

Planning Committee Minutes

Date: Wednesday 16 November 2022

Time: 10:00a.m.- 10.30a.m.

Venue: New Shire Hall, Alconbury Weald

Present: Councillors, Bradnam, Connor, Corney, Ferguson, Gardener, Murphy, Kindersley, Rae (Vice-Chair) and Smith

37. Apologies for Absence

Apologies were received from Councillors Batchelor (Councillor Kindersley substituting), Gough (Councillor Edna Murphy substituting) and Sanderson (Councillor Ferguson substituting). In the absence of the Chair, Councillor Rae took on the role of Acting Chair of the Planning Committee.

38. Declarations of Interest

Councillor Anna Bradnam declared an interest with regard to minute 40 and 41 as local member for Waterbeach. She confirmed she would be speaking as a member of the Planning Committee and not as local member.

39. Minutes – 15 June 2022

It was resolved to approve the minutes of the meeting held on 15 June 2022 as a correct record.

40. The redevelopment and expansion of Milton Household Recycling Centre (HRC) and its permanent retention beyond the life of the adjacent Milton Landfill site.

At: Milton Household Waste Recycling Centre, Butt Lane, Milton, CB24 6DQ

Applicant: Cambridgeshire County Council

Application Number: CCC/21/259/FUL

Members received reports on two planning applications. The first sought the redevelopment and expansion of the Milton Household Waste Recycling Centre (HRC) and its permanent retention beyond the current life of the adjacent landfill site. The

second was a Section 73 planning application seeking continued development on the landfill site without compliance with conditions 17 'Site Layout', 25 'Site Restoration' and 27 'Restoration Scheme of Planning Permission S/0109/18/CW'.

The Vice-Chair advised the committee that, as the two planning applications covered the same site, a single presentation and debate would cover both. However, there would be separate votes on each application. Attention was also drawn by the Vice-Chair to two amendment sheets (attached at Appendix A) that had been circulated to the committee in advance of the meeting. The Vice-Chair confirmed that members had received and read the sheets.

Members noted that, in addition to the presenting officer, Joely Norris, Drainage Engineer, was available to answer technical questions. The Planning Committee was also advised that the agent for the applicant and Adam Smith, Head of Waste Management for Cambridgeshire County Council, had joined the meeting remotely and were available to answer questions.

Introducing the reports, the presenting officer established that the landfill and recycling sites currently operated under a single planning consent. Under the proposal, permission for the HRC would be de-coupled from the landfill and the household waste recycling centre would be redesigned and enlarged to meet current and future waste provision needs for Cambridge City and South Cambridgeshire.

Site plans, plans and elevations were used to demonstrate the current landfill and HRC site as well as the proposed redevelopment of the HRC and alteration to the agreed restoration scheme for the landfill. The location of site was shown in relation to Milton Park and Ride, south east of the site, and Milton, east of the site and the other side of the A10.

The Household Waste Recycling Site Search Report submitted with the application determined that the current site was the best long-term and sustainable solution for an HRC, reducing greenhouse gas emissions and improving health and wellbeing for the area. Access to the site had been assessed, as had drainage and flood risks with a drainage strategy report that had approval from the local flooding authority, subject to the imposition of conditions requiring the submission of further details.

An initial objection had been lodged by the Highway Authority regarding access. However, this had been removed following the provision of further details and subject to a condition being imposed requiring the approval of a detailed design requirement under Section 278 of the Highways Act 1990.

The presenting officer explained that the HRC planning application was being brought before the committee due to the location of the development site within the Green Belt. This represented a departure from the development plan. The application for the redesigned HRC represented a change of use and an engineering operation. Paragraph 150 of the National Planning Policy Framework required development into the Green Belt to maintain the openness of the Green Belt and not conflict with its purpose. Current visual screening provided by the landfill and woodland planting ensured this, with only a glimpsed view of the site from the site entrance on Butt Lane. A Landscape and Visual Assessment identified screening from the existing tree belt

which would be enhanced by additional planting. This was detailed in the updated Restoration Plan for the landfill. A Landscaping Scheme with a programme for a biodiversity net gain assessment to demonstrate how an uplift in biodiversity above the 10% net biodiversity net gain would be conditioned.

Planning permission was also required for a change of the current approved restoration plan for the landfill site to allow the land in the area of the HRC to be flatter, which would be an alteration to the previously agreed land contours. The new restoration plan was needed to accommodate the redesigned Milton Household Waste Recycling Centre. No change was proposed for the closure date of the landfill site, the site restoration timescale, waste streams, or operational matters.

In response to member questions:

- It was established that a construction management plan had been developed using the existing working hours and construction hours of 7am-7pm Monday-Friday; 8am-1pm Saturday. As Environmental Health at South Cambridgeshire District Council had raised no objections to the application, specific noise conditions had not been deemed necessary. Planting was already in place which mitigated some sound from the site as well as from the A10, which was situated between Milton (the nearest town) and the Milton Household Recycling Centre. There were two farms closer to the site.
- It was noted that, although the restored landfill site would provide additional planting and biodiversity net gain, the gas extraction devices and leachate would continue to be required for the landfill site, but these would not be within the household recycling centre as that area had not been landfilled.
- A member commended the work performed in securing adequate surface water run off as proposed by Condition 6.

The Planning Committee noted that there were no registered speakers for either planning application.

During debate of the applications:

- A member commended officers for thoroughness of their work.
- The local member for Waterbeach complimented the current site and expressed pleasure in its development to accommodate the needs of the area. The member was pleased that access and drainage concerns had been addressed; that the scheduled 2026 closure of the landfill site would remain; and that additional planting was planned.

It was proposed by Councillor Kindersley and seconded by Councillor Bradnam that the recommendation be put to the vote.

On being put to the vote it was resolved unanimously that planning permission be granted subject to the conditions set out at Appendix B to these minutes

41. Extension to landfill site and relocated householders waste site

At: Milton Household Waste Recycling Centre, Butt Lane, Milton, CB24 6DQ

Applicant: Cambridgeshire County Council

Application Number: CCC/21/261/VAR

Owing to there being two planning applications that related to the same site, the presentation and debate were combined. Therefore, refer to application ref: CCC/21/259/FUL minute 40.

It was proposed by Councillor Kindersley and seconded by Councillor Bradnam that the recommendation be put to the vote.

On being put to the vote it was resolved unanimously that planning permission be granted subject to the conditions set out at Appendix C to these minutes

42. Enforcement Update Report

The Planning Committee received the Enforcement Update Report which provided information on the work of Council's enforcement and monitoring team for the period 1 June 2022 – 31 October 2022. An update was given regarding the planning contravention notice on Mick George Ltd in relation to the need to provide a bound and sealed circuit of the haul road between the A10 and the mineral extraction site. The officer confirmed that the required work was complete.

During discussion members thanked the officer for the work of the team.

It was resolved to note the report.

43. Summary of Decisions Taken Under Delegated Powers

A member commented on the seeming reduction in the number of planning applications being determined. This was challenged by another member who noted that the ten decisions taken under delegated powers and enacted by the development control team were for substantial and complex applications and not householder development. The Vice-Chair of the Planning Committee clarified that many applications were anticipated in future.

It was resolved to note the report.

PLANNING COMMITTEE – 16th NOVEMBER 2022

ADDENDUM /AMENDMENT SHEET

ITEM 3: CCC/21/259/FUL

AT: Milton Household Waste Recycling Centre, Butt Lane, Milton, CB24 6DQ

AMENDMENTS TO:

1. Title Page of the Report to state:

From: Head of Service, Planning and Sustainable Growth

2. Title Page of the Report to state:

Recommendation: That subject to the matter being referred to the Secretary of State for further consideration and the application not being called in, permission is granted subject to the conditions set out in paragraph 12.1.

3. Insertion of Additional Paragraph 1.6

1.6 The Secretary of State is notified, in accordance with the requirements of The Town And Country Planning (Consultation) (England) Direction 2021, paragraph 4(b) “any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt”. This means that the Secretary of State has the opportunity to “call in” the proposal to assess the recommendation of the Planning Committee once made.

4. Paragraph 2.2 to state:

2.2 The application site is located within the Cambridge Green Belt and is bounded to the east by the Milton Park and Ride facility, to the north by Butt Lane, and to the south and west by the existing, operational Milton landfill Site. The non-hazardous landfill site is operated by FCC Environment UK Ltd, who lease the land from CCC.

5. Paragraph 5.1 to state:

5.1 The application has been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order

2015 (as amended) as development which does not accord with the provisions of the development plan by a notice in the Cambridge News on 23rd March 2022 and erection of site notices adjacent to the site entrance on Butt Lane and at appropriate adjacent locations in on the A10.

6. Paragraph 12.1 to state:

- 12.1 It is recommended that, subject to the matter being referred to the Secretary of State for further consideration and the application not being called in, planning permission is granted subject to the following conditions:**

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 6, 7, 10 and 14 below require further information to be submitted prior to the commencement of development and are therefore attached as a pre-commencement condition. The developer may not legally commence development on site until the information required by these conditions has been submitted and approved, and the conditions discharged.

7. Reason for Condition No. 2 to state:

Reason: For the avoidance of doubt as to when the Planning Permission is implemented and in order to establish the timescales for those details provided by conditions and to enable monitoring of the development.

8. Reason for Condition No. 6 to state:

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. This is a pre-commencement condition as it is essential that the additional surface water run-off is fully understood before any development takes place to ensure that appropriate mitigation measures can be put in place.

9. Reason for Condition No. 7 to state:

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184). This is a pre-commencement condition as it is essential that a remediation strategy is agreed and put in place before any development commences.

10. Reason for Condition No. 10 to state:

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018 and Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021. This is a pre-commencement condition as it is essential that the precise lighting arrangements are agreed before any development commences.

11. Reason for Condition No. 14 to state:

Reason: To ensure delivery of reasonable avoidance measures, in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/4 of the South Cambridgeshire Local Plan 2018. This is a pre-commencement condition as it is essential that a Biodiversity Method Statement is agreed and put in place before any development commences.

ITEM 3: CCC/21/261/FUL

AT: Milton Landfill Site, Butt Lane, Milton, CB24 6DQ

AMENDMENTS TO:

1. Title Page of the Report to state:

From: Head of Service, Planning and Sustainable Growth

2. Paragraph 5.1 to state:

- 5.1 The applications have been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) by a notice in the Cambridge News on 7th October 2022 and erection of site notices adjacent to the site entrance on Butt Lane and at appropriate adjacent locations in on the A10. Discretionary notification letters have also been sent to properties near the application site.**

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 5, 6, 9 and 13 below require further information to be submitted prior to the commencement of development and are therefore attached as a pre-commencement condition. The developer may not legally commence development on site until the information required by these conditions has been submitted and approved, and the conditions discharged.

Conditions

1. Commencement

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

2. Notification of Commencement

Within seven days of the commencement of construction works on the site, including any demolition or site clearance works, notification of the start date of any such works shall be submitted to Waste Planning Authority.

Reason: For the avoidance of doubt as to when the Planning Permission is implemented.

3. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the application form dated 13th December 2021 and the following documents and drawings (received 13th December 2021, unless otherwise stated) except as otherwise required by any of the following conditions set out in this planning permission:

- 40645-WOD-XX-XX-FG-T-0001_S2_P01.1, Figure 2.1, Site Location Plan, dated October 2021;
- 40645-WOD-XX-XX-FG-T-0002_S2_P01.1, Planning Supporting Statement, Figure 3.1, Site Layout Plan, dated October 2021;
- 40645-WOD-XX-XX-FG-T-0003_S2_P01.1, Planning Supporting Statement, Figure 3.2, Elevations and Cross Section, dated October 2021;
- 40645-WOD-XX-XX-DR-OT-0009_S2_P02, Sheet 1 of 2, Access Scheme - Butt Lane, dated October 2022;

- 40645-WOD-XX-XX-DR-OT-0009_S2_P01, Sheet 2 of 2, Access Scheme - HRC Access from Unnamed Access Road, dated September 2022;
- XXXX-00, Milton Recycling Facility, Welfare Facility, undated;
- Portacabin Titan TN 1004, undated;
- Portakabin Solus Buildings Product Sheet 1, dated 9th December 2008;
- OPP1241928, Milton HWRC Proposed Shop Unit, dated 21st May 2021
- P155-290421-Rev, (Lighting Assessment), Milton Recycling Centre Rev. E, dated 29th April 2021;
- Planning Supporting Statement, Document Ref. 40645-WOOD-XX-XX-RP-0001_S3_P01, Wood Group UK Limited, dated November 2021;
- Transport Statement, Document Ref. 40645-WOD-XX-XX-RP-OT-0001_S0_P01, Wood Group UK Limited, dated October 2021;
- Construction Traffic Management Plan, Document Ref. 40645-WOD-XX-XX-RP-OT-0002_S0_P01, Wood Group UK Limited, dated October 2021;
- Extended Phase 1 Habitat Survey Report, Document Ref. DLon036R040320, Wood Environment & Infrastructure Solutions UK Limited, dated March 2020;
- Great Crested Newt Survey Report, Document Ref. DLon038R300620, Wood Environment & Infrastructure Solutions UK Limited, dated June 2020;
- Technical Note: Milton HRC, Extended Phase 1 Habitat Survey Report Addendum 2021, Document Ref. Dlon039R160321, Wood Group UK Limited, dated March 2021;
- Tree Survey and Constraints Report, Site: Milton, Cambridge, Prepared for: Wood PLC, Amenity Tree Care, dated 31st January 2019;
- Drainage Strategy, Document Ref. 40645-WOD-XX-XX-RP-D-0001, Revision PO4, Wood Group UK Limited, dated September 2022;
- Letter from Wood Group UK Limited in response to comments from Local Lead Flood Authority, dated 1st September 2022 ;
- Noise & Vibration Assessment, Document Ref. 40645-WOD-XX-XX-RP-ON-0001_S2_P01, Wood Environment & Infrastructure Solutions UK Limited, dated October 2021;
- Air Quality Assessment, Document Ref. 40645-WOD-XX-XX-RP-OA-0001_S2_P01, Wood Group UK Limited, dated October 2021;
- Phase 1 Contaminated Land Desk Study, Document Ref. 40645RR032i2, Wood Environment & Infrastructure Solutions UK Limited, dated March 2019;

Reason: To define the permission and protect the character and appearance of the locality in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and Policy 17 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

4. Surface Water Drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy prepared by Wood Group UK Limited (ref: 40645-WOD-XX-XX-RP-D-0001 rev. P04) dated September 2022, has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

5. Surface Water Drainage

There shall be no drainage systems for the infiltration of surface water to the ground, except those agreed in the detailed surface water drainage scheme for the site that is submitted and approved in accordance with Condition 4. Any proposals for such systems must be supported by an assessment of the risks to controlled waters, as part of the information to be submitted in accordance with Condition 4.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184).

6. Additional Surface Water Run-Off

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Waste Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

7. Contamination - Remediation and Verification

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Waste Planning Authority. The strategy will include the following components:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site;
2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM;
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary; and
4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long-term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184).

8. Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the waste planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184).

9. Piling

No piling or any other foundation designs using penetrative methods shall be used in the construction of the site.

Reason: To ensure that there is unacceptable impact on groundwater and to protect and prevent the pollution of controlled waters from potential pollutants

associated with current and previous land uses in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184).

10. Lighting

Prior to the commencement of the development, details of the lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Waste Planning Authority. The scheme shall include layout plans/elevations with luminaire locations annotated, full isolux contour map/diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/measures.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018 and Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

11. Construction Traffic Management Plan

The construction phase of the development shall be undertaken in accordance with the details set out in the Construction Traffic Management Plan, Document Ref. 40645-WOD-XX-XX-RP-OT-0002_S0_P01, Wood Group UK Limited, dated October 2022.

Reason: In the interests of highway safety in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

12. Construction and Construction Delivery Hours

No construction or demolition work, or delivery of construction materials shall be carried out and no plant or power operated machinery (for the purposes of the installation of the approved plant) operated other than between the following hours:

- Monday to Friday, 7am to 7pm
- Saturday 8am to 1pm

and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018 and Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

13. Hours of Operation

The hours of operation at the site shall be:

- Monday-Friday (April to September): 0900-2000;
- Saturday and Sunday (April to September): 0900-1800;
- Monday-Sunday (October to March): 0900-1600;
- Closed from 1300 on Christmas Eve and all-day Christmas Day, Boxing Day and New Year's Day.

No receipt or collection of materials deposited at the site shall take place outside these hours.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018 and Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

14. Biodiversity Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a method statement for protected species has been submitted to and approved in writing by the Waste Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives of the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing and construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any waste arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure delivery of reasonable avoidance measures, in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that

Environmental Permit

If the waste activities are extended outside of the permitted area the Environmental Permit must be varied before activities can take place in the extended area.

Appendix C

Conditions

1. Site area and type of wastes

This permission only relates to the deposit of household, commercial and industrial wastes, with the exception of liquid waste, within the area edged red as shown on 60580019.03, Site Layout, dated June 2018.

Reason: To clarify the site area and to ensure that the waste types accepted at Milton Landfill Site are adequately controlled for the protection of the groundwater and residential amenity, in accordance with Policies 17, 18 and 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021).

1a. [Condition no longer required to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)].

1b. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the application form dated 13 December 2021 and the following documents and drawings, unless otherwise stated, except as otherwise required by any of the following conditions set out in this planning permission:

- 90/11045/13 Afteruse Proposals Plan, dated 6th December 1990;
- Proposed Extension to Milton Landfill, Comments on the Environmental Statement (Detailed Planting and After-Care Scheme), Ref. 5/JK/CG/505, Letter from Assistant Director - Rural Management, Cambridgeshire County Council, dated 31st January 1991;
- 40645-WOD-XX-XX-FG-T-0004_S0_P01.1, Figure 1 Site Location Plan, dated October 2021;
- 40645-WOD-XX-XX-FG-T-0005_S0_P01.1, Figure 3 Detailed Site Layout Plan, dated December 2021;

- 40645-WOD-XX-XX-FG-OP-0001_S2_P02, Revised Restoration Plan including the proposed Milton HRC, dated October 2022;
- Letter from Wood Group UK Limited, dated 13th December 2021;
- The Biodiversity Metric – Calculation Tool, (Biodiversity Metric Calculation), undated, received on 13 December 2021;
- Technical Note: Milton Landfill HRC and Landfill Restoration – Biodiversity Net Gain, Ref. 806972-WOOD-XX-XX-TN-OE-0002_S3_P02, Wood Group UK Limited, dated December 2021;
- Supplementary Information: Application under Section 73 of the Town and Country Planning Act 1990 to Amend Planning Permission S/0109/18/CW: Milton Landfill, Ref. 40645-WOD-XX-XX-RP-T-0003_S2_P01.1, Wood Group UK Limited, dated February 2022;
- 40645-WOD-XX-XX-FG-OP-0001_S2_P02, Revised Restoration Plan including the proposed Milton HRC, dated October 2022.

Reason: To define the permission and protect the character and appearance of the locality in the interests of residential amenity; in the interests of highway safety; to ensure that the satisfactory restoration of the land to a beneficial after-use. in accordance with Policies 18, 19, 20 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

1c. Implementation

This permission shall be taken, and only be taken, as having been implemented on the date of commencement of the construction of the HRC under Planning Permission Ref. CCC/21/259/FUL.

Reason: For the avoidance of doubt and to define the circumstances in which the Planning Permissions is to be taken as having been implemented

2. Protection of residential amenity: odour

No putrescible waste shall be deposited within 250 metres of adjacent residential development known as Mereway Farm, Sun Close Farm and New Close Farm.

Reason: In the interests of residential amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/14 of the South Cambridgeshire Local Plan 2018.

3. Timescale of permission

The site shall be reinstated to a condition suitable for the resumption of agricultural use within 12 months of the cessation of landfill operations or by 31st December 2026 whichever is the sooner.

Reason: To set the timescale of the permission and to ensure that the site is restored to a suitable after use in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

3a. Catchment Area

Not less than 80% of waste imported for disposal in the landfill cells shall originate from a catchment area which shall comprise the whole of Cambridgeshire and Peterborough and all additional areas within a radius of 50km of the site boundary. For the purposes of this condition waste being processed through any waste transfer station within the defined catchment area shall be regarded as arising from within the catchment area. In May and November of each year the operator shall submit a report to the Waste Planning Authority providing summary waste input information for the previous six months demonstrating compliance with this condition.

Reason: To ensure that Milton Landfill Site is managing a large percentage of local waste arisings, in accordance with Policies 3 and 4 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and that the situation is kept under review to help meet the monitoring requirements of the Plan.

4. Retention of stripped soil

No stored soil material shall leave the site and the material shall be stored in continued separation until the soil is re-spread over the site in accordance with the restoration conditions to the satisfaction of the Waste Planning Authority. The storage mounds shall be kept free of weeds and maintained to a good amenity standard to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Location and height of soil storage mounds

The location and height of soil storage mounds shall be in accordance with the details agreed in the Milton Landfill - Proposed Extension III Details submitted to the Waste Planning Authority on 24 April 1991. The mounds shall be kept free of weeds and maintained to a good amenity standard to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021) and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan (2018).

6. Archaeological Written Scheme of Investigation

Within 6 months of the date of this consent, the applicant shall submit to the Waste Planning Authority for written approval a timetable for the completion of a scheme of archaeological works, comprising the preparation and submission of an archive report, the deposit of the archive materials in a publicly accessible facility and publication of the results in an appropriate academic journal", which shall thereafter be implemented in accordance with the approved timetable.

Reason: To secure satisfactory mitigation measures in respect of archaeology and the historic environment, to ensure that the underlying archaeology is protected, in accordance with Policy 21 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

7. [Condition no longer required as soil stripping measures have been agreed and carried out]

8. [Condition no longer required as soil stripping measures have been agreed and carried out]

9. Landscaping

Following the completion of landfilling, the site shall be landscaped in accordance with:

- the landscaping scheme details shown on 40645-WOD-XX-XX-FG-OP-0001_S2_P02;
- Revised Restoration Plan Including the Proposed Milton HRC, dated October 2022;
- Proposed Extension to Milton Landfill, Comments on the Environmental Statement (Detailed Planting and After-Care Scheme), Ref. 5/JK/CG/505, Letter from Assistant Director - Rural Management, Cambridgeshire County Council, dated 31st January 1991, received on 18 February 1992 and approved in writing by the Waste Planning Authority on 5 March 1992, subject to the amended details shown on 40645-WOD-XX-XX-FG-OP-0001_S2_P02.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. [Condition no longer required as highway works completed prior to landfill use]

11. [Condition no longer required as access arrangements completed]

12. Means of Enclosure

The means of enclosure to the site shown on ASC/93/125 – Milton Landsite Site Sheet 1 Environmental Monitoring submitted to and approved in writing by the Waste Planning Authority on 7 January 1994 shall be retained on site for the duration of the development.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 17, 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy T1/2 of the South Cambridgeshire Local Plan 2018.

13. [Condition no longer required as engineering details and leachate already approved and controlled by the Environment Agency]

14. [Condition no longer required as landfill gas requirements already approved and controlled by the Environment Agency]

15. Hours of operation and receipt of waste

The receipt of waste at the site is only permitted between the hours of 06.00 and 18.00 Mondays to Fridays, 06.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

15a. Hours for deposit of waste

Except in cases of emergency, deposit of waste shall only take place between the hours of 07.00 and 18.00 Mondays to Fridays, 07.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021).

15b. Hours for infilling and restoration

Except in cases of emergency, infilling and restoration of the landfill site shall only be permitted between the hours of 07.00 and 18.00 Mondays to Fridays, 07.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

16. Household Recycling Centre (HRC)
[Condition no longer required as the HRC is no longer part of the development]
17. Site Layout
The development hereby approved shall be carried out in accordance with 40645-WOD-XX-XX-FG-T-0005_S0_P01.1, Figure 3, Detailed Layout Plan, dated December 2021, showing the site entrance, access road, site offices and lighting, weighbridge with canteen and lighting, and wheelwash.

Reason: In the interests of residential amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

18. Wheel Washing Facilities
The development hereby approved shall be carried out in accordance with the details of the installed vehicle wheel cleaning facility submitted to the Waste Planning Authority on 653M282 Plan 04A, Environmental Monitoring Plan, dated 2nd April 2019. The facility shall be maintained in operational condition at all times and internal arrangements for traffic routing shall ensure that vehicles leaving the landfill site pass through the facility.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 17, 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy T1/2 of the South Cambridgeshire Local Plan 2018.

19. Phasing
The Development hereby approved shall be carried out in accordance with the details shown on 653B336 Plan 12, As-built Cell Base & Outline Phasing Plan, dated 23rd November 2018.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

20. Condition of Access Road
The surface of the site access road from Butt Lane shall be kept clean by regular mechanical sweeping to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and

Peterborough Minerals and Waste Local Plan 2036 (2021) and Policy T1/2 of the South Cambridgeshire Local Plan (2018).

21. Control of Dust Emissions

Dust emissions shall be controlled in accordance with the submitted Dust Management Plan Ref. EMS-3-13-09, Version 2-2019, to the satisfaction of the Waste Planning Authority with facilities being made available and brought into use to ensure that the surface of internal haul roads can be kept damp during periods of dry weather.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

22. Control of Noise Emissions

The level of noise from the Site between the hours of 06:00 to 18:00 Mondays to Fridays and 06:00 to 13:00 on Saturdays shall not exceed 42dB_{L_{aeq}, 1h} during “night time” hour (i.e. 06:00 to 07:00) or 55dB_{L_{aeq}, 1h} during “day time” hours (i.e. 07:00 to 18:00) free field as measured at the following points shown on the accompanying plan CCC1:

- Location 1 – Sun Close Farm
- Location 2 – Mere Way Farm

All measurements and assessments shall be made in accordance with the methodology submitted and agreed in writing by the Waste Planning Authority in the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

22a. Noise Levels

Noise levels shall be periodically monitored by the operating company in accordance with the Waste Recycling Group Noise Monitoring scheme dated 25 May 2004. Monitoring survey results shall be kept by the operating company during the life of the permitted operations and a monitoring report supplied to the Waste Planning Authority within 14 days of the receipt of a written request. The frequency of the monitoring may be modified by written agreement with the Waste Planning Authority.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

23. Reversing Bleepers

No reversing bleeper or reverse warning devices shall be fixed to, or used on, any mobile plant except in accordance with the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 (2021) and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

23a. Noise Monitoring

The development hereby permitted shall only be carried out in accordance with the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004 detailing the steps designed to minimise potential disturbance from reversing movements caused by visiting vehicles importing waste between the hours of 06.00 to 07.30 Mondays to Friday and 06.00 to 08.00 on Saturdays.

The mitigation measures approved in the Waste Recycling group Noise Monitoring Scheme dated 25 May 2004 shall be implemented prior to the commencement of the importation of waste fill material prior to 07.30 hours and maintained for the duration of waste disposal operations to ensure that the development does not proceed except with the approved mitigation steps in place.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

24. Control of Litter

Litter shall be controlled to the satisfaction of the Waste Planning Authority by keeping the tip face to a minimum and by all reasonable precautions to prevent the spread of litter from the working area including the provision of catch fencing. Any litter from the site which is deposited on nearby land shall be removed and returned to the infill site to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

25. Site Restoration

The site shall be restored in accordance with 40645-WOD-XX-XX-FG-OP-0001_S2_P01, Revised restoration plan including the proposed Milton HRC, dated June 2022.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 Policy NH/2 of the South Cambridgeshire Local Plan 2018.

25a Landscape and Ecological Management Plan

Within six months of the date of this consent a Landscape and Ecological Management Plan, which shall include:

- Planting specifications and planting lists (including density and size of species) which demonstrates how it delivers biodiversity net gain;
- Sets out how the management will deliver the proposed biodiversity net gain set out in the Technical note: Milton Landfill HRC and Landfill Restoration – Biodiversity Net Gain, Document Ref: 806972-WOOD-XX-XX-TN-OE-00002_S3_P02, Wood Group UK Limited, dated December 2021;
- A programme of BNG assessment to demonstrate that these targets have been met, which should be submitted to the Waste Planning Authority at regular intervals (e.g. years 1, 2, 5, 10 and every 5 years afterwards, for a period of 30 years, for approval); and
- Details of the mechanism to implement remedial actions.

shall be submitted to the Waste Planning Authority for approval, and thereafter implemented.

Reason: To ensure delivery of a measurable net gain in biodiversity, in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

26. Pre-Settlement Contour Levels

The development hereby approved shall be carried out in accordance with the pre-settlement contour levels for tipping shown on 653P038 Plan 10, Pre-Settlement waste Contours Plan, dated 17th August 2005, approved by the Waste Planning Authority on 15 March 2012.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

27 Restoration scheme

The detailed restoration of the site shall be carried out in accordance with 40645-WOD-XX-XX-FG-OP-0001_S2_P01, Revised Restoration Plan

including the proposed Milton HRC, dated June 2022, referred to in Condition 25.

All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces). All new trees shall be positioned in accordance with the requirements of Table 3 of British Standard BS 5837: 2005, Trees in relation to construction – Recommendations.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

28. Capping of Worked Areas

On completion of the deposit of waste materials on any phase the surface shall be suitably graded to receive a cap of low permeability material to a minimum depth of 1 metre. The capping material shall be spread to the satisfaction of the Waste Planning Authority.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

29. Sub-Soils

Following the completion of the capping in accordance with Condition 28 subsoil shall be respread over the surface to replicate the pre-existing soil horizons to a minimum depth of 800mm.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

30. Spreading of Sub Soils

Following the spreading of subsoils in accordance with Condition 29, topsoils shall be respread over the subsoil to a minimum depth of 300mm. The land shall then be subsoiled using a winged tine subsoiler at spacings and depths as detailed in the Aftercare Management Plan dated February 2012 and submitted to the Waste Planning Authority on 15 March 2012.

Any stones or other deleterious materials in excess of 75mm in size which arise during subsoiling and initial cultivation operations shall be removed.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

31. Soil Condition

All operations involving soil replacement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry moisture condition to minimise soil damage and to maximise the effect of the subsoiling operations.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 18, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

32. Gas extraction Pipework Placement

The pipework for the gas extraction system shall be placed so that it does not interfere with agricultural cultivation and drainage works to the land.

Reason: To protect the surrounding uses in the interests of visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2021.

33. Aftercare Scheme

The Development hereby approved shall be carried out in accordance with the 5 year aftercare scheme as referred to in the Waste Recycling Group Ltd, Aftercare Monitoring report dated February 2012 and submitted to the Waste Planning Authority on 15 March 2012.

Reason: To ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

34. [Condition no longer required as landfill gas emissions are agreed and controlled by the Environment Agency]

35. [Condition no longer required as leachate boreholes are agreed and controlled]

Informatives

This decision relates to a Section 73 planning application to develop land without complying with Conditions 17, 25 and 28 of Planning Permission Ref. (previously Planning Permission Ref. S/00511/08/CW and originally Planning Permission Ref. S/0289/91) to allow for the consequential amendments to the restoration scheme for the Milton Landfill Site, that would result from the, the redevelopment and expansion of the HRC approved under Planning Permission Ref. CCC/21/2059/FUL.