

PLANNING COMMITTEE: MINUTES

Date: Thursday 14th April 2016

Time: 10.00am – 11.50am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor, L Harford, W Hunt, S Kindersley, A Lay, M Loynes and M Smith

The Chairman extended a special welcome to Rory McKenna and Deborah Jeakins, the legal officer supporting the Planning Committee, and the new Principal Enforcement and Monitoring Officer respectively, and wished them every success in their new roles.

174. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Mason and Scutt.

Councillor Connor declared a non prejudicial interest in item 176. He clarified that he had no pecuniary interest, but until recently had owned and operated a scrap yard in March. He would be participating in the discussion and voting, based solely on the information presented today.

175. MINUTES – 10TH MARCH 2016

The minutes of the Planning Committee meeting held on 10th March 2016 were agreed as a correct record and signed by the Chairman.

176. CHANGE OF USE OF LAND TO CREATE AN EXTENSION TO THE WASTE TRANSFER AND TREATMENT STATION TO PROVIDE ANCILLARY STORAGE AREA; CONSTRUCTION OF A 5 METRE HIGH STEEL WALL FOR 77 METRES ALONG THE NORTHERN ELEVATION AND 52 METRES ALONG THE WESTERN ELEVATION OF THE SITE; AND 3 METRE HIGH BUND FOR 86 METRES ALONG THE NORTHERN ELEVATION AND 56 METRES ALONG THE WESTERN ELEVATION OF THE SITE. AT: LODGE FARM, FLOODS FERRY, MARCH, PE15 0YN. APPLICANT: GOLDSTAR METAL TRADERS LPA REF: F/2005/15/CW

The Committee received an application that requested the change of use of land to create an extension to the waste transfer and treatment station at Lodge Farm, March, for the storage of materials up to a maximum height of five metres. The application included the extension of the existing bund, in both height and length, along the northern boundary of the site. There was no proposal to increase the capacity at the site, which was currently limited by environmental permit to 155,000 tonnes per annum, although there were no planning limits on the annual throughput at present. An amendment to Condition 11 (Drainage and Surface Water) had been tabled.

The outcome of consultations, planning policies, planning history and considerations were all taken into account. Plans were shown, illustrating the location of the site in relation to the

nearby town of March and surrounding properties and roads. Members also noted the Applicant's visualisations, including views of the site from different directions and distances. Objections had been received from Fenland District Council regarding the visual impact of proposal, and from March Town Council regarding the road. It was clarified that the site was on Knight's End Road, a rural, adopted road, used mainly by farm traffic and vehicles visiting the site. The capacity of the site would not be increased as a result of the proposal.

Members noted comments from the Local Member, County Councillor John Clark, who was also the Leader of Fenland District Council. Councillor Clark stated that he had not received any complaints regarding the business itself but had received several complaints regarding the state of the access road from the A141 to the site, and it had been suggested that the road needed to be upgraded in order to accommodate any additional traffic.

A Member asked whether the revised Condition 11 satisfactorily addressed the objections of the Middle Level Commissioners (MLC)? Officers explained that the revision did not relate directly to the MLC's objections, but to the requirement for a drainage scheme to be implemented prior to the proposed development on the application area. The Member asked for further clarification on the MLC's involvement with this application, and whether the MLC would be satisfied with the proposals as now set out. It was confirmed that this Condition had been agreed by the County Council as Lead Local Flood Authority, although it had been amended to ensure that the drainage scheme was put in place first, and the Applicant had been advised accordingly. Much of the MLC's area of work was covered by separate by-laws, and was not part of the planning system itself. If the Committee decided to approve the application, the issues relating to the by-laws would be a separate matter. It was agreed that an informative would be added to the Conditions to clarify this **ACTION: Officers to include an informative.**

There was a discussion around the statement in the covering report that "... *vehicle movements of approximately 52 HGVs per day are not expected to increase significantly*", as it was felt that this was ambiguous and did not rule out an increase in vehicle movements. Officers explained that the application was based on no proposed increase in annual throughput, and this was explicitly covered in Condition 10: "*The annual waste throughput of the waste transfer and treatment station shall not exceed 155,000 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.*" It was noted that exact vehicle numbers may be variable, but overall tonnage was covered by Condition 10.

A Member asked the Highways Officer whether there were any plans to improve Knight's End Road, noting the Leader of Fenland District Council's comments. The Highways Officer confirmed that he was unaware of any County Council plans to improve the width or construction of this road, other than routine maintenance works. Improvements to the site access were required to the site following the Applicant's 2007 application, but no improvements were required for Knight's End Road. Another Member observed that Councillor Clark had in fact stated that the road "*needs upgrading to accommodate any extra traffic flow*", but that there were no plans to increase traffic flow at the site. It was confirmed that there was additional capacity on the road, if throughput was increased in future.

Ben Ward, the Managing Director of Goldstar Metal Traders, spoke in support of the application. He advised that he had twelve years' experience in the scrap metal business. He welcomed the officers' report and recommendations. He explained that the company had initially focused on the agricultural sector, but its remit has since widened. The proposed extension to the site was on brownfield land, and the current screening (bund and wall) would be enhanced. He explained that the output of the business had reduced during the recession, but was now increasing towards pre-recession levels. The company was

restricted by scrap metal prices per tonne, and the site's current limited stock capacity. The proposal would enable the company to better manage stock, and respond to fluctuating market conditions. The company provided employment for 20 people. The site had received no formal complaints to date, and was regularly audited by the Council. Granting consent would enable the company to continue to provide valuable recycling services, and all concerns raised by consultees could be addressed by appropriate mitigation measures, which were covered by the proposed Conditions.

A Member asked Mr Ward whether vehicular traffic would increase beyond 52 vehicle movements per day. Mr Ward confirmed that there would be no increase in throughput – actual vehicular movements could vary day to day, but on average would not exceed 52 vehicle movements per day. He explained that the additional storage space was required so that the company could hold materials for longer, to take advantage of fluctuating commodity prices. He explained that over the past 9-12 months, business conditions within the industry had been poor, but things were now improving. Having more space would mean that the company could profit from commodity price changes.

A Member commented that the applicants should be offered support in a difficult business environment. He also felt that as a growing business, it was unreasonable to introduce restrictions on vehicle numbers when they were within the throughput that was already permissible.

It was unanimously resolved to grant planning permission subject to the conditions set out in **Appendix One** of these minutes.

**177. 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**

The Committee considered an application to develop land without complying with Conditions 7 (restricting numbers and types of deliveries on weekends and Bank Holidays) and 9 (extension of 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 and related facilities. The key purpose of the application was to extend the hours and days when waste and recycling materials could be imported on to the site.

The outcome of consultations, planning policies, planning history and considerations were all taken into account. Plans were shown, illustrating the location of the site in relation to the highways network and neighbouring properties, and photos of the site and the road. The site received frequent deliveries from Waste Collection Authorities (WCAs) i.e. the District Council's refuse and recycling collection vehicles, and also recycling skips from Waste Disposal Authorities (WDAs) i.e. the County Council's Household Recycling Centres. One of the primary drivers was to meet the demand from the District Council when waste and

recycling changed over Bank Holiday periods, and also greater usage of Household Recycling Centres over holiday times. The County Council had asked the Applicant to apply to vary the current conditions, in order to regularise the permitted hours and end the applicant's practice of requesting exceptions to the permitted hours over the bank holiday periods and periods of high demand. The objections received related to increased noise and litter: Conditions 19 and 20 had been added in to mitigate the issues relating to litter.

Arising from the report, Members raised the following questions:

- asked about sheeting of loaded vehicles in and out of the site. Officers confirmed that sheeting was required by law, and sheeting was checked periodically, and enforced as necessary;
- suggested that the extension to opening hours should only apply to Bank Holiday periods.

Charles Thomas, speaking on behalf of the Applicant, thanked officers for their thorough report. He explained that the site had been in operation since 2001 for various related waste and recycling businesses, including skip hire. Improvements were carried out to the site in 2007, increasing the materials that could be recycled, including mixed and segregated waste materials from local authorities. The application did not change the scope of permitted development. The majority of consultees were in favour of the application, and the issues raised by objectors - litter and traffic – were already monitored by the Applicant. The capacity of the site i.e. number of vehicle movements would not be increased, they would just be more spread out over the day. The Applicant was prepared to develop a litter management plan. The application was vital to help support local authorities' waste and recycling, and improve flexibility for the authorities.

In response to Member questions, the Applicant's agent:

- confirmed that the intention was that the extended hours would be operational throughout the year, not just on Bank Holidays;
- advised that no additional employment would be created as a result of the application;
- gave the background to the other, unused vehicular access;
- confirmed that the applicant would be happy to set up a Liaison Forum. Members commented that the key issue for neighbours and other stakeholders was that they had a point of contact if there was a problem, and some means of ensuring that actions were followed up. Such liaison arrangements should include local members and Parish Councils.

Parish Councillor Bryan, of Alconbury Weston Parish Council, spoke against the application. He advised that there had been objections from the residents of the neighbouring Wheatsheaf Cottages, Monks Wood Farm, and both Alconbury and Alconbury Weston Parish Councils. The site in question originally opened in 2001 selling garden ornaments, in a rural area. Whilst the noise and air pollution from the site were bad, one of the main concerns was that the waste and recycling vehicles were particularly noisy and fast. Monks Wood Farm was downwind from the farm, and along with the residents of Wheatsheaf Cottages had to put up with the stench from the site, despite there being an odour control system. There was an uncovered mound of mixed waste on the site, from which waste would blow across the fields and into the hedgerows: the litter in the hedgerows was particularly bad, and deeply embedded. There was also mud on the road from vehicles

using the site. The site manager and staff did litter pick, but this was insufficient to deal with the volume of litter from the site, but the Environment Agency had not raised any objections. Sheeting of vehicles was totally inadequate: at least a third of the vehicles using the site had sheeting that was torn. The waste and recycling vehicles were not only disturbing residents in the neighbouring properties, but also the surrounding villages. Despite stating that there would be no increase in vehicle movements, Councillor Bryan felt that this was inevitable in the longer term, as thousands of new homes were planned locally, including at Alconbury Weald. He recommended refusal on the grounds of the lack of compliance with current Conditions, noise disturbance and litter issues, and the reduction of amenity to neighbours.

In discussion:

- One Member expressed concern regarding the move to seven day a week deliveries to the Transfer site, pointing out that no WCA collected on Sundays. Officers explained that the Applicant was already permitted to operate on Sundays, and this related to collections from Household Recycling Centres, most of which were open seven days a week, and also on Bank Holidays. The Member acknowledged this point, but commented that it was unfair on local residents to have waste and recycling vehicles travelling to and from the site early on weekend mornings;
- Members observed that the same throughput of waste and recycling was being delivered to the site, but on an extended time basis;
- Members noted that there was no wheelwash facility on site, as the site was fully tarmacked, and officers were unaware of any complaints about mud on the road. It was agreed that this could be addressed as part of the Operational Management Scheme;
- A Member observed that Condition 9 only related to *the deposit of waste from Household Waste Recycling Centres*, implying that the extension of hours could not apply to other activities on the site, such as skip hire;
- A Member expressed concerns about the sheeting of delivery vehicles, which needed to be addressed. Officers advised that monitoring and enforcement of sheeting would be covered in the Operational Management Scheme;
- One Member suggested that the application could be deferred, and reconsidered when the Operational Management Scheme had been prepared. Following discussion, it was agreed that if the application was approved, the Operational Management Scheme could be agreed by officers, in consultation with the Chairman and Vice-Chairwoman. It was agreed that the Operational Management Scheme would set out the establishment of the Liaison Forum, which would involve residents, Local Members, Parish Councils and other local stakeholders;
- Members agreed that the reference to “Litter Management Scheme” in Condition 20 should be amended to “Operational Management Scheme”;

At the invitation of the Chairman, one of the local residents, Ms Crown, spoke objecting to the application. She supported the comments made by Parish Councillor Bryan, and stressed what a major part of local residents' lives the activities of the site were, particularly the litter, traffic, odour and noise. She stressed that any mitigation measures should not be 'one-off', but ongoing, particularly with regard to the litter and odour issues.

Responding to Ms Crown's comments, a Member commented that he had positive experience of the Applicant from their site at Witchford, where they had responded responsibly, and on an ongoing basis, to concerns raised by residents.

It was resolved, by a majority, to grant planning permission subject to the conditions set out in **Appendix Two** to these minutes, to include amendments to Condition 20 regarding the Operational Management Scheme, which would include the establishment and operation of a Liaison Forum, and references to sheeting and mud on the road.

The Operational Management Scheme, once agreed, would be made available to local residents, Local Members and Parish Councils.

178. ENFORCEMENT UPDATE REPORT

The Committee received a report that provided an update on enforcement action taken during the period 1 November 2015 to 31 March 2016, alongside an update on the monitoring site visits that had been conducted between 1 April 2015 and 31 March 2016. Members welcomed Deborah Jeakins, who had been in post as Principal Enforcement and Monitoring Officer since March, and were pleased to note that the staffing position for the Enforcement team had improved. Officers confirmed that they valued intelligence from Local Members on potential enforcement issues in their Divisions. However, officers also advised that it would be inappropriate for Local Members to accompany them on enforcement and monitoring visits.

Members noted that officers were liaising with the relevant Local Member(s) regarding all current cases. With regard to the Wilbraham Quarry case, sentencing had been due to take place on 01/04/16, but the Judge had not been available, so the sentencing had been deferred.

A number of Members expressed strong concerns regarding the First Drove, Little Downham case, as considerable officer time and effort had been spent on this matter since 2005, but recent Counsel advice was that the case did not meet the public interest test on the available evidence, and prosecution should not be pursued. With regard to the same case, it was confirmed that officers and their contractors had entered the land on 2nd October 2014. One Member expressed very strong concerns about this case, commenting that it was clearly in the public interest to pursue this longstanding case, where the landowner had flagrantly refused to comply with enforcement action, and not taking action could lead to a whole series of similar actions from other landowners, who may feel that they were less likely to face prosecution. Officers acknowledged the Member's concerns, and reassured him that actions were still being progressed by officers, as outlined in Section 8 of the report. The Local Member and Parish Council would be kept updated on actions.

It was resolved to note the content of the report.

179. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

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

180. DATE OF NEXT MEETING: THURSDAY 12th MAY 2016

Chairman

APPENDIX 1

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

1. Date of Commencement

The development hereby permitted shall be commenced not later than 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. Approved plans

The development hereby permitted shall be carried out in accordance with the following documents and drawings (received 25 June 2015 unless stated otherwise):

- Location Plan drawing number L24/401 dated 06/15 (received 01/03/2016)
- Proposed Site Layout Plan drawing number L24/403 dated 06/15 (received 01/03/2016)
- Landscape Proposals drawing number 2363/LP/1 dated May 2015
- Northern Boundary – Typical Cross Sections drawing number 2363/S/1 dated May 2015 (received 01/03/2016)
- Proposed Site Drainage Plan L24/404 dated 11/15 (received 24/11/2015)
- Written Statement (Planning Application for a Change of Use to Allow Extension of Consented Activities) dated June 2015
- Appendix 6 – Visual Impact Assessment dated 18 June 2015
- Appendix 7 – Proposed Planting Scheme and 5 Year Aftercare and Management Plan dated 5 May 2015
- Appendix 8 – Flood Risk Assessment dated June 2015
- E-mail dated 17 August 2015 “Lodge Farm - F/2005/15/CW” – Response to EA/Ecology objections
- Extended Phase 1 Habitat Survey Ref: 150928 dated 22nd September 2015 (received 05/10/2015)
- E-mail dated 24 November 2015 “Lodge Farm - F/2005/15/CW” – E-mail from agent re MLC comments
- E-mail dated 04 January 2016 “Lodge Farm - F/2005/15/CW” – E-mail from agent re LLFA comments
- E-mail dated 01 March 2016 “Re: Lodge Farm – F/2005/15/CW” – e-mail re detail of steel wall

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

3. Permitted Materials

Nothing other than end of life vehicles, cement bound asbestos, cardboard, paper, plastic, wood, metal and polystyrene shall be stored at the site.

Reason: To minimise the risk of pollution and protect the surrounding environment in accordance with policy LP16 of Fenland Local Plan (May 2014), CS34 and CS39 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

4. Restricted Use of Storage Area

The area identified as the “Proposed Storage Area” on drawing number L24/403 dated 06/15” received 01/30/2016 shall only be used for the storage of segregated recyclable waste within containers and depolluted vehicles and metal waste.

Reason: In the interests of visual amenity, maintaining a limit on throughput in relation to highway safety and the minimisation of the risk of pollution in accordance with in accordance with policy LP16 of Fenland Local Plan (May 2014), CS32, CS34 and CS39 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

5. Stockpile Heights

No material stored within the application area shall exceed 5 metres in height, nor therefore the height of the 5 metres steel wall on the northern and western boundaries, whether in stockpiles or containers.

Reason: In the interests of preventing excess visual intrusion from the site and the protection of the Fen landscape character in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS33 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

6. Operating Hours

Waste material shall be received and dispatched between the hours of 0730 to 1800 Mondays to Saturdays only, except Bank or Public Holidays. There shall be no such activities on Sundays or Bank or Public Holidays.

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

7. Additional External Lighting and CCTV

No additional external lighting or CCTV equipment shall be installed at the site unless a scheme has been submitted and approved in writing by the Waste Planning Authority. Any lighting approved under such a scheme shall only be illuminated between the hours of 0730 to 1800 Mondays to Saturdays and at no time on Sundays, Bank or Public Holidays

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

8. External Lighting

External lighting shall only be illuminated between the hours of 0730 to 1800 Mondays to Saturdays and at no time on Sundays, Bank or Public Holidays

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

9. Silencers

All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason: To minimise disturbance to neighbours and the surrounding area in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

10. Annual Throughput

The annual waste throughput of the waste transfer and treatment station shall not exceed 155,000 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).

11. Drainage and Surface Water

The application area shall not be first brought into use as hereby permitted until the drainage scheme at the site has been implemented in accordance with the following plans and documents:

- Proposed Site Drainage Plan L24/404 dated 11/15 (received 24/11/2015)
- Appendix 8 – Flood Risk Assessment dated June 2015

Only surface water from roofs and paved areas not accessible to vehicles shall be discharged to soakaway, watercourse or surface water sewer. Only clean uncontaminated water shall be discharged via soakaway

Reason: To minimise the risk of pollution of the water environment and risk of flooding on the site and surrounding area in accordance with LP14 of Fenland Local Plan (May 2014) and CS39 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

12. Colour of the Steel Wall

The steel wall, identified on "Proposed Site Layout Plan drawing number L24/403 dated 06/15" (received 01/03/2016), shall be painted in a regressive scheme comprising Olive Green RAL 6003 at the base to Light Grey RAL 7035 at the top. The wall shall be finished in the approved colour, prior to the application site being first brought into use.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS33 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

13. Commencement of Storage

The application area shall not be first brought into use as hereby permitted until the steel wall and bund shown on “Proposed Site Layout Plan drawing number L24/403 dated 06/15” received 01/03/2016 have been constructed in their entirety in accordance with the approved details as shown on Northern Boundary – Typical Cross Sections drawing number 2363/S/1 dated May 2015 (received 01/03/2016), and detailed in “E-mail dated 01 March 2016 “Re: Lodge Farm – F/2005/15/CW” – e-mail re detail of steel wall”.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS33 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

14. Landscaping Scheme

The landscaping scheme shown on drawing number 2363/LP/1 dated May 2015 shall be implemented in full during the first planting season following commencement of the site for stockpile storage.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS33 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

15. Landscape Management

If within a period of 5 years from the date of planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, becomes, in the opinion of the Waste Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of landscape character protection and visual amenity in accordance with policy LP16 of Fenland Local Plan (May 2014) and CS33 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011)

Informative

The applicant is reminded that they have a separate legal obligation to the Internal Drainage Boards and Middle Level Commissioners in the area. Granting or refusal of consent under the Internal Drainage Board’s byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners. The applicant is advised to contact Middle Level Commissioners at their earliest opportunity to establish their requirements.

1.2 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. Operational Management Scheme
Within 3 months of the date of this permission details of a scheme for the comprehensive operational management of the site, including a litter management plan, shall be 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, but not be limited to, the following:
- 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;

- details of a Liaison Forum Strategy to include the local members, parish councils and residents;
- a system for recording problems with the sheeting of vehicles arriving and leaving the site and the action to be taken;
- details of wheel washing and controls within the site, to avoid mud being brought out onto the public highway.

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).