

Agenda Item No. 4

Section 73 planning application to develop land without complying with conditions 7 (which restricts the numbers and types of deliveries on Saturdays Sundays and Bank Holidays) and 9 (to extend the operating hours), of planning permission H/5013/07/CW with continued use as a Waste Transfer Station and Recycling Facility with existing skip hire depot, outside storage, skip lorry parking, offices, maintenance building, aggregate storage and distribution, with existing permitted variation to building and layout.

AT: Alconbury Waste Transfer Facility, Stangate Business Park, Old North Road, Alconbury Weston, PE28 4JH

APPLICANT: Amey LG Ltd.

LPA REF: H/5013/15/CW

To: Planning Committee

Date: 14 April 2016

From: Head of Growth & Economy

Electoral division(s): Huntingdon

Purpose: To consider the above planning application

Recommendation: It is recommended that planning permission be granted subject to the conditions set out in paragraph 9.1.

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1.0 THE SITE AND SURROUNDINGS

- 1.1 The 2.4 ha application site currently operating as a Waste Transfer Station is located on the Stangate Business Park on the eastern side of the B1043, 2.4 km north of Alconbury, 1.8km north-east of Alconbury Weston, 0.8km east of Upton (all to the west of the A1(M)). It is also to the north of Junction 14 of the A1(M) and A14. The B1043 runs parallel to and on the eastern side of the A1(M). The application site is surrounded directly by agricultural fields. There are three dwellings in the vicinity, the closest being Monks' Wood Farm, 280 metres to the north-east, and Wheatsheaf Cottages 320 metres to the south, which are also accessed off the B1043. There is also a warehousing and distribution park, 320 metres to the south, at Alconbury Hill. The surrounding agricultural fields contain a number of drains, the closest being 90 metres to the south. There are woodland areas in the vicinity of the site, the closest and most important being Monks Wood National Nature Reserve, designated as a Site of Special Scientific Interest (SSSI), which is 680 metres to the north-east of the site at its closest point.
- 1.2 The eastern boundary of the site constitutes a 2 metre bund with planting within the application site. There is a landscape buffer of planting of trees and hedges (consisting mainly of Hawthorn, Blackthorn, Hazel and Dog rose shrubs and trees predominantly Field maple, Common Ash and Wild Cherry) on the northern, southern and western boundaries. The southern boundary also includes a swale on the inside of the planting buffer. The site is also bounded by a 2.4 metre secure palisade fence, on the outside of the approved planting on the eastern and southern boundaries, on the inside of the tree line on the northern boundary and on the inside of the tree and hedge line, with gaps in the fence at the two access points, on the western boundary. The western boundary, adjacent to the B1043, contains two access gates, the southern one of which is in regular use, the northern one is permanently closed and remains only for use in an emergency. The eastern and southern boundaries of the site were landscaped and planted as part of application H/5013/07/CW. The site contains two waste transfer buildings, external aggregate storage bays, weighbridge and office, and vehicle parking spaces.
- 1.3 The site capacity is limited by Environmental Permit which permits waste streams per annum of 150,000 tonnes of mixed household waste, green waste and dry recyclables. The current vehicle movements are around 90 per day, which works out to approximately 8 per hour.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The current application is to develop land without complying with conditions 7 (which restricts the numbers and types of deliveries on

Saturdays Sundays and Bank Holidays) and 9 (to extend the operating hours), of planning permission H/5013/07/CW with continued use as a Waste Transfer Station and Recycling Facility with existing skip hire depot, outside storage, skip lorry parking, offices, maintenance building, aggregate storage and distribution, with existing permitted variation to building and layout.

2.2 Condition 7 is worded as follows:

“Unless otherwise agreed in writing by the Waste Planning Authority, use of the site on a Saturday, Sunday or Bank Holiday shall be limited to the import of materials from HWRC’s. No more than 15 deliveries per Saturday, Sunday or Bank Holiday shall occur. Weighbridge tickets shall be made available to the Waste Planning Authority upon request to demonstrate the vehicle movements that have taken place and the origin of waste delivered during these times.”

2.3 The applicant proposes to remove condition 7.

2.4 Condition 9 is currently worded as follows:

*“Unless otherwise agreed in writing by the Waste Planning Authority, the hours of operation of the site are permitted between:
0700 and 1800 Monday to Friday
0700 and 1300 on Saturdays*

*However the site may be used for the deposit of waste from Household Waste Recycling Centres only during the following times:
Between 0700 and 1600 on Saturdays
Between 0700 and 1600 on Sundays and Bank Holidays*

This shall be undertaken in accordance with Condition 7 (above) and no processing shall occur on a Saturday or Sunday or Bank Holiday.”

2.5 The applicant has proposed to vary condition 9 to read:

“The site may operate between 0600 and 1800 Monday to Sunday.”

3.0 PLANNING HISTORY

3.1 This application is for the development of land without compliance with conditions 7 and 9 of planning permission H/5013/07/CW. Application H/5013/07/CW was itself a S73 application for the development of land without compliance with conditions of planning permission H/05019/04/CW. H/05019/04/CW granted permission for a Waste Transfer Station and Recycling Facility, with existing skip hire depot. The same site has had continuing permission for use of the land as a skip hire depot, since 2001 (district council reference 9901497FUL).

3.2 Relevant planning history on the application site:

Application Reference	Description	Date Granted
9901497FUL	Change of use of land to skip hire depot and ancillary facilities, outside storage, transport depot and overnight lorry parking, together with the establishment of a tree planting belt	10/04/01
0100080FUL	Erection of maintenance building and provision of ancillary facilities for skip hire depot	27/04/01
0101649FUL	Change of use of land to skip hire depot and ancillary facilities including storage and distribution of aggregates, paving slabs and fencing, transport depot and overnight lorry parking	29/01/02
H/05019/04/CW 0405019CCM	Waste transfer station and recycling facility, with existing skip hire depot, outside storage, skip lorry parking, offices, maintenance building, aggregate storage and distribution	23/12/04
H/5001/05/CW 0505001CCM	Use of land for the drop off and transfer of bonded asbestos.	14/03/05
H/5013/07/CW 0705013CCM	Variation to building & layout of waste recycling and transfer facility.	12/09/07

3.3 Additionally, the following applications at the distribution centre, 300 metres to the south of the site are of relevance in relation to vehicle movements, routing and restrictions on vehicle delivery hours along the B1043:

Application Reference	Description	Date Granted
0100944FUL	Erection of warehouse/distribution units with offices (B8) and car parking	25/01/02
0600235HZC	Storage of hazardous substances	13/11/07

4.0 CONSULTATION RESPONSES

4.1 Huntingdonshire District Council Planning: no objection subject to the following:

- consideration of the impact on residential amenity and representations from neighbours and the parish council
- consideration of the application description to ensure that it accurately reflects the proposed development
- consideration of the proposed change in wording to condition 9 to ensure that operational hours and hours for deliveries are specified

- consideration of the concerns over litter, its impact on character and appearance of the area and residents
- consideration of the perimeter landscaping, the need to retain it and potential for enhancements
- consultation of the adjoining parish councils of Sawtry, and Upton and Coppingford in addition to Alconbury Parish Council.

- 4.2 Huntingdonshire District Council Environmental Protection Officer: noted that the closest residential properties are 350metres from the site and does not foresee that an intensification of onsite activity would have a detrimental impact on residential amenity. The proposal will result in an increase in traffic during the extended hours. The area is subject to significant traffic noise owing to the proximity of the A1.
- 4.3 Alconbury Parish Council: oppose the application. Consider that the existing operations at the site result in unacceptable noise pollution and nuisance to residents living close to the site, loss of residential amenity in front gardens owing to litter and rubbish emanating from waste lorries. Consider that the proposal to increase the operational hours would offer no respite from this.
- 4.4 Alconbury Weston Parish Council: oppose the application. Consider that the existing operations at the site result in unacceptable noise pollution and nuisance to residents living close to the site, loss of residential amenity in front gardens owing to litter and rubbish emanating from waste lorries. Consider that the proposal to increase the operational hours would offer no respite from this.
- 4.5 Upton and Coppingford Parish Council: no comments to make on the proposal.
- 4.6 Sawtry Parish Council: Consider the site to be a useful local amenity and that extending the hours to cope with the additional workload at busier times should be supported.
- 4.7 CCC Highways Development Management: no objections on highway safety grounds as it is indicated that the proposal would not increase the amount of vehicle movements, and the changes proposed would spread out movements over the day and at weekends.
- 4.8 CCC Transport Assessments: no objections as the proposal will not result in any additional trips on the local road network.
- 4.9 Environment Agency: no objections. Advise the applicant to contact the Agency to establish whether a variation to the Environmental Permit will be required subsequent to any planning approval.

5.0 REPRESENTATIONS

5.1 The following is a summary of the representations received from individual households living at three properties, all within 320 metres of the site:

- Concern of noise and vibration from vehicles entering and leaving the site and travelling the B1043, and the impact on residential amenity
- Suggestion that vehicles be rerouted to the north of the Waste Transfer Station and traffic calming applied to the B1043
- Concern that litter emanating from vehicles is having a detrimental impact on residential amenity, visual amenity and health
- Concern that vehicles are not being properly sheeted when full of waste
- Concern over noise emanating from the site
- Concern over odour emanating from the site
- Concern over mud and debris on B1043
- Concern that the operation of the site on Sundays and Bank Holidays will impact on residential amenity and enjoyment of their homes and gardens
- Concern that previous permissions did not comply with planning policy in regards to traffic nuisance and effect on residential amenity from litter emanating from vehicles
- Concern that increase in flexibility and opening hours, combined with anticipated housing growth within the county will result in a required increase in capacity and therefore higher numbers of vehicle movements
- Disagrees that the daily checks have been adequately carried out
- Disagrees with the record of site complaints
- Concern that litter picking that has taken place recently will not continue once planning permission is granted

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 6.5 to 6.9 below.

6.2 National Planning Policy Framework (March 2012) (NPPF)

The NPPF has at its core, a presumption in favour of sustainable development, including the idea that development that accords with the

local development plan should be approved without delay “unless other material considerations indicate otherwise” (para 12).

The NPPF also includes as one of its core land-use planning principles a requirement to “seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (para 17).

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

On 16 October 2014 the Government published updated national waste planning policy for England. A key component of the policy is the principle of moving waste “up the ‘waste hierarchy’ of prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort” (paragraph 008).

Paragraph 007 of the NPPW states that when determining planning applications waste planning authorities should “concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced”.

6.4 Planning Practice Guidance (PPG)

The following sections of the PPG are relevant to this application:

Discharging and modifying conditions once planning permission is granted; and

Amending the conditions attached to a permission including seeking minor material amendments (application under Section 73 TCPA 1990)

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

The following policies are of relevance to this proposal:

CS2 – Strategic Vision and Objectives for Sustainable Waste Management Development

CS29 The Need for Waste Management Development and the Movement of Waste

CS32 – Traffic and Highways

CS33 – Protection of Landscape Character

CS34 – Protecting Surrounding Uses

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

The site is subject to the following allocations in the Site Specific Proposals document:

W1A – Adjacent A1 Alconbury – allocation as an Existing Waste Recycling and Recovery Facility (Non-Landfill)

W8A – Adjacent A1 Alconbury – corresponding waste consultation area.

6.7 Huntingdonshire Core Strategy (adopted September 2009) (CS2009)

The following policies from the Huntingdonshire Core Strategy are of relevance:

CS1 – Sustainable Development in Huntingdonshire

6.8 Saved Policies from Huntingdonshire Local Plan (adopted December 1995) and Local Plan Alteration (adopted December 2002) (LP1995)

The following saved policies from the Huntingdonshire Local Plan 1995 and Local Plan Alteration 2002 are of relevance:

En18 – Protection of Countryside Features

6.9 Huntingdonshire Draft Local Plan to 2036: Stage 3 (2013) (LP2013)

Huntingdonshire District Council is working on a new Local Plan to 2036 which is currently expected to be published as a Stage 4 Proposed Submission Version in autumn 2016. The Stage 3 draft plan therefore only holds limited weight in the consideration of this application.

LP15 – Ensuring a High Standard of Amenity

LP29 – Trees, Woodland and Related Features

7.0 **PLANNING CONSIDERATIONS**

Principle of Section 73 Application

- 7.1 The applicant has sought this Section 73 application to remove condition 7 and vary condition 9 in order to allow operations at the site and vehicle movements to take place between 0600 to 1800, seven days a week. The planning permission that the site is currently operating under (reference H/5013/07/CW) only permits operations between 0700 and 1800 Monday to Friday and 0700 to 1300 Saturday mornings, with the exception of a maximum of 15 deliveries per day from Household Waste Recycling Centres on Saturdays, Sundays and

Bank Holidays, between 0700 and 1600. This planning application is seeking to not comply with conditions 7 and 9, which would in effect allow the site to operate (including vehicle movements), between 0600 and 1800 hours Mondays to Sundays. This would allow the site to operate one hour earlier in the morning than currently permitted Monday to Saturday and would extend the hours of operations on Saturdays, Sundays and bank holidays.

- 7.2 The current wording of the conditions includes the phrase “unless otherwise agreed in writing by the Waste Planning Authority”, and this was used to permit some exceptions to these restrictions by the WPA on a case-by-case basis, usually around the Christmas/New Year and Easter bank holidays. These exceptions were requested by the applicant owing to the need to continue operating over the weekends and bank holidays because of the demand for refuse collection at these times.
- 7.3 This wording for conditions is no longer considered best practice particularly where continuous requests are required in the case of bank holidays for catch up refuse collections at the site. Any changes to conditions applied to planning permissions should only be varied through Section 73 applications for material or minor material amendments or through the non-material amendment application procedure. As this variation is considered to be material, a Section 73 application to operate without complying with conditions 7 (to be removed) and condition 9 (to be varied) has been applied for.

Justification and Principle of Increase in Operational Hours

- 7.4 This site is allocated within the Site Specific Proposals document (MWSSP) as an existing site and is therefore defined as part of the county’s network of waste management facilities. Its efficient operation is integral to the efficient movement of waste in Huntingdonshire. Therefore its continued operation as a waste management site is supported by the Minerals & Waste Development Plan, particularly policy CS2 of the Minerals & Waste Core Strategy (MWCS) and allocation W1A/W8A in the MWSSP. The applicant has stated that the increase in hours is required to operate the site efficiently and in response to the operations of Huntingdonshire District Council (HDC) as the Waste Collection Authority (WCA).
- 7.5 Conditions 7 and 9 of permission H/5013/07/CW were applied in order to “ensure that the residential amenity of neighbouring properties is upheld” and was justified in the officer’s report that the condition only permitted up to 15 vehicle movements a day, only delivering material from Household Waste Recycling Centres (HWRCs) on Saturday afternoons, Sundays and Mondays. No concerns were raised by the Environmental Health Department at the time of granting permission H/5013/07/CW and no concerns have been raised by HDC’s Environmental Protection Officer as part of this application.

- 7.6 The applicant has made this application in order to improve efficiency at the site, in order to cope with the demands during peak periods around bank holidays and to better match the operations of HDC as WCA. This currently includes the need to reschedule household waste collections around bank holidays and to store fully loaded waste collection vehicles from weekend town centre cleaning operations overnight on Sundays. Allowing seven days a week opening hours would avoid this disruption and inefficiency. Support for the application has been submitted by the applicant from both the WCA and from Cambridgeshire County Council as Waste Disposal Authority (WDA).
- 7.7 Efficient and sustainable waste management facilities are a key priority of the Minerals and Waste Core Strategy (MWCS), with the principles of sustainability and movement of waste up the waste hierarchy identified in policy CS2. It is considered that this proposal would continue to contribute towards those aims.

Vehicle Movements and Residential Amenity

- 7.8 Of concern to the neighbours and parish councils is the number of movements of vehicles carrying waste to the site at present; the associated noise and impact upon residential amenity; and the concern that removing the current limits on operating hours will further impact upon residential amenity (allowing no respite from vehicles travelling at speed down the B1043).
- 7.9 At present there is no routing arrangement for the vehicles travelling to the site. There are also no conditions limiting vehicle movements to the distribution park located to the south of the site. This means that vehicles travelling to the distribution park can freely pass in either direction on the B1043 on their way to the A1(M) or A14.
- 7.10 To divert traffic for the Waste Transfer Station away from Wheatsheaf Cottages would require vehicles to use a more northerly junction of the A1(M). Travelling north on the A14 or A1(M) and using junction 15 instead of junction 13 would add approximately 4 or 4.5 miles respectively to each vehicles journey. It would also increase traffic on the A1, junction 15 and the section of the B1043 to the north of the site. This section of the B1043 also contains private dwellings and any routing agreement would divert traffic past these homes.
- 7.11 While it is acknowledged that noise from traffic and vehicles can be a nuisance, the B1043 is a busy road which serves more commercial sites than just the Waste Transfer Facility. The B1043 is adjacent to the A1(M), with an approximately 20 metre verge between them. The residences and commercial properties on the east side of the B1043 are all therefore directly affected by noise from the A1(M). Wheatsheaf Cottages, for example, are only 45 metres from the southbound carriageway of the A1(M).

- 7.12 Additionally, the site would not increase capacity, nor the overall number of vehicle movements generated as a result of this proposal. This was stated at approximately 90 per day, approximately 8 per hour, as part of the previous application. A condition to limit the capacity of the waste throughput of the site can be added to ensure that this can be appropriately controlled. The expected outcome from increasing the hours of operation is for a reduced frequency of waste vehicles related to the site travelling along the B1043. A reduction in the intensity of the related waste vehicle movements along this road should reduce the impact of noise and vibration on residents.
- 7.13 The applicant suggested a variation to the condition 9 but did not specify a difference between vehicles deliveries to the site and the operational activities taking place at the site. It is suggested that the condition be reworded for the avoidance of doubt and in order to specify the hours of operations and deliveries.
- 7.14 Policy CS32 Traffic and Highways of the MWCS requires that increases in traffic would not cause unacceptable harm to the environment or residential amenity. This proposal does not constitute an increase in the volume of traffic, but does increase the number of hours where vehicle movements to and from the site would be permitted.
- 7.15 Overall, it is considered that the increase in hours for vehicle movements is necessary to facilitate more efficient operations at the site. The variation to the conditions would increase the hours that vehicle movements are permitted to and from the site, but will spread out the frequency of movements to reduce the intensity of the impact. By controlling the waste throughput of the site by planning condition, to ensure that the levels remain as assessed as part of this planning application, this should also ensure that the movements do not increase. It is therefore considered that on balance, the proposals are acceptable in principle in this regard, and would therefore be in accordance with policy CS32 of MWCS

Litter and Pollution

- 7.16 The primary concern of the neighbours and parish councils who made representations was that litter and rubbish is being blown off vehicles traveling to the site onto the roadside verges and into the gardens of residential properties. It is not clear whether this is occurring from fully loaded vehicles or from vehicles leaving the site which are not entirely empty.
- 7.17 The site has a pro-forma for daily site checks, which includes checking the B1043 for litter. It is also stated by the applicant that complaints from members of the public are recorded internally, and that there were only three recorded complaints of litter during the last three years. However, this claim is disputed by residents who state that they

regularly complain to the site operators about litter in their front gardens.

- 7.18 Litter emanating from vehicles travelling to and from the site is clearly causing concern for residents, and the current control measures that are in place have not been effective at controlling or addressing the problem. Although the increase in hours of operation at the site would not necessarily increase the overall amount of litter, the time period would increase over which litter could be deposited thereby adding to its impact upon residential amenity. It is considered that litter management is a problem that should be addressed at this site for the benefit of the environment and surrounding residents, and that any new permission should seek to address the concerns raised.
- 7.19 The NPPW states that planning authorities should not concern themselves with the control of processes that are a matter for the pollution control authorities. However, in this case it appears necessary to apply more stringent controls through the planning system in order to reduce the impact of litter and debris on the surrounding environment and its residents.
- 7.20 It is therefore considered that new conditions should be applied to any permission granted to ensure that vehicles arriving to or departing from the site are properly sheeted and that a new comprehensive Litter Management Plan is secured. The management plan should include regular detailed recorded monitoring of the B1043 and surrounding roads, regular litter picking and procedures to record complaints and conduct spot-checks to ensure that the site's surroundings are kept litter free.
- 7.21 It is considered that with these conditions applied (see proposed condition numbers 19 to 20, paragraph 9.1) the proposal can be considered acceptable and in accordance with policies CS34 Protecting Surrounding Uses (MWCS) and LP15 Ensuring a High Standard of Amenity (LP2013) and will ensure that the litter problem at the site will not be exacerbated by the proposal. It will also contribute towards the aims of En18 (LP1995) and LP29 (LP2013) in protecting the adjacent hedgerow, trees and verges in proximity from litter pollution.

Landscaping and Biodiversity

- 7.22 Monks Wood Site of Special Scientific Interest (SSSI) is located approximately 680 metres to the north-east of the site. There is no evidence that the SSSI is being affected by the Waste Transfer Station, given the distance to the site and the agricultural fields in between, the other commercial premises in proximity and the proximity of the A1(M). It is also considered that the increase in operational hours would be equally unlikely to have an adverse impact for the same reasons, and no concerns have been raised by consultees in this regard.

- 7.23 Additionally the proposal is unlikely to have any impact on the drainage network, given that no new buildings or operations are proposed, which means that it is unlikely to have an adverse impact upon any other Wildlife Sites in the wider area.
- 7.24 The perimeter landscaping of trees and shrubs at the site is now well established. It surrounds the site on all sides, with the exception of the two access gates onto the B1043. Only the southern most of these accesses is in regular use, the other is reserved for emergency use. In response to comments from Huntingdonshire District Council, it is considered that the landscaped perimeter is well suited for the area and that the site accords with policy CS33 of MWCS in that the landscape character of the area is being preserved as much as possible through the landscape perimeter. It is also supported by policy En18 of LP1995 and the protection and retention of countryside features, such as trees, hedges and woodland.

Other conditions where details have been approved

- 7.25 The details required by a number of the conditions applied to permission H/5013/07/CW have been approved. Amendments are recommended to those conditions and amended when appropriate. Additionally, a minor amendment was approved to the Proposed Site Layout to approve an area for Waste Electrical and Electronic Equipment storage at the site, in a letter dated 21 July 2009, and the plan in Condition 2 (rev G) has been updated accordingly.
- 7.26 Section 73 applications require that all relevant conditions are reimposed as part of the issue of a new decision notice. For clarity, where conditions are no longer relevant this is noted in the decision notice under the same condition number.

8.0 CONCLUSION

- 8.1 On balance, it is considered that the proposed removal of condition 7 and variation to condition 9 would be acceptable, subject to the split between the hours of operation and the hours of delivery; and the imposition of conditions in relation to the current capacity of the site (which is linked to vehicle numbers assessed as part of the application); a comprehensive litter management strategy, and the requirement that all vehicles travelling to and from the site need to be sheeted. These new conditions to address the capacity of the site (based upon the vehicle movements assessed); and the litter management to ensure that litter on the B1043 can be more effectively managed; will ensure that residential amenity is not affected by the proposal.

9.0 RECOMMENDATION

9.1 It is therefore recommended that planning permission be granted, subject to the following conditions:

1. Implementation

This permission shall be implemented within twelve months of the date of this consent. The operator shall notify the Waste Planning Authority in writing, not more than 14 days after the event, of the date upon which the new hours of operation commence in accordance with this consent, whereupon planning permission H/5013/07/CW shall cease to have effect.

Reason: For the avoidance of doubt and to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

This planning permission shall only be implemented in accordance with the following approved plans & details:

- 15186/ SK005 rev C Concept Section dated 04.05.07
- 15186/ A1 / 001 ref G Proposed Site Layout dated 10.07.2009
- 15186/ A1/ SK5302 rev D Proposed Elevations Option 3 dated September 2006 (except planting shown on that plan)
- 15186/ A1 / 300 Surface Water Drainage dated May 2007
- 15186/ A1/ 0685 Artic Truck Tracking Layout dated Aug 2007
- 15186/ A1/ 0686 Refuse Truck Tracking Layout dated Aug 2007
- 15186/ A0/ 0687 Entrance Visibility Splay dated Aug 2007
- 5/1 Location Plan dated 12/12/05
- A1/001 rev A Planting and Seeding Plan dated July 2007
- Supporting Statement dated May 2007
- Application form dated 9th May 2007
- 15186/A1/0110 rev B dated 2.10.2007 Proposed Modified Highway Entrance

Reason: To define the site and protect the character and appearance of the locality in accordance with policy En25 of the Huntingdonshire Local Plan (December 1995), policies LP13 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

3. Archaeology

The archaeological works required by this condition have been completed, and no further works are required. This was confirmed by letter dated 10 January 2008, and therefore this condition is no longer required.

4. Landscaping and Biodiversity

The landscaping scheme shown on "A1/001 rev A Planting and Seeding Plan dated July 2007" shall be implemented and maintained throughout the period that the site is operational. The landscape maintenance plan shall be carried out as approved.

Reason: To ensure that landscaping is carried out within a reasonable period in the interests of improving biodiversity and upholding the visual amenities of the area in accordance with policies En20 and En25 of the Huntingdonshire Local Plan (December 1995), policies LP13 and LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and policies CS33, CS34 and CS35 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

5. Tree Protection

The Tree Protection Plan required by this condition has been submitted and was approved by letter dated 10 January 2008 and therefore this condition is no longer required.

6. Detailed Design

Details of the second weighbridge and relocated office building were submitted by letter dated 24 September 2007 and approved by letter date 10 January 2008. Therefore this condition is no longer required.

7. Vehicle Movements

This condition is removed as part of this application.

Replacement Condition 7

7. Annual Throughput

The annual waste throughput of the Waste Recycling and Transfer Station shall not exceed 150,000 tonnes per annum. Records showing waste throughput for any specified period shall be provided to the Waste Planning Authority within 30 days of a written request.

Reason: To enable the Waste Planning Authority to retain control over the future development of the site in accordance with Policy CS29; to ensure that the vehicle movements that have been assessed as part of this application which have been linked to waste throughput are not exceeded in accordance with policy CS32; and to protect residential amenity in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

8. Reversing Alarms

All plant at the site shall be fitted with smart or broadband reversing alarms to the satisfaction of the Waste Planning Authority.

Reason: To ensure that the residential amenity of neighbouring properties is upheld in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

9. Hours of Operation and deliveries

- a) No activity, other than the arrival and departure of staff, shall occur at the site except between the hours of 0600 and 1800 Monday to Sunday.
- b) No vehicles, other than for the arrival and departure of staff, shall arrive or leave the site except between the hours of 0600 and 1800 Monday to Sunday.

Reason: To ensure that the residential amenity of neighbouring properties is protected in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

10. Dust

Dust suppression at the site shall be implemented in accordance with paragraph 6.8 of the Supporting Statement dated May 2007.

Reason: To ensure that the residential amenity of neighbouring properties is protected in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

11. Drainage & Pollution Prevention

The drainage and pollution prevention scheme by RPS Burks Green dated 4 September 2007, and approved by letter dated 10 January 2008, shall be maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage of the site in accordance with policy CS39 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

12. Environmental Protection

No processing or storage of waste whether in a raw or processed form shall be permitted at the site unless within the confines of the buildings or designated storage bays shown on the approved drawings.

Reason: To ensure that noisy activities are confined to the building, to avoid problems of wind blown litter, and to protect the character and appearance of the locality in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

13. External Lighting

External Lighting at the site shall only be implemented in accordance with the following details approved by letter dated 20 April 2008:

- Details contained within e-mails dated 28 and 29 April 2008
- Illustrative material showing a 28watt 2D high frequency bulkhead ref SC28hflew
- Extracts from the lighting calculations (pages 4, 5, 13 & 14 which illustrate lighting levels
- External Lighting Details plan ref. 15186/A1/2006 rev A

Reason: In the interests of visual amenity and the amenity of nearby residents in accordance with policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

14. Stockpiles

The height of the stockpiles and processed waste material on site shall not exceed a height of 5 metres as measured from the base of the pile.

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

15. Highways

The gradient of the access shall not exceed 1 in 10 for a distance of 17m from the edge of the existing carriageway.

Reason: To ensure highway safety in accordance with policy CS32 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

16. The details of the site access junction have been submitted and approved by letter dated 10 January 2008. The plan is listed in condition 2 and therefore this condition is no longer required.

17. Site Access

The northern access to the site shown on "15186/ A1 / 001 ref G Proposed Site Layout dated 10.07.2009" shall be permanently and effectively closed, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: To ensure highway safety in accordance with policy CS32 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

18. Turning/Parking Surfacing

The space on site for turning/ parking/ loading and unloading shown on plan “15186/ A1 / 001 ref G Proposed Site Layout dated 10.07.2009” shall be retained permanently on site and kept available at all times.

Reason: To ensure highway safety in accordance with policy CS32 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)..

19. Sheeting of Vehicles

No vehicle carrying waste shall enter or leave the site unsheeted.

Reason: In the interests of visual amenity, residential amenity and environmental health in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

20. Litter Management Scheme

Within 3 months of the date of this permission a scheme for the comprehensive management of litter has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall be implemented in full for the whole-life operation of the development. Such a scheme shall include details of:

- a timetable for the monitoring of the B1043 for litter and debris
- a scheme for regular litter picking along the B1043 including provision for litter picking whenever monitoring shows it to be required or at the request of the Waste Planning Authority following any complaints received
- provision for recording the monitoring, picking schedule, incidents and complaints received directly at the Waste Transfer Station. These records shall be made available to the Waste Planning Authority within 30 days of a written request.

Reason: In the interests of visual amenity, residential amenity and the protection of trees and plants in the vicinity, in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policies LP15 and LP29 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

Source Documents	Location
Casefile: H/5013/15/CW Casefile: H/5013/07/CW Link to Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7	Shire Hall