

Agenda Item No. 3

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

To: **Planning Committee**

Date: **14 April 2016**

From: **Head of Growth & Economy**

Electoral division(s): **March West**

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 application site is located approximately 3 km to the south west of March and also 3km to the north west of Wimblington. It is also to the west of, and directly adjacent to, an existing waste transfer station and treatment facility (known as Lodge Farm Waste Transfer Station). The application site is situated approximately 90 metres south of Knight's End Road. The access track to the existing waste transfer station extends north to meet the highway at Knights End Road. It runs alongside and to the west of an unnamed adopted road, which also runs along the eastern boundary of the existing site. The unnamed adopted public highway leads further south to serve farms. It is proposed to access the application site through the existing waste transfer and treatment station.
- 1.2 The application site has an area of 0.47 ha. It is currently unused unsurfaced land, which is bounded to the north, west and south by open fields. There is a bund of between 2 and 2.5 metres in height along the northern boundary (54 metres long) and western boundary (56 metres long) of the application site. There is a drain on land outside of the application site, which runs along the southern boundary. This leads to an Internal Drainage Board watercourse, running north-south, which is approximately 200 metres to the west of the site. On the northern boundary of the application site there is a narrow strip of hedgerow/shrubbery which is not established.
- 1.3 The existing waste transfer and treatment facility has a 0.97 ha site area. It contains 3 existing built units; a portacabin site office, and two profiled sheet steel buildings used for recycling operations. Building 1 has a gross external floorspace of 361 sqm and is located on the south side of the site. Building 2 has a gross external floorspace of 1260 sqm, is 8.4 metres high and is adjacent to the northern boundary. The remainder of the site comprises an unsurfaced compound and two concrete pads with a total area for both of 1891 sqm, with permission (reference. F/02016/11/CW) for the storage and treatment of waste metal.
- 1.4 There are a number of wind turbines located in the field to the south of the site. The surrounding area is otherwise predominantly agricultural fields and farms. The closest residential properties are individual farmhouses at Ransonmoor Farm (600 metres to the west) and Boardinghouse Farm (approximately 600 metres to the north).
- 1.5 The site is classified as Grade 2 Agricultural Land and is entirely within Flood Zone 3. It is also within the Ransonmoor Internal Drainage Board area and there is an IDB watercourse approximately 200 metres west of the site, running north-south. There are no other land use planning constraints or designations on the site.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application seeks planning permission for a material change to the use of a 0.33 ha area of land to be used as an extension to the existing waste transfer and treatment facilities, to provide an additional outside stocking area of approximately 0.23 ha and allow for the storage of materials up to a maximum height of 5 metres. It is proposed to extend an existing outside storage area associated with the stocking of raw and processed materials “in particular metals”. It is stated that it is not proposed to increase capacity at the site (which is currently limited by environmental permit to 155,000 tonnes per annum) although there are no planning limits on the annual throughput at present. This proposal would increase the size of the waste transfer and treatment station in total from 0.97 ha to 1.3 ha.
- 2.2 The proposal includes the extension of the existing bund, in both height and length, along the northern boundary. The bund height would be increased from 2-2.5 metres to up to 3 metres and by a further 32 metres eastwards along the northern boundary. It is also proposed to erect a 5 metre high steel wall on the inside of the bund for 77 metres along the northern elevation and 52 metres along the western elevation of the site. This would act as visual mitigation for the stockpiles in the area. The steel wall would comprise 10 metre by 5 metre sheet metal panels, between 30-50mm thicknesses. These would be finished in powder paint as a regressive colour scheme, with Olive Green RAL6003 at the base and Light Grey RAL7035 at the top and supported by steel posts in a concrete foundation.
- 2.3 The proposal includes the formation of a concrete hard surface of 2,366 sqm in area, which would be enclosed by the proposed bund and wall, to be used for stockpile storage. The hard surface is proposed to be graded to allow runoff to the north, towards drainage collection points and away from the watercourse on the southern boundary. (This would result in a total hard surfaced area at the Waste Transfer Station of 4,257 sqm).
- 2.4 Landscaping is also proposed along the northern boundary for visual mitigation, in a location where landscaping was required by condition 8 of planning permission F/02000/13/CW. The previous landscaping failed, and is outside of the application site, but on land owned by the applicant.
- 2.5 As the application will not increase capacity at the site, the daily vehicle movements are not proposed to increase beyond the current 52 movements per day (26 in and 26 out).

3.0 PLANNING HISTORY

- 3.1 The existing Waste Transfer Station, was granted planning permission (reference: F/02000/13/CW) in 2013, subject to conditions, for a change of use to a general waste transfer and treatment facility from one which had previously been permitted to take recyclable agricultural waste. This permission also allowed the facility to process and store depolluted end of life vehicles (ELV) outside of the building. Cement bound asbestos, cardboard, paper, plastic, wood, metal and polystyrene are also permitted to be stored at the site, either inside the buildings or externally in segregated containers. The site is currently operating under this permission (F/02000/13/CW), which allows stockpile heights of depolluted vehicles and storage containers of up to 5 metres outside of the buildings.
- 3.2 Prior to the current planning permission outlined above, the site had permission for the waste transfer and treatment of agricultural wastes (reference F/02006/06/CW and an extension to the site and building under reference F/02000/08/CW). These permissions only allowed the storage of segregated wastes (cardboard, paper, plastic, wood, metal and polystyrene) in containers outside the building with no limits on the heights of container stockpiles. The permission reference F/02000/08/CW was varied by a Section 73 application granted to permit metal waste processing and storage in 2012 (F/02016/11/CW), and allowed metal storage externally to the building on the concrete pad up to 5 metres in height.
- 3.3 The following are the relevant permissions on the application site:

Application Ref	Description	Decision
F/02000/13/CW	Change of use from waste transfer & treatment facility for recyclable agricultural waste to general waste transfer & treatment facility including processing end of life vehicles and importation & bulking up cement bound asbestos and retention of Portakabin-type office	Granted – 22 April 2013
F/02016/11/CW	Variation of condition 4 of planning permission F/02000/08/CW to enable storage and processing of metal wastes on external concrete pad	Granted – 22 March 2012
F/02000/08/CW	Change of use of agricultural building and adjacent land to waste transfer & treatment facility for recyclable agricultural waste and extension of building	Granted – 12 March 2008
F/02006/06/CW	Change of use of agricultural building and yard to waste transfer & treatment facility for recyclable agricultural waste.	Granted – 9 August 2007

- 3.4 Enforcement monitoring at the site noted a breach of condition in the 5 metre permitted stockpile heights in May 2012. No other breaches in condition have been reported or monitored.

4.0 CONSULTATION RESPONSES (SUMMARISED)

Consultation took place for this application in two stages following clarification of the description and the operational development included within the proposal. No further comments were received in light of the reconsultation and therefore the initial comments of consultees apply, and are recorded below.

- 4.1 Fenland District Council: object to the proposal as they consider that “any extension will result in the incremental exacerbation of the existing situation, which includes breaches of planning control, to the detriment of the visual amenity of the locality. Simply increasing the height of the bund as a substitute for better management and control of the current storage would be detrimental to the Fen landscape. The cumulative effect of increasing the site area and increasing the bund (and therefore also the stockpile heights) would unduly impact on the landscape character of the area.”
- 4.2 March Town Council: recommends refusal on the grounds that the access road is inadequate and substandard. The access is appalling and consideration must be given to not allowing further development in this area without highway improvements.
- 4.3 CCC Highways Development Management: no objection, as the proposal is for the storage of materials and is therefore unlikely to create an increase in vehicle movements.
- 4.4 CCC Flood & Water: in the absence of a conclusive response from Middle Level Commissioners responded initially with objections based on the absence of a surface water drainage strategy, and information on the discharge rates and surface water run-off of the proposal compared to the existing site. Following the provision of further information to address the comments, including calculations on 1 in 100 year flood risk event and attenuation details for the site, the officer considered the concerns to have been appropriately addressed and withdrew their objection.
- 4.5 Peterborough City Council Wildlife Officer (the Waste Planning Authority’s consultant ecologist for this case): considered the proposed planting and management plan to be acceptable, but required further information upon initial consultation regarding the potential for protected species on site. This information was provided through a Phase 1 Habitat Survey of the site and confirmation that the adjacent

water course would not be affected. The officer therefore removed his objection.

4.6 Environment Agency: initially objected to the proposal for the following reasons:

- Insufficient information has been submitted to demonstrate that the risk to controlled waters has been fully considered.
- The plans for the extension to this site show insufficient information with regards to the surface drainage system for the proposed extension area.
- No detail has been submitted to demonstrate that the existing drainage and treatment systems will be able to cope with the increased inputs into the system.
- It is unclear what type of hard surface will be constructed for the proposed extension area.

However, following submission of further information to address these issues, providing details of the existing drainage arrangement on site and details of the new area of hard surfacing, the Environment Agency withdrew their objection.

4.7 Middle Level Commissioners (MLC) (consultant engineers to Ransonmoor Internal Drainage Board (IDB)): considered that suitable supporting information to support the applicant's assertion that the existing surface water drainage arrangements could be used for this proposal should have been provided at initial submission. Therefore considered that the applicant had not provided evidence to prove that a viable scheme to meet the Board's design standards was possible, or that arrangements had been made for the whole life funding, maintenance and management of said scheme. Also noted the responsibilities of the IDB of wildlife protection within their watercourses.

Subsequent correspondence clarified that the MLC were not objecting to the proposal, but that further plans, calculations and information were required to prove that the scheme was viable. The applicant provided further details of the drainage scheme. Further comments were not forthcoming from the Middle Level Commissioners, and therefore their opinion on whether their concerns have been addressed is still outstanding.

5.0 REPRESENTATIONS

5.1 No third party or neighbour representations have been received.

6.0 PLANNING POLICY AND GUIDANCE

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 6.4 to 6.6 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 “unless other material considerations indicate otherwise” (para 12).

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

The following policies are of relevance:

CS18 Waste Management Proposals Outside Allocated Areas
CS32 Traffic and Highways
CS33 Protection of Landscape Character
CS34 Protecting Surrounding Uses
CS39 Water Resources and Water Pollution Prevention

6.5 Fenland Local Plan (adopted May 2014) (LP)

The following policies of the Fenland Local Plan are of relevance:

LP1 A Presumption in Favour of Sustainable Development
LP2 Facilitating Health and Wellbeing of Fenland Residents

LP16 Delivering and Protecting High Quality Environments Across the District

LP19 The Natural Environment

6.6 The Location and Design of Waste Management Facilities Supplementary Planning Document (adopted July 2011)

7.0 PLANNING CONSIDERATIONS

Principle of extension and arrangement of the site

- 7.1 The existing waste transfer station has been operating for almost 9 years, firstly processing agricultural waste and only allowing segregated material to be stored in containers outside the building, and more recently, since 2013, processing general waste including metal waste to be treated within the buildings and stored externally on concrete pads. The site is not allocated in the MWCS, and therefore policy CS18 - Waste Management Proposals Outside Allocated Areas (MWCS) applies, which requires proposals of this type to contribute towards moving waste up the waste hierarchy. This is also a core principle of the NPPW (paragraph 008), and it is considered that the processes involved at this site, recycling cardboard, wood, metal and End of Life Vehicles (ELVs) contribute towards those aims.
- 7.2 Policy CS18 allows sites to be permitted under certain criteria, and it is considered that in this case criteria c applies as the proposal will be “co-located with complementary activities (including existing permanent waste management sites)”. The existing site is operating as an “existing permanent waste management site”.
- 7.3 The additional land that is included within the application site is classified as Grade 2 Agricultural Land. The NPPF sets out that planning authorities should:-
- “take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality” (paragraph 112).
- 7.4 The land is owned by the applicant and has been enclosed by an existing bund the height (up to 2 metres) and detail of which were approved as part of condition 8 (landscaping) of planning permission F/02000/13/CW in May 2013. The existing bund is stated to exceed a height of two metres. In certain circumstances a means of enclosure could be constructed up to 2 metres using “permitted development rights,” without the need to apply for planning permission.
- 7.5 The existing site was granted planning permission on the basis that it was for the processing of agricultural wastes, which is also currently

provided for under policy CS18 and was also on Grade 2 agricultural land. The application would provide a limited proposed expansion to an existing site, of 0.33 hectares of land that would be integrated with the existing facility. To provide separate storage elsewhere would result in the additional undesirable movement of the waste. Given the limited amount of land and the lack of a satisfactory available alternative, it is considered that the proposal would not result in a significant loss of grade 2 agricultural land.

- 7.6 The applicant has stated that the proposal has come forward in order to prevent stockpiles breaching the 5 metre limit while operating at capacity; and that the rearrangement of the site, without an increase in capacity, will ensure stockpiles are kept below the height required by condition (particularly during periods of seasonal variation in waste streams). Fenland District Council has referred to breaches of the existing 5 metres height restriction. The County Council's enforcement records refer to a breach in the control of the stockpile heights in 2012.
- 7.7 The site's annual throughput capacity is regulated by Environmental Permit, as are the control of the processes which are a matter for pollution control authorities. However, a condition to limit the capacity of the waste throughput of the site can be added to ensure that this can be appropriately controlled.

Visual Impact and Stockpile Heights

- 7.8 Concerns have been raised by Fenland District Council about the visual impact of the site as it exists; and that the proposed extension will make this worse increasing the adverse impact upon the landscape character of the area.
- 7.9 The site is parallel to and can be seen from Knight's End Road. The current limit on all stockpile heights (depolluted vehicles and metal waste and segregated waste in containers) on the existing site is up to 5 metres in height. Waste material including cars can often be seen from outside of the site and from Knight's End Road. Existing containers can give the appearance of forming a "solid wall" of 35 metres, to the west of Building 2 and can be stacked up to 5 metres in height. This visual appearance of the existing site varies in relation to the amount of material on site and seasonal variation.
- 7.10 If permitted this application would enable stockpiles to be stored up to a further 40 metres to the west of the existing site at up to 5 metres in height. This proposed stockpile area and the existing outside storage located would all be located behind the bund at 3 metres in height and behind the 5 metre high steel retaining wall. This would visually shield the material stockpiles when viewed from the north, including Knight's End Road, and when seen from the west. Therefore instead of containers and material, when seen from the north and west, only the steel wall, bund and landscaping would be visible. The steel wall would

be lower than Building 2 along the northern boundary, at 5 metres high, compared to Building 2 which is 8.4 metres tall at the apex.

- 7.11 While the wall and bund represent a structure of significant height on the flat Fen landscape, it is considered that they would present a more tidy appearance from Knight's End Road than the current appearance of multi-coloured storage containers up to 5 metres high. The applicant has advised that the wall will be painted a "regressive" colour, and subject to approval of the colour, it is considered that the wall would not have an overly imposing or detrimental impact on the Fen landscape.
- 7.12 It is considered that the proposed mitigation measures, although not natural features within the landscape, would provide a significant element of visual mitigation of the material on site and would provide the benefit of screening, in part, the existing waste. It is considered that the wall and bund will not be as visually imposing as the existing permitted recycling building (Building 2) on site, which is significantly taller and darker in colour. The steel wall will run for 77 metres along the northern boundary, approximately double the length of the building in this location. It would be at a lower height, and in a lighter and controlled colour, and would be an improvement upon the different coloured storage containers (the colour of which is not controlled).
- 7.13 From the south there are no public rights of way, adopted roads or private premises within 1km of the site. The agriculture and natural vegetation of the fields means that the site is not clearly or overtly visible from this view and the proposal would not have a significant impact.
- 7.14 It is therefore considered that, on balance, the proposal and visual mitigation measures proposed are in accordance with policy CS33 Protection of Landscape Character (MWCS), for the reasons given above.

Landscaping

- 7.15 New landscaping has been proposed on the other side of the northern boundary of the site to soften the appearance of the bund and to compensate for the failed planting installed under a previous permission. The applicant has submitted a landscaping scheme, including native trees and shrubs including Hawthorn, Gorse and Wild Privet, in order to encourage growth and establish a new hedgerow.
- 7.16 Peterborough City Council's Wildlife Officer (as the WPA's consultant ecologists for this case) has no objections and considers that an acceptable mix of native planting that should survive in this location has been proposed. A further replacement planting condition would extend the period within which replacement planting is required and give an increased prospect of establishment.

- 7.17 The landscaping scheme is considered to be in accordance with LP19 The Natural Environment (LP), given the creation of new habitat, and LP16 Delivering and Protecting High Quality Environments across the District (LP) with the reinstatement of a hedgerow within the Fen landscape.

Residential Amenity

- 7.18 The proposal is unlikely to significantly affect residential amenity owing to the significant distances to the nearest neighbours. Owing to the distance to the nearest residences and the surrounding land uses, the proposal is considered to be in accordance with policy CS34 Protecting Surrounding Uses (MWCS) and policies LP2 Facilitating Health and Wellbeing of Fenland Residents and LP16 Delivering and Protecting High Quality Environments across the District (LP), in that residential amenity would not be result in an unacceptable loss of residential amenity.

Vehicle Movements

- 7.19 March Town Council has objected on the grounds that it considers the access road to be unsuitable for further development in this area.
- 7.20 There is no proposed increase in annual throughput as a result of this proposal. Therefore vehicle movements of approximately 52 HGVs per day are not expected to increase significantly. Given this, there are no objections from the County Council Highways Development Management Officers.
- 7.21 The road is paved with tarmac at the junction between the unnamed road and Knight's End Road. This was required as part of improvements to the access road by condition 12 of planning permission F/02006/06/CW.
- 7.22 A condition is recommended to ensure that the additional area proposed for storage purposes would be limited to use for ancillary storage only to ensure that it would not result in an increase in the area available for the processing or treatment of the waste. It is also proposed to limit the annual throughput by condition, which will also control the vehicle movements to and from the site.
- 7.23 The proposal is considered to be in accordance with CS32 Traffic and Highways (MWCS) as the access road is suitable for the nature of the development.

Flooding and Drainage

- 7.24 The site is within Flood zone 3. The Middle Level Commissioners, have clarified that they do not object to the proposal in principle but their opinion on whether their concerns have been addressed is still outstanding having retained concerns about the drainage scheme.

Therefore, to seek a comprehensive response on the drainage of the site, both the Environment Agency and Lead Local Flood Authority were consulted. Initially both had objections regarding the proposed and existing arrangements at the site. The applicant provided more details of the amount of hard surfacing, the attenuation and storage requirement for hard-surfacing of the size and further calculations on flood risk, including allowances for climate change and subsequently the LLFA and EA both removed their objections. Crucially, the applicant has demonstrated that the potential surface water on the site can be accommodated, without discharging to the IDB watercourse.

- 7.25 Therefore, notwithstanding outstanding concerns from Middle Level Commissioners, it is considered that the drainage concerns have been appropriately addressed at the site, and that the proposal will not represent an increase to run-off or flood risk. The proposal is therefore considered to be in accordance with policy LP14 Part B Flood Risk and Drainage (LP) in providing an appropriate drainage scheme for the site.
- 7.26 The applicant has also demonstrated, through the drainage scheme, that polluted run-off will also be contained on site and will not be allowed to run-off off site. This demonstrates that the proposal is also in accordance with policy CS39 (MWCS) in that it will not present a significant adverse impact to surface or groundwater resources, and has incorporated adequate water pollution control measures.
- 7.27 Peterborough City Council Wildlife Officer (as the WPA's consultant ecologists for this case) also raised concerns about the drainage and adjacent drains in relation to protected species - in particular the potential for water voles in the adjacent drain. Following the submission of further information, it was confirmed that the proposal would not affect the drains in this way, and therefore water voles and other protected species were not at risk. The proposal is therefore in accordance with policy LP19 The Natural Environment (LP), as the proposal will not cause harm to protected habitat or species.

8.0 CONCLUSION

- 8.1 In conclusion, it is considered that given there is no proposed significant material increase in the traffic movements that would be likely to be generated as a result of this proposal and no objections from the Highways Development Management Team; and that the visual mitigation measures would provide some benefit in relation to the existing site in addition to providing acceptable mitigation for the proposed extension; that the proposal is acceptable subject to the imposition of appropriate conditions. It is considered that the conditions imposed as part of application F/02000/13/CW should be reimposed as part of this permission to ensure consistency of controls across the site in addition to those already referred to in this report.

9.0 RECOMMENDATION

9.1 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 drainage scheme at the site shall be 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)

Source Documents	Location
Casefile: F/2005/15/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 Link to Fenland Local Plan http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&p=0	Shire Hall