place except in accordance with the Dust Action Plan dated January 2018 (received 26 January 2018).

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.

Operations within Buildings:

22. The bagging of aggregates and the recycling of tyres and plasterboard shall take place only within the buildings as shown on drawing no.M3/16/03 Site Layout Rev B dated 08/11/17 (received 12 December 2017).

Reason: In order to minimise the emission of dust and noise in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS34 and CS35; Fenland Local Plan (May 2014) policies LP16 and LP19; and East Cambridgeshire Local Plan (April 2015) policies ENV7 and ENV9.

Maintenance, Silencers, and Reversing Alarms:

23. All vehicles, plant and machinery operated on the site shall be maintained in accordance with the manufacturers' specifications at all times, and shall be fitted with effective silencers that shall be used at all times. All vehicles that are fitted with reversing alarms shall be fitted with "white noise" type or similar, reversing alarms.

Reason: To protect the amenities of occupiers of nearby properties in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34; Fenland Local Plan (May 2014) policy LP16; and East Cambridgeshire Local Plan (April 2015) policy ENV9.

Soil protection:

24. No topsoil or subsoil shall be removed from the site.

Reason: All soils are required for the restoration of the land in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policies CS25 and CS38.

Ecological Mitigation Strategy:

25. The Ecological Mitigation Strategy (Report Reference: CE-WM-1177-RP05 – Final dated 28 March 2018) shall be implemented in full for the duration of the development.

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.

Construction Environmental Management Plan:

26. The Construction Environmental Management Plan: Biodiversity (Report Reference CE-WM-1177-RP06 Final dated 28 March 2018) shall be implemented in full for the duration of the development.

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS35; Fenland Local Plan (May 2014) policy LP19; and East Cambridgeshire Local Plan (April 2015) policy ENV7.

Routeing Agreement:

27. The site shall not be operated except in accordance with the Traffic Management Scheme set out in Mick George Ltd letter dated 25 April 2018 and Plan MGL1 Approved HGV routes dated 23/04/2018 (received 25 April 2018).

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS34.

Waste Catchment Restriction:

28. No waste arising from a distance greater than a 50 kilometre radius of the site as shown on Plan MGL2 Waste Catchment Area dated 12/04/2018 (received 13 April 2018) shall be received at or deposited on the site. Waste from a waste transfer station within the defined catchment area shown on Plan MGL2 Waste Catchment Area dated 12/04/2018 (received 13 April 2018) shall be regarded as arising from within the catchment area. The operator shall maintain a record of the origin of waste delivered, the tonnage, and the date of delivery. These records shall be maintained and the results collated within a report to be supplied to the mineral and waste planning authority within 10 working days of a written request.

Reason: To limit the movement of waste when taken cumulatively with existing mineral operations, in accordance with the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011) policy CS29.

Implementation

1. This permission comes into effect on the date of this consent in accordance with submitted site plan 4960/01/01A showing the location of the Granulation and Separation and Compounding Buildings received on 13th September 2017 and submitted documents.

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 nature approved.*

General:

2. This permission shall only relate to the land edged red on the application drawing 4125/PO1 Rev A, dated December 2007, hereinafter referred to as the “site”.

Reason: *To define the site and protect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

3. Unless otherwise agreed in writing by the Waste Planning Authority, the development hereby permitted shall not proceed except in accordance with the following approved plans.

- 4125/P01 Rev A dated 21/05/2008 – Proposed layout
- 4125/PO2 Rev 2 December 2007 – Proposed layout and elevations for office building
- 4125/P03 Rev A dated 21/05/2008 – Proposed layout and elevations for granulation building
- 4125/P04 Rev A dated 21/05/2008 – Proposed layout and elevations for baling building
- JBA 08/82 – 03 dated July 2008 – Landscaping Plan 1
- JBA 08/82 – 04 dated July 2008 – Landscaping Plan 2
- Plan 4960/01/01A received on 13th September 2017 showing the location of the Granulation and Separation and Compounding Buildings

Reason: *To define the site and protect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

Design:

4. **Condition 4 no longer required as the materials for which the office building and other buildings were to be constructed constructed have been approved and implemented.**

Landscaping:

5. No trees, shrubs or hedges existing on the site shall be removed or cut down without the prior written consent of the Waste Planning Authority.

Reason: *To ensure that the development does not adversely affect the character and appearance of the locality in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

6. **Condition 6 no longer required as boundary edge landscaping implemented substantially in accordance with approved details.**
7. **Condition 7 no longer required as the 5 year landscape maintenance period has expired.**

Environmental Protection:

8. The drainage works shall comply with the approved drawings (974-02 Rev D dated 02/10/08, 974-03 Rev D dated 03/10/08 and 974-04 Rev C dated 03/10/08) and associated calculations.

Reason: *To ensure a satisfactory method of surface water drainage in accordance with Saved Policy WLP16 of the Cambridgeshire and Peterborough Waste Local Plan (2003)*

9. The external lighting and security cameras shall comply with Drawing Number 4125/PO1 Rev A dated 21/05/2008, using the design and type identified in the revised Design and Access Statement received by the Waste Planning Authority on 4th August 2008.

Reason: *To define the site and protect the amenity of local residents and the character and appearance of the locality in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of Fenland Local Plan (May 2014).*

10. The layout of the site and fire access to the pond for fire regulation purposes shall be carried out in accordance with approved Drawing no 4125/PC05A as modified by Plan 4960/01/01A received on 13th September 2017

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

Contractors Arrangements:

11. **Condition 11 no longer required as the construction phase has been completed.**
12. **Condition 12 no longer required as the construction phase has been completed.**

Transport Arrangements:

13. The development shall comply with the approved plan (Drawing Number 4125/PO1 Rev A, dated 21/05/2008).

Reason: *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014)..*

14. The access to the site shall comply with approved updated Drawings nos 4125/COND1B & 4125/COND02B dated September 2011. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 4.5m x 215m measured from and along respectively the edge of the carriageway.

Reason: *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

15. The permanent space to be reserved on the site for turning / parking / loading and unloading shall be surfaced and marked out in accordance with approved updated Drawing no 4125/COND1B dated September 2011 and the land thereafter used for no other purpose unless agreed otherwise by the Waste Planning Authority.

Reason: *To ensure that the scheme satisfactory addresses potential traffic, access and parking impacts in accordance with Policy CS 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Policy LP16 of the Fenland Local Plan (May 2014).*

Waste Activities and Operational Waste Hours:

16. No external storage of waste or recycled plastics shall occur outside of the buildings on the site. Nothing shall be stored within the storage area shown on plan 4125/PO1 Rev A dated 21/05/2008 other than empty cages which shall not be stored above the height of the boundary tree screening;
No overnight storage of materials in trailers at the site shall occur.

• **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).*

17. All forklift trucks shall be fitted with White Noise reversing beepers, if reversing beepers are required.

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)*

18. Except where stated below the hours of use of the site outlined in red on Plan ref 4960/01/01A are limited to 07.00 to 20.00 hrs each day Mondays to Fridays and

08:00 to 13:00 hrs on Saturdays other than in accordance with one or more of the following exceptions :

Processing within the confines of the 'Granulation' building shall only be carried out between the hours of 0700 to 2000 hours each day Mondays to Fridays including on bank holidays.

Processing within the confines of the 'Separation and Compounding' building is permitted to be carried out 24 hrs 7 days per week including bank holidays.

No working in the external yard and other buildings shall be undertaken on Sundays or bank holidays.

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

19. No development or storage shall take place on the land marked 'Area to remain as existing for possible future development of site' on Plan 4125 / PO1 Rev A dated 21/05/2008.

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).*

20. Between the hours of 0700 to 2000 noise emissions from the site, including any corrections for acoustic characteristics, shall be no more than 5db above the prevailing background noise level at the nearest residential property lying to the east of the site. Between the hours of 2000 and 0700 noise levels from the site, including any corrections for acoustic characteristics, shall not exceed 32dB LAeq, 15 minute, rated noise level of 35dB LAeq, 15 minutes at the nearest residential property lying to the east of the site.

Reason: *To 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).*

Noise Monitoring and Management Scheme

21. A noise monitoring scheme shall be submitted to the Waste Planning Authority within three months of the date of this decision notice. The submitted scheme should constitute a periodic programme of sound monitoring to be carried out by a competent person to demonstrate compliance with the provisions of Condition 20 of this decision notice and designed to encompass any seasonal variation to the local environment and nearby noise sources, daytime and night time monitoring and any seasonal variations in workloads that the business operation experiences. The frequency of monitoring should be sufficient to demonstrate compliance with the day time and night time noise emission levels from the site. The scheme shall provide for a record to be kept on site of the operational hours of use of the Granulation building together with a register of any noise complaints received together with a record of all operational and mitigation measures taken to prevent an breach of the noise condition. The scheme shall be approved in writing by the

Waste Planning Authority and implemented in accordance with the approved details. The results of the noise monitoring and mitigation actions taken shall be provided to the Waste Planning Authority on a periodic basis in accordance with the approved scheme.

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