

# PLANNING COMMITTEE



**Date: Thursday, 15 December 2016**

**Democratic and Members' Services**

Quentin Baker

LGSS Director: Lawand Governance

**10:00hr**

Shire Hall

Castle Hill

Cambridge

CB3 0AP

**Kreis Viersen Room**

**Shire Hall, Castle Hill, Cambridge, CB3 0AP**

## AGENDA

Open to Public and Press

**1 Apologies for Absence**

**2 Declarations of Interest**

**Guidance for Councillors on declaring interests is available at**

**<http://tinyurl.com/coc-dec-of-interests>**

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### PLANNING APPLICATIONS

**4 F-2008-16-CW S73 East Anglian Resources, Benwick Road,  
Whittlesey, PE7 2HD**

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**5 F-2009-16-CW East Anglian Resources, Benwick Road, Whittlesey,  
PE7 2HD**

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## ITEMS FOR INFORMATION

### 6 Summary of Decisions Made Under Delegated Powers

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The Planning Committee comprises the following members:

Councillor David Connor (Chairman) Councillor Mandy Smith (Vice-Chairwoman)

Councillor Peter Ashcroft Councillor Barbara Ashwood Councillor Lynda Harford Councillor Bill Hunt Councillor Sebastian Kindersley Councillor Alan Lay Councillor Mervyn Loynes Councillor Mike Mason Councillor Jocelyne Scutt

*For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact*

Clerk Name: Daniel Snowdon

Clerk Telephone: 01223 699177

Clerk Email: [daniel.snowdon@cambridgeshire.gov.uk](mailto:daniel.snowdon@cambridgeshire.gov.uk)

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**PLANNING COMMITTEE: MINUTES**

Date: Thursday 3<sup>rd</sup> November 2016

Time: 10.00am – 10.50am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor (Chairman), L Harford, B Hunt, S Kindersley, A Lay, M Loynes and J Scutt

**208. APOLOGIES AND DECLARATIONS OF INTEREST**

Apologies were received from Councillors Mason and Smith.

There were no declarations of interest.

**209. MINUTES – 6<sup>TH</sup> OCTOBER 2016**

The minutes of the Planning Committee meeting held on 6<sup>th</sup> October 2016 were agreed as a correct record and signed by the Chairman.

**210. CONSTRUCTION OF 1.9KM SHARED USE PATH (2.5M WIDE) BETWEEN STOW CUM QUY AND LODE**

**AT: COLLIERS LAINE/QUY ROAD, CAMBRIDGESHIRE, CB25 9DJ**

**APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL**

**APPLICATION NO: S/0133/16/CC**

The Committee received a planning application for a shared use path between Stow Cum Quy and Lode. James Stringer, Asset Information Definitive Map Officer and Camilla Rhodes, Asset Information Team Manger were introduced to Members together with Dr. Jon Finney, engineer from the Highways Team who were able to answer Member questions. Officers drew attention to the amendment sheet circulated and published prior to the meeting that corrected a statement within the officer report. Members were also asked to note that information had been received that land-owners whom had previously advised that they would not allow equestrian use of the path had since indicated that horses could use the path but this was outside of the application before the Committee.

The location of Lode and Stow-Cum-Quy was drawn to Members' attention together with a map of the area with the proposed path highlighted on the map. The route of the path was illustrated using photographs and an Ordinance Survey map was used to show the existing bridleway paths close to the site. Although outside of the scope of the application, attention was also drawn to the intention by the applicant for the speed limit on the highway to be moved 24 metres further away from Quy Court and that the existing uncontrolled crossing near Anglesey Abbey would be widened.

The difference between a bridleway which was a public right of way for use by pedestrians, cycles and horses and a cycle track which could only be used by cycles and pedestrians and formed part of the public highway was explained.

Speaking on behalf of Lode Parish Council, Charlie Rickard drew Members' attention to the busy B1102 between Lode and Stow Cum Quy, in particular its unsuitability and unsafe nature due to speed and volume of traffic for cyclists. Mr Rickard informed Members that the need for improved cycle access was identified in the Parish Plan for Lode in 2008 following a detailed survey of residents and highlighted to the Committee the results of the survey. More than a third supported the path and 14% said they would use their cars less.

Mr Rickard informed Members that the possibility of combining the cycle path with a bridleway was considered in the early stages. However, the plan was dropped in favour of a combined cycleway and footpath due to the expressed desire to have a safe cycle path for commuters and leisure users and the cost implications associated with the addition of bridleway use. In addition, although land owners were generally supportive, one of the main land-owners was keen to limit the loss of land.

Mr Rickard drew Members' attention to the support for the application received from the Parish Councils of Stow Cum Quy, Bottisham and Swaffham Bulbeck. The National Trust had also made land available for the path, together with financial and technical support from Marshalls Aerospace and support from Sustrans.

Mr Rickard concluded by expressing his hope that the Committee would grant planning permission for what represented an excellent community project which had both safety and environmental benefits.

In response to a Member question Mr Rickard confirmed that he was speaking on behalf of Lode Parish Council with the knowledge of the Chairman.

Mike Davies, Team Leader Cycling Projects and Major Infrastructure, Cambridgeshire County Council spoke in support of the application and highlighted the community involvement in taking the project forward. Cambridgeshire County Council had been successful in obtaining grant funding for the project and the scheme had been approved by the Council's Economy and Environment Committee. Mr Davies drew Members' attention to the link to Cambridge the proposed path would provide and safety and congestion benefits of the scheme. Mr Davies informed Members that rights for horses had been sought but from early negotiations one land-owner was unwilling to allow equestrian use of the path. However, on the basis that the land-owner had now withdrawn their objection to equestrian use they proposed to seek retrospective rights. As land agreements had been drafted there would be additional time and cost incurred for their re-drafting. Mr Davies concluded by emphasising that the main objective was to complete an important pedestrian and cycling link the villages.

In response to Members' questions Mr Davies:

- Explained that the proposed path was permissive and therefore rights were afforded to it by the land-owner. If the land-owner was to allow equestrian use of the path then it would not represent a material change to the planning application and therefore not have to be presented to the Committee again. Based on the agreed permissive rights the signage provided would be inclusive.

- Explained that the Local Authority bore the legal costs of the land-owners as well as its own legal costs. Re-drafting land agreements would incur additional cost and delay. Members noted that funding was only available to the scheme until March 2018.
- Confirmed that if equestrian use of the path was granted then no re-engineering of the path would be required and would only require additional signage.
- Confirmed that solar studs would be embedded along the path to provide guidance lighting. Officers confirmed that illustrative details had been submitted as part of the planning application, but the detail would be agreed as part of the highway approval process.
- Explained that Camcycle expressed an idealistic view of how wide the path should be constructed and did not take full account of the realities of the situation. The path width, 2.5m was sufficient and there was a grass verge either side of the path. The path was also located behind a hedge.
- Confirmed that Cambridgeshire County Council was responsible for the maintenance of the path.

Mrs Lynda Warth, County Access and Bridleways Officer for the British Horse Society spoke in objection to the application on behalf of the British Horse Society. Mrs Warth objected that the path would exclude equestrian use and expressed concern that the British Horse Society had not been consulted during the project by the Cycling Team. Mrs Warth informed Members' that the lack of permission from land-owners was no longer a barrier to equestrian use of the path and that the total width of the path including the grass verge was 4.5m which far exceeded the British Horse Society recommended width of 3m and also Cambridgeshire County Council standards.

Mrs Warth explained that the lack of horse refuge along the path should not present a barrier to equestrian use as evidenced from other local paths constructed in the area. Paths were shared all across the country with little issue, which was in line with policy SOA2 of the Rights of Way Improvement Plan by the Council. Mrs Warth concluded by drawing the attention of Members to the safety of horse riders and vulnerable road users, emphasising that it was essential that off-road access was available to all.

In response to Members' questions Mrs Warth:

- Explained that she wished to secure use of the path for horses as soon as possible and could not understand why it needed to be delayed. Officers informed Members that an informative regarding equestrian access to the path could be added to the planning permission in order that the highway status was changed but that would be outside of the scope of the Committee. Members were satisfied that it was sufficient to minute that equestrian use of the path would be sought by the Local Authority in consultation with land-owners.
- Explained that there was no obligation on horse riders to clear horse droppings from the path but the British Horse Society recommended the setting up of a user group to address the issue and drew Members attention to "Poo Fairies" that the society organised to deal with such issues. It was also noted that it was more likely that the horse riders would prefer to use the verge rather than the tarmac path which would also reduce such issues.

- Welcomed that a letter had been issued confirming that the British Horse Society would be included in future consultations.
- Confirmed that she was encouraged by the support of the Council in obtaining equestrian access and noted that Members could only determine the planning application in front of them, but this issue needed to be recognised and addressed.

Local Member Councillor John Williams spoke in support of the application. Councillor Williams congratulated the Parish Councils and local people involved, as without their input it was unlikely that the application would have progressed. The path would provide an important link allowing residents in Stow-Cum-Quy greater, improved access to schools and the health centre in Bottisham. Councillor Williams noted the comments on the application made by Camcycle but highlighted to Members that it was not always possible to satisfy all demands and the best had to be made from what was available. Time was of the essence as it had taken 4 years for the project to progress from a feasibility study to a planning application and the time funding was available for the path was limited. Councillor Williams confirmed that the British Horse Society would have his support in obtaining equestrian use of the path in the future.

Local Member Councillor Matthew Shuter spoke in support of the application drawing Member's attention to the current unsafe nature of the route for cyclists, which included leisure cyclists visiting Anglesey Abbey. Councillor Shuter praised the work of Parish Councils and local people involved in the application. Councillor Shuter noted the comments of the British Horse Society and stated whilst he had not seen a horse rider using this route and that many of the horses in the area were either linked to the horse racing in Newmarket or were polo ponies, he acknowledged that it would be beneficial if they did use it. However, he warned against further delay highlighting the danger faced by cyclists along the route and that the proposal should be supported as is.

It was proposed by Councillor Kindersley and seconded by Councillor Harford, with the unanimous agreement of the Committee to grant planning permission subject to the conditions set out in appendix A to these minutes.

## **206. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS**

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

## **207. DATE OF NEXT MEETING: THURSDAY 15<sup>TH</sup> DECEMBER 2016**

Chairman



### Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 4, 5 and 8 below all require further information to be submitted to protect the environment and are therefore attached as pre-commencement conditions. The developer may not legally commence operations on site until these conditions have been satisfied.

#### 1. Commencement

The development hereby permitted shall be commenced no later than three years from the date of the decision notice.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act and Section 51 of the Planning and Compulsory Purchase Act 2004.*

#### 2. Approved Plans and Documents

The development hereby permitted shall not proceed other than in accordance with the planning application dated 1 June 2016 including the supporting information, as amended by the additional information email sent 22 June 2016 (Flood Risk), email sent 7 September 2016 (Background information), September 2016 reports (Responses to concerns raised by British Horse Society and Consideration of horses on the Quay to Lode Cycle path), and the amendments sent by emails on the 18th October 2016 (revised description and solar studs indicative only) and the following plans and documents (received 2 June 2016, unless otherwise stated):

- Site Location Plan, Drawing Number LPCH000-CH1950, dated 21/10/16 (received 21 October 2016);
- Quay to Lode Quay Court, Drawing Number CH0 – CH050 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH050 – CH250 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH250 – CH500 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH500 – CH700 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH700 – CH900 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH900 – CH1050 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH1050 – CH1250 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH1250 – CH1500 (received 16 June 2016);
- Quay to Lode Quay Court, Drawing Number CH1500 – CH1750 (received 16 June 2016);

- Quay to Lode Quay Court, Drawing Number CH1750 – CH1950 (received 16 June 2016);
- Arboricultural Report, reference 151219-PD-11 January 2016 including Appendices A-E and Tree schedule 151219-FD-01 (BS5837) by Tim Moya Associates dated 01/02/2016;
- Tree Survey – Master Plan, Drawing Number 151219-F-01 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-01 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-02 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-03 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-04 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-05 dated January 2016;
- Tree Survey, Drawing Number 151219-F-01-06 dated January 2016;
- Tree Constraints Plan – Master Plan, Drawing Number 151219-F-02 dated January 2016;
- Tree Constraints Plan Drawing Number 151219-F-02-01 dated January 2016;
- Tree Constraints Plan Drawing Number 151219-F-02-02 dated January 2016;
- Tree Constraints Plan Drawing Number 151219-F-02-03 dated January 2016;
- Tree Constraints Plan, Drawing Number 151219-F-02-04 dated January 2016;
- Tree Constraints Plan Drawing Number 151219-F-02-05 dated January 2016;
- Tree Constraints Plan Drawing Number 151219-F-02-06 dated January 2016;
- Quay to Lode – Shared Use Path Ecological Constraints Assessment by Atkins, reference 5124710.054\_ECA\_V1.0 dated 12/02/16.

*Reason: To define the development and minimise harm to the locality in accordance with Policies COM 7, ENV 1, ENV 2, ENV 7 ENV 10 , ENV 12, ENV 15 and GROWTH 5 of the East Cambridgeshire Local Plan (2015); Policies DP/2, DP/3, DP/7 CH/3, GB/1, GB/2, GB/5, NE/4, NE/6, NE/14, TR/1, and TR/4 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and Policies HQ/1, NH/2, NH/8, NH/14, S/3, and S/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.*

### 3. Lighting

No lighting shall be installed except in accordance with details, which shall have been previously submitted to and approved in writing by the County Planning Authority.

*Reason: To protect the character and appearance of the countryside and to prevent inappropriate light pollution and to minimise impact upon bats in accordance with policies ENV 1, ENV 4, ENV 7 and ENV 9 of the East Cambridgeshire Local Plan (2015); NE/1, and NE/14 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and SC/10 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031;*

4. Construction Environmental Management Plan (CEMP)

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the County Planning Authority. The CEMP shall include but not be limited to:-

- The movement and control of deliveries to and from the site and times of operation;
- The movement and control of any muck away lorries to and from the site and times of operation;
- Details of contractor parking and how this will be controlled;
- Measures for the control of dust mud and debris;
- Mitigation measures to protect the sites ecological features, including provisions for a re-survey of the site to search for any newly constructed badger setts;
- A precautionary Method of Works for reptiles and Great Crested Newts including hand searching and any necessary resurvey work to be carried out prior to strimming or soil stripping;
- The removal of the construction compound; and
- A timetable for the implementation of the CEMP.

The approved CEMP shall be implemented in its entirety in accordance with the approved timetable.

*Reason: To minimise impact upon the environment and impact upon 'protected species' and biodiversity habitat to result in no net loss in biodiversity value, and in the interests of highway safety in accordance with, COM 7, ENV 1, and ENV 7 of the East Cambridgeshire Local Plan (2015); Policies GB/2, DP/3, DP/6, NE/4 and NE/6 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and Policies HQ/1, NH/4 and CC/6 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031. These details are required prior to the commencement of development to ensure that the environmental impacts of the construction phase are minimised in relation to highway safety, amenity and biodiversity and landscaping.*

5. Tree Protective Fencing and Arboricultural Supervision with Root Protection Zones

Prior to the commencement of development details of the positions of tree protective barriers, which take into account the size and condition of the specific trees to be protected and the risks to their health during development, and details of provisions for arboricultural supervision during excavations within any root protection areas as shown on the Tree Constraints Drawings that are listed within Condition 2 above shall be submitted to and approved in writing by the County Planning Authority. The tree protection barriers shall be erected in their entirety in accordance with the approved details prior to the commencement of any other part of the development and the development shall be implemented only in accordance with the approved arboricultural supervision details.

*Reason: To protect existing vegetation and to minimise any impact upon 'protected species' and biodiversity habitat and result in no net loss in biodiversity value, any impact upon the Green Belt and landscape character in accordance with Policies, ENV 1, ENV 7, and ENV 10 of the East Cambridgeshire Local Plan (2015); Policies GB/1, GB/2, DP/36, NE/4 and NE/6 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and Policies S/3, S/4, HQ/1, NH/2 and NH/4 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.*

*These details are required prior to the commencement of development to ensure that the environmental impacts of the construction phase are minimised in the interests of landscape character, biodiversity and protection of the green belt.*

6. Landscaping Scheme

Within six months of the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme shall include, but not be limited to, replacement planting and hedgerow gap planting including size, species, and spacing details and a native wildflower seed mix (indicative of the local area) to be sown between the hedgerow and new path and the proposed times of planting and seeding. The approved planting and seeding shall be carried out in its entirety in accordance with the approved details and timings.

*Reason: To ensure that the suitable conditions for biodiverse habitats are provided for and to ensure that there is no net loss in biodiversity and in the interests of the visual appearance and the character of the countryside and the Green Belt in accordance with Policies, ENV 1 ENV 7, and ENV 10 of the East Cambridgeshire Local Plan (2015); Policies GB/1, GB/2, DP/3, NE/4, and NE/6 of the South Cambridgeshire Development Control Policies Development Plan Document (July 2007); and Policies S/3, S/4, HQ/1, NH/2, NH/4 and NH/8 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.*

7. Replacement Planting and Seeding

If within a period of two years from the date of the planting of any tree shrub or seeding fails, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority gives its written consent to any variation.

*Reason: To ensure that there is no net loss in biodiversity and in the interests of the visual appearance and the character of the countryside and the Green Belt in accordance with Policies Growth 5, ENV 1, and ENV 10 of the East Cambridgeshire Local Plan (2015); Policies GB/1, GB/2, DP/3, and NE/4 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and Policies S/3, S/4, HQ/1, NH/2 and NH/8 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031.*

8. Flood Risk

No development shall begin until a detailed surface water drainage scheme for the proposed shared use path has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first brought into use.

*Reason: To prevent the increased risk of flooding, improve and protect water quality and improve habitat and amenity in accordance with Policy ENV 8 of the East Cambridgeshire Local Plan (2015); Policy NE/11 of the South Cambridgeshire Development Control Policies Development Plan Document (2007); and CC/9 of the Proposed Submission South Cambridgeshire Local Plan 2011 – 2031. These details are required prior to the commencement of development to ensure that the flood risks associated to the construction of the path are controlled and assessed in the interests of flood risk and local amenity.*

## Informative

### Protection of Nesting Birds

The applicant should be aware that nesting birds, their eggs and (active) nests are protected under the Wildlife and Countryside Act 1981 and therefore, the applicant will need to take appropriate measures to avoid disturbing nesting birds and destruction / damage to active nests. Removal of vulnerable vegetation should ideally avoid the bird breeding season (late February to August inclusive) to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to direct impact on suitable nesting bird habitat to identify whether active nests are present. If any are found they should be clearly marked and avoided until after the young have fledged and left the nest.

### Compliance with paragraphs 186 & 187 of the National Planning Policy Framework (NPPF)

In accordance with paragraphs 186 and 187 of the NPPF, the County Council takes a positive approach to development proposals focused on encouraging alternative modes of travel for journeys to work and for leisure. As part of the planning process, additional information was supplied to demonstrate that equestrian use of the proposed path had been considered in accordance with County Council policy and duties under the Highways Act. The statement that one of the landowners involved was not in support of horses using the proposed route was also investigated and confirmed in writing on Wednesday 28 September 2016. The County Planning Authority has advised the applicant of the concerns raised and has explained the application process to enable the applicant to seek to address all outstanding matters.



**Section 73 application to develop land without complying with condition 3 (approved plans), condition 5 (annual throughput) and condition 6 (operating hours) of planning permission F/02001/13/CW for a wood waste recycling facility (part retrospective)**

**AT: Unit 1, 35 Benwick Road Industrial Estate, Whittlesey, PE7 2HD**

**APPLICANT: East Anglian Resources Ltd**

**LPA NO: F/2008/16/CW**

*To:* **Planning Committee**

*Date:* **15 December 2016**

*From:* **Head of Growth & Economy**

*Electoral division(s):* **Whittlesey South**

*Purpose:* **To consider the above planning application**

*Recommendation:* **That planning permission is granted subject to the conditions set out in paragraph 10.1**

<b><i>Officer contact:</i></b>	<b><i>Member contact</i></b>
Name: Helen Wass Post: Development Management Officer Email: <a href="mailto:Helen.Wass@cambridgeshire.gov.uk">Helen.Wass@cambridgeshire.gov.uk</a> Tel: 01223 715522	Name: Portfolio Email: Tel:

## **1.0 INTRODUCTION**

- 1.1 This report relates to one of two applications submitted at the same time which relate to development at an existing waste wood recycling facility for which planning permission F/02001/13CW was granted in 2013 (see paragraph 6.1).
- 1.2 The second planning application (reference F/2009/16/CW) has been submitted for an extension to recycling site. This is the subject of a separate report to this committee (agenda item 5).
- 1.3 Condition 3 of F/02001/13/CW specifies the approved plans including one which shows the layout of the site including the position of the stockpiles of unprocessed wood waste and the processed wood product. Condition 5 limits the throughput to 15,000 tonnes per annum. Condition 6 limits the receipt, processing and dispatch of waste to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays with no working on Sundays or Bank Holidays.

## **2.0 THE SITE AND SURROUNDINGS**

- 2.1 The recycling site is located near the centre of a primarily industrial area, to the south of Whittlesey Station. The industrial area extends from the Ely to Peterborough railway line to the north, to the Whittlesey Dike to the west, and water-filled former mineral workings to the south. The land to the east is in agricultural use. The recycling site is part of Benwick Road Industrial Estate. Its immediate neighbours are a waste transfer station and land used for HGV trailer parking to the west, industrial buildings to the east and south, and an area of woodland and open water (Railway Lakes County Wildlife Site) to the north. Land to the south west has planning permission for a food store and petrol filling station. Tesco has advised that it does not intend to implement the permission.
- 2.2 The access to the recycling site from the B1083 Benwick Road also serves the neighbouring industrial units. The closest residential property is 32 Benwick Road, which is approximately 180 metres to the south of the site, and to the south of Benwick Road. There are a small number of houses within 230 metres of the site to the south west, which are near the junction of Benwick Road with Station Road and Turningtree Road and to the south east on Benwick Road.
- 2.3 Railway Lakes County Wildlife Site (CWS) adjoins part of the site's northern boundary. Lattersey Local Nature Reserve CWS is immediately to the north of the railway line.

## **3.0 THE PROPOSED DEVELOPMENT**

- 3.1 The application which is the subject of this report is to carry out the development (wood waste recycling as described in 6.1 below) without



complying with conditions 3, 5 and 6 of planning permission F/02001/13/CW to:

- i) amend the approved site plan to enable flexibility in the position of the wood stockpiles to avoid conflict with the fire prevention plan which is part of the environmental permit;
- ii) increase the annual throughput from 15,000 to 29,999 tonnes per annum; and
- iii) extend the hours of operation by 1 hour until 1900 hours on Mondays to Fridays.

#### **4.0 CONSULTATIONS**

- 4.1 Fenland District Council (Planning) – Raises no objections. Given the predominantly industrial character of the area and scale of buildings directly south of the site, the revised layout is unlikely to have a significant effect on the visual amenity of the area, particularly when viewed from the street scene. In essence the character and appearance of the area will not significantly alter.
- 4.2 The site lies in an area predominantly used for commercial/industrial operations and is operational for a majority of the working day. The revised site layout and increased annual throughput would likely lead to greater activity. Whilst the higher throughput appears significant, the increase in daily vehicle movements does not seem excessive for such an area. Station Road is a Class B road and therefore likely to be able to accommodate the increased traffic. This should be assessed by the highway authority.
- 4.3 Given the site's location is relatively distant from residential units and with existing buildings acting as a buffer, it is not anticipated that residents would be directly affected by the proposal. The environmental protection team's advice should be sought.
- 4.4 Fenland District Council (Environmental Protection) - Has received complaints about noise and dust from activities at the site and about operations taking place outside the existing permitted hours, despite the site having an environmental permit from the Environment Agency. Increasing the throughput and hours of use without greater compliance with the permit may result in an increase in complaints, in particular about dust.
- 4.5 Whittlesey Town Council – No comments received.
- 4.6 Environment Agency – Following the application being amended reducing the maximum annual throughput to 29,999 tonnes and no longer seeking to increase the maximum height of stockpiles from 4 metres to 5 metres there is no objection. The site layout plan will need to be revised to be consistent with the Fire Prevention Plan. In

particular this will involve providing a quarantine area for burning waste to be removed to during a fire.

4.7 Highways Development Management – The [originally] proposed maximum annual throughput of 50,000 tonnes equates to a little over 10 HGVs per day or 1 vehicle within a peak hour. This is not a significant increase and does not warrant mitigation or justify a reason for refusal.

4.8 Fire and Rescue Service – See paragraph 8.20.

## **5.0 REPRESENTATIONS**

5.1 The occupiers of one nearby residential property object to the application for the following reasons:

- Benwick Road Industrial Site has always worked from 7am until 6pm with respect for local residents. Most of the firms actually work Monday to Friday from 7.30am until 5pm with no weekends and no bank holidays so are likely to have no reason to object to EARL's request of extra working hours. EARL, despite the existing planning conditions, already start working before 7am.
- Lorries enter and leave the site at night (between midnight and 6am). The headlights and use of the horn causes disturbance.
- Increased capacity will result in higher stockpiles that will generate more dust and pollution to local water courses.
- There have been 5 buildings / businesses burnt to the ground in recent years, in and around the Benwick Road Industrial Site. If EARL have a fire it will burn for months, be uncontrollable and create a huge hazard to the local houses as well as disrupt many other businesses. EARL do not have suitable or effective dust barriers. The proposed hedge planting will be ineffective to provide a dust screen.
- The restriction on operational hours should cover loading and unloading, moving heaps around as well as processing, because dust is generated by all these practices.

## **6.0 PLANNING HISTORY**

6.1 Planning permission F/02001/13/CW was granted on 13 June 2013 for a wood waste recycling facility for a temporary period expiring on 30 June 2018. The development comprises:

- the reception and open storage of waste wood;
- the use of a mechanical digger/handler to sort wood;
- the use of mobile plant to shred wood to create a products suitable for use in panel board manufacture or as biomass fuel;
- Portakabin-type buildings for use as an office, canteen and toilets;
- a weighbridge;
- car parking spaces; and
- a pond for collecting surface water which is used for dust suppression

## **7.0 PLANNING POLICY AND RELEVANT GUIDANCE**

7.1 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 7.3 and 7.4 below.

7.2 The National Planning Policy Framework (March 2012), the Waste Management Plan for England (December 2013) and National Planning Policy for Waste (October 2014) are also material planning considerations.

7.3 Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (adopted July 2011) (the M&W CS)

CS2 – Strategic Vision and Objectives for Sustainable Waste Management Development

CS32 – Traffic and Highways

CS34 – Protecting Surrounding Uses

7.4 Fenland Local Plan (adopted May 2014) (the FLP)

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

## **8.0 PLANNING CONSIDERATIONS**

8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

8.2 The Government identifies three dimensions to sustainable development which give rise to need for the planning system to perform a number of roles which it states should not be undertaken in isolation:

- an economic role: contributing to building a strong, responsive and competitive economy, ..... including the provision of infrastructure;
- a social role: supporting strong, vibrant and healthy communities, ..... by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.3 The National Planning Policy for Waste (NPPW) refers to the Waste Management Plan for England (WMPE) and promotes driving waste management up the waste hierarchy.

8.4 The NPPW provides guidance on the determination of waste planning applications. Local Authorities should:

- consider the likely impact on the local environment and on amenity and the locational implications of any advice on health from the relevant health bodies.
- ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.
- 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.

8.5 The permitted use, shredding waste wood to create a useable product, drives waste up the waste hierarchy so in this respect is in accordance with national policy and M&W CS policy CS2 and FLP policy LP1. This application seeks permission to carry out the development without complying with 3 of the conditions of the existing planning permission so that the volume of waste that can be processed can be increased.

Condition 3 – approved plans

8.6 The site plan referred to in condition 3 of F/02001/13/CW shows the wood being stored in a continuous stockpile along the western and northern boundaries of the site. The processing area is shown close to the centre of the site. The Fire Prevention Plan which forms part of the environmental permit requires stockpiles to be kept to a manageable

size with a 6 metre fire break between them. The approved site plan conflicts with this requirement. The site plan originally submitted with the current application is also inconsistent with the Fire Prevention Plan (see Environment Agency comment in paragraph 4.6 above).

- 8.7 It is considered that the layout of the stockpiles is best determined by the requirements of the environmental permit, in particular the Fire Prevention Plan and the Dust and Particulate Emission Management Plan. These documents are periodically revised in line with Environment Agency best practice and in response to operational problems. For this reason it is likely that a site plan approved as part of the planning permission will become out of date in the course of the development. Given the role of the environmental permit in controlling day to day operations on the site and Government guidance (see paragraph 8.4) it is considered that a site plan showing the location of processed and unprocessed wood stockpiles is unnecessary. The applicant has submitted a revised site plan which shows the position of the offices, weighbridge and water storage area but omits the wood stockpiles and it is considered that this is appropriate to control the development from a planning point of view in conjunction with the limit on the height of the stockpiles which is already in place (condition 7 of F/02001/13/CW).

Condition 5 – annual throughput

- 8.8 The applicant originally proposed that the annual throughput of the site be increased to a maximum of 50,000 tonnes but in response to the Environment Agency's initial objection has amended this to 29,999 tonnes so as to be consistent with the environmental permit. The highway authority assessed the proposal as originally submitted (50,000 tonnes per year) and concluded that the increase in vehicle movements would be insignificant (see paragraph 4.7). It follows that there is no highway reason why the proposed increase to 29,999 tonnes per annum should not be permitted and it is considered that the development complies with M&W CS policy CS32 and FLP policy LP15.

- 8.9 Representations have been made about disturbance from vehicle headlights and the use of horns at night. Increasing the annual throughput and therefore the number of vehicles will potentially increase the chances of this happening. However, this can be controlled by means of a condition restricting the hours during which vehicles may enter and leave the site. This is discussed further in the following paragraphs.

Condition 6 - hours of operation

- 8.10 Condition 6 of planning permission F/02001/13/CW limits the receipt, processing and dispatch of waste or finished product to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays. Whilst it is acknowledged that complaints have been received alleging non-compliance with condition 6, the current operator's past performance cannot be taken into account in determining this planning application; planning permission if granted

would go with the land not the operator. The complaints have mostly referred to vehicle movements and site operations taking place before 0700 hours.

- 8.11 The current application proposes that condition 6 be changed to allow an additional hour's activity until 1900 hours on Mondays to Fridays. The Planning Practice Guidance for mineral development divides the day into three periods for imposing noise limits and 0700 to 1900 is regarded as "normal working hours". It is considered reasonable to apply this principle to the current site. Condition 12 of F/02001/13/CW states that noise from the permitted activities shall not exceed 55dB (A) Leq 1 hour or be more than 10dB (A) above the background level at any noise sensitive property whichever is the lower. Condition 12 would apply to the extended working hours. The environmental permit is subject to a condition that states:

*Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.*

- 8.12 It is considered that there are sufficient controls in place to ensure that activities at the site between 1800 and 1900 hours on weekdays will not have a significant adverse impact on local residents. The proposal would therefore comply with M&W CS policy CS34 and FLP policy LP16 in this respect. However, condition 6 as currently worded refers to the receipt of waste and dispatch of product. HGVs which are neither delivering waste wood nor removing processed wood are not limited by the condition. It is considered that all HGV movements to the site are subject to the same restriction and it is recommended that the condition be reworded accordingly (see paragraph 10.1).
- 8.13 Condition 8 of F/02001/13/CW specifies the hours during which external lighting may be used (0630 to 1830 Mondays to Fridays and 0630 to 1330 on Saturdays). This allows half an hour before and after the permitted operational hours to enable the staff to prepare and close the site. The impact of the external lighting on the nearest residential property is significantly reduced by the intervening large industrial buildings. If condition 6 is amended to allow waste processing operations and HCV movements to take place until 1900 on weekdays it is considered reasonable to allow the external lighting to be used until 1930 which is a time that is unlikely to disturb sleep and would be in accordance with M&W CS policy CS34 and FLP policy LP16. It is recommended that condition 8 be amended accordingly.

#### Dust

- 8.14 The County Council and the environmental protection officer have received complaints about the dust generated from the site. The Environment Agency has also recorded non-compliance with the environmental permit Dust and Particulate Management Plan. A local

resident has objected to the application on the grounds that the development for which permission is being sought will worsen the situation (see paragraph 5.1).

8.15 When F/02001/13/CW was granted the site was being operated under an exemption from the environmental permitting regime. Condition 9 of F/02001/13/CW requires that the site be operated in accordance with a dust minimisation and control scheme. The principal dust control techniques in the approved scheme require the operator to:

- monitor weather conditions;
- cease wood shredding until fugitive dust has been controlled;
- use a water bowser to dampen surfaces;
- protect activities from wind; and
- cover loaded vehicles.

8.16 An environmental permit was issued on 2 March 2016 and has a Dust and Particulate Management Plan. In addition to the measures set out in paragraph 8.15 water cannons are used to spray the processing area with a mist of water and modifications have been made to the processing plant to reduce the drop height from the conveyors.

8.17 The stockpile heights are limited by the environmental permit and by condition 7 of F/02001/13/CW to 4 metres. The local objector considers that the recycling site does not have effective dust barriers and that proposed hedge planting would be ineffective. Barriers would be one means of containing dust and may be necessary if the other dust management techniques are insufficient to comply with the environmental permit. Hedge planting is not proposed and would not be appropriate on a site where the planning permission is for a temporary period.

8.18 In accordance with Government advice (see paragraph 8.3 third bullet) it is considered that now the site is subject to an environmental permit, the Environment Agency should take the lead in monitoring and enforcing dust control measures. With the controls described in paragraphs 8.15 and 8.16 in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

#### Fire risk

8.19 Concerns have also been raised by local residents about the increased risk of fire. The Environment Agency suspended the environmental permit from 20 October to 11 November 2016 because they were concerned that the site did not comply with the Fire Action Plan and posed an unacceptable risk of fire. The stockpiles of waste wood were much higher than the permitted maximum of 4 metres and did not have the minimum 6 metre fire break between them.

8.20 An officer from the Fire and Rescue Service has recently inspected the site and made the following principal recommendations to the operators:

- Keep all wood stacks in accordance with the sizes specified by other agencies [in the environmental permit and planning permission];
- Remove or reduce in size the wood stack close to the fence and neighbouring buildings

The local Watch Commander will visit the site to test the capability of the hardstanding to support an 18 tonne fire appliance and the emergency water supply.

- 8.21 Condition 14 of F/02001/13/CW required that a supply of water for fire-fighting be provided. A 40,000 litre tank has been installed which meets the Fire Service's standards.
- 8.22 For the reason given in paragraph 8.18 it is considered that the Environment Agency is the appropriate body to regulate the site in respect of minimising the risk of fire and that there is no reason to refuse the current application on these grounds. With the Fire Action Plan in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

## **9.0 CONCLUSION**

- 9.1 Section 8 of this report sets out why the proposed development would comply with the relevant planning policy. Subject to good operational practices which are a requirement of the environmental permit and secured where necessary by planning conditions, it is considered that there are not likely to be significant impacts on nearby properties and businesses and their occupiers if permission is granted.

## **10.0 RECOMMENDATION**

- 10.1 It is recommended that planning permission be granted subject to the following conditions. It is proposed that the relevant conditions of F/02001/13/CW be imposed on the new permission, reworded where necessary.

1. This permission shall be implemented within one month of the date of this decision notice. The operator shall notify the waste planning authority in writing, not more than 14 days after the event, of the date upon which this planning permission has been implemented.

*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. This permission shall be limited to a period expiring on 30 June 2018 at which time all unprocessed wood waste, processed wood product, the site office/mess room and weighbridge office shall be removed and the site restored to its pre-development condition.



*Reason: Permission was sought and granted for a temporary period in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

3. This planning permission shall only relate to the area edged red on Location Plan - Plan Ref: EARL1 hereafter referred to as "the site". The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Location Plan - Plan Ref: EARL1

Site Plan – Plan Ref: EARL 16/2 Rev B

Plan Ref: EARL3 (office/mess room and weighbridge office)

*Reason: To define the site and enable the development to be monitored and enforced in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

4. Nothing other than non-hazardous wood shall be stored or treated at the site.

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

5. The throughput of the site shall not exceed 29,999 tonnes per calendar year.

*Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP15 of the Fenland Local Plan (May 2014) and the management of the risk of fire and fugitive dust in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

6. No operations associated with the development on the site shall take place outside the hours of 0700 to 1900 Mondays to Fridays and 0700 to 1300 on Saturdays. There shall be no such activities on Sundays or Bank or Public Holidays.

No HGVs shall enter or leave the site outside the hours of 0700 to 1900 Mondays to Fridays and 0700 to 1300 on Saturdays. No HGVs shall enter or leave the site on Sundays or Bank or Public Holidays.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and*

*Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

7. Stockpiles shall not exceed 4 metres in height when measured from the adjacent ground.

*Reason: In the interests of visual amenity in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 Fenland Local Plan (May 2014)*

8. No external lighting shall be installed at the site except in accordance with details that have been submitted to and approved in writing by the WPA. No external lights other than security lights shall be illuminated before 0630 hours and after 1930 hours Monday to Friday and before 0630 hours and after 1330 hours on Saturdays.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

9. The dust mitigation scheme comprising pages 3 and 4 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

10. 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. Mobile plant shall use broadband reversing alarms.

*Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

11. The noise monitoring scheme comprising pages 5 and 6 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

*Reason: To enable the developer to comply with the noise limit set in condition 12 to minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

12. Noise from the activities hereby permitted shall not exceed 55dB(A) Leq, 1h (free field) or be more than 10dB(A) above the background level at any noise sensitive property.

*Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

13. The surface water disposal scheme comprising page 7 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 as amended and amplified by Gough Planning & Development Ltd letter dated 7 October 2014 (*sic*) (received 8 January 2014) shall be implemented in full.

*Reason: To minimise the risk of pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policies LP14 and LP16 of Fenland Local Plan (May 2014)*

14. The water supply for fire fighting described in the developer's email to the Fire Service (Bobby Tribe to Kevin Laska dated 2 September 2013) shall be maintained on site for the duration of the development.

*Reason: To ensure that there is a sufficient and accessible water supply for fire fighting in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policies LP14 and LP16 of Fenland Local Plan (May 2014)*

Source Documents	Location
<p>Link to the National Planning Policy Framework:  <a href="http://planningguidance.communities.gov.uk/blog/policy/">http://planningguidance.communities.gov.uk/blog/policy/</a></p> <p>Link to the Waste Management Plan for England:  <a href="https://www.gov.uk/government/publications/waste-management-plan-for-england">https://www.gov.uk/government/publications/waste-management-plan-for-england</a></p> <p>Link to the National Planning Policy for Waste:  <a href="https://www.gov.uk/government/publications/national-planning-policy-for-waste">https://www.gov.uk/government/publications/national-planning-policy-for-waste</a></p> <p>Link to Cambridgeshire and Peterborough Minerals and Waste Core Strategy:  <a href="http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7">http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7</a></p> <p>Link to Fenland Local Plan: <a href="http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&amp;p=0">http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&amp;p=0</a></p>	



**Extension to existing wood waste recycling facility and erection of a workshop (retrospective)**

**AT: Unit 1, 35 Benwick Road Industrial Estate, Whittlesey, PE7 2HD**

**APPLICANT: East Anglian Resources Ltd**

**LPA NO: F/2009/16/CW**

*To:* **Planning Committee**

*Date:* **15 December 2016**

*From:* **Head of Growth & Economy**

*Electoral division(s):* **Whittlesey South**

*Purpose:* **To consider the above planning application**

*Recommendation:* **That planning permission is granted subject to the conditions set out in paragraph 10.1**

<b><i>Officer contact:</i></b>	<b><i>Member contact</i></b>
Name: Helen Wass Post: Development Management Officer Email: <a href="mailto:Helen.Wass@cambridgeshire.gov.uk">Helen.Wass@cambridgeshire.gov.uk</a> Tel: 01223 715522	Name: Portfolio Email: Tel:

## **1.0 INTRODUCTION**

- 1.1 This report relates to one of two applications submitted at the same time which relate to development at an existing waste wood recycling facility for which planning permission F/02001/13/CW was granted in 2013 (see paragraph 6.1).
- 1.2 The second planning application (reference F/2008/16/CW) has been submitted to carry out the development without complying with conditions 3, 5 and 6 of planning permission F/02001/13/CW. This is the subject of a separate report to this committee (agenda item 4).

## **2.0 THE SITE AND SURROUNDINGS**

- 2.1 The recycling site is located near the centre of a primarily industrial area, to the south of Whittlesey Station. The industrial area extends from the Ely to Peterborough railway line to the north, to the Whittlesey Dike to the west, and water-filled former mineral workings to the south. The land to the east is in agricultural use. The recycling site is part of Benwick Road Industrial Estate. Its immediate neighbours are a waste transfer station and land used for HGV trailer parking to the west, industrial buildings to the east and south, and an area of woodland and open water (Railway Lakes County Wildlife Site) to the north. Land to the south west has planning permission for a food store and petrol filling station. Tesco has advised that it does not intend to implement the permission.
- 2.2 The access to the recycling site from the B1083 Benwick Road also serves the neighbouring industrial units. The closest residential property is 32 Benwick Road, which is approximately 180 metres to the south of the site, and to the south of Benwick Road. There are a small number of houses within 230 metres of the site to the south west, which are near the junction of Benwick Road with Station Road and Turningtree Road and to the south east on Benwick Road.
- 2.3 Railway Lakes County Wildlife Site (CWS) adjoins part of the recycling site's northern boundary. Lattersey Local Nature Reserve CWS is immediately to the north of the railway line.

## **3.0 THE PROPOSED DEVELOPMENT**

- 3.1 The development for which planning permission is sought and the subject of this report is:
- i) the retention of an extension to the south increasing the area of the recycling site by 0.25 hectare to 1.26 hectares (excluding the access road); and
  - ii) the retention of a workshop (15 metres x 9 metres x 6 metres high) in which to store tools and equipment and carry out plant and HGV repairs and maintenance ancillary to the wood waste recycling operation. The workshop is situated in the southeast corner of the extension area.

- 3.2 The purpose of the proposed development is to enable the recycling site to be operated more efficiently. The extension area is currently used (without planning permission so is unauthorised):
- to store rejected material e.g. plastic, cardboard and metal before it is taken off site for disposal or recycling;
  - to store processed wood;
  - for parking machinery associated with the wood recycling; and
  - as the location of the workshop.

#### **4.0 CONSULTATIONS**

- 4.1 Fenland District Council (Planning) – Raises no objections. Given the predominantly industrial character of the area and scale of buildings directly south of the site, the revised layout change and extension of the site is unlikely to have a significant effect on the visual amenity of the area, particularly when viewed from the street scene. In essence the character and appearance of the area will not significantly alter. Given the site's location is relatively distant from residential units and with existing buildings acting as a buffer, it is not anticipated that residents would be directly affected by the proposal. Advice should be sought from the Environmental Protection Team about the potential amenity impacts of the development.
- 4.2 Fenland District Council (Environmental Protection) - Has received complaints about noise and dust from activities at the site and about operations taking place outside the existing permitted hours, despite the site having an environmental permit from the Environment Agency. Increasing the throughput and hours of use without greater compliance with the permit may result in an increase in complaints, in particular about dust.
- 4.3 Whittlesey Town Council – No comments received.
- 4.4 Environment Agency – No objections in principle to the extension of the site as the land is already subject to an environmental permit.
- 4.5 Highways Development Management – Extending the site area will allow the annual throughput to increase. This is the subject of application F/2008/16/CW. The [originally] proposed maximum annual throughput of 50,000 tonnes equates to a little over 10 HGVs per day or 1 vehicle within a peak hour. This is not a significant increase and does not warrant mitigation or justify a reason for refusal.
- 4.6 Fire and Rescue Service – See paragraph 8.17.

#### **5.0 REPRESENTATIONS**

- 5.1 The occupiers of one nearby residential property object to the application for the following reasons:

- Benwick Road Industrial Site has always worked from 7am until 6pm with respect for local residents. Most of the firms actually work Monday to Friday from 7.30am until 5pm with no weekends and no bank holidays so are likely to have no reason to object to EARL's request of extra working hours. EARL, despite the existing planning conditions, already start working before 7am.
- Lorries enter and leave the site at night (between midnight and 6am). The headlights and use of the horn causes disturbance.
- Increased capacity will result in higher stockpiles that will generate more dust and pollution to local water courses.
- There have been 5 buildings / businesses burnt to the ground in recent years, in and around the Benwick Road Industrial Site. If EARL have a fire it will burn for months, be uncontrollable and create a huge hazard to the local houses as well as disrupt many other businesses. EARL do not have suitable or effective dust barriers. The proposed hedge planting will be ineffective to provide a dust screen.
- The restriction on operational hours should cover loading and unloading, moving heaps around as well as processing, because dust is generated by all these practices.

## **6.0 PLANNING HISTORY**

- 6.1 Planning permission F/02001/13/CW was granted on 13 June 2013 for a wood waste recycling facility for a temporary period expiring on 30 June 2018. The development comprises:
- the reception and open storage of waste wood;
  - the use of a mechanical digger/handler to sort wood;
  - the use of mobile plant to shred wood to create a products suitable for use in panel board manufacture or as biomass fuel;
  - Portakabin-type buildings for use as an office, canteen and toilets;
  - a weighbridge;
  - car parking spaces; and
  - a pond for collecting surface water which is used for dust suppression.
- 6.2 Condition 5 limits the throughput to 15,000 tonnes per annum. Condition 6 limits the receipt, processing and dispatch of waste to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays with no working on Sundays or Bank Holidays.

## **7.0 PLANNING POLICY AND RELEVANT GUIDANCE**

- 7.1 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 7.3 and 7.4 below.



7.2 The National Planning Policy Framework (March 2012), the Waste Management Plan for England (December 2013) and National Planning Policy for Waste (October 2014) are also material planning considerations.

7.3 Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (adopted July 2011) (the M&W CS)

CS2 – Strategic Vision and Objectives for Sustainable Waste Management Development

CS18 – Waste Management Proposals Outside Allocated Areas

CS32 – Traffic and Highways

CS34 – Protecting Surrounding Uses

CS39 – Water Resources and Water Pollution Prevention

CS41 – Ancillary Development

7.4 Fenland Local Plan (adopted May 2014) (the FLP)

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP11 – Whittlesey

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

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

## **8.0 PLANNING CONSIDERATIONS**

8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

8.2 The Government identifies three dimensions to sustainable development which give rise to need for the planning system to perform a number of roles which it states should not be undertaken in isolation:

- an economic role: contributing to building a strong, responsive and competitive economy, ..... including the provision of infrastructure;
- a social role: supporting strong, vibrant and healthy communities, ..... by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.3 The National Planning Policy for Waste (NPPW) refers to the Waste Management Plan for England (WMPE) and promotes driving waste management up the waste hierarchy

8.4 The NPPW provides guidance on the determination of waste planning applications. Local Authorities should:

- consider the likely impact on the local environment and on amenity and the locational implications of any advice on health from the relevant health bodies.
- ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.
- 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.

8.5 The development to which this application relates is an extension of an existing waste management site which shreds waste wood to create a useable product. In this respect it is in accordance with national policy and M&W CS policy CS2 in that it is driving waste management up the waste hierarchy and FLP policy LP1.

8.6 The extension area is not allocated for waste management use so M&W CS policy CS18 applies. Where development will contribute towards sustainable waste management (which the current proposal does) CS18 steers waste recovery and recycling facilities towards previously developed land. The extension area is part of the Benwick Road Industrial Estate and has been previously developed so complies with CS18. FLP policy LP3 directs the majority of growth within the district to the market towns, of which Whittlesey is one. FLP Policy

LP11 emphasises that Whittlesey is a focus for some housing, employment and retail growth. It goes on to say that new business uses are likely to be supported adjacent to existing businesses in the Station Road / Benwick Road industrial area. The extension area is consistent with the FLP in this respect.

#### Visual impact

- 8.7 The land to the south, southeast and east of the extension area is the Benwick Road Industrial Estate which is dominated by large industrial buildings. The land to the west is used for parking HGV trailers. The extension area and workshop cannot be seen from the public highway (from which it is set back by 160 metres) due to the size and orientation of the industrial buildings. The workshop is constructed from light grey coloured corrugated sheeting which is not inappropriate within an industrial estate location. The visual impact of the extension area and workshop is insignificant so the development complies with M&W CS policy CS34 and the SPD and FLP policy LP16 in this respect.
- 8.8 The workshop is used to store tools and equipment and to carry out repairs to plant and HGVs and is ancillary to the waste wood recycling facility. M&W CS policy CS41 therefore applies and states that if permission is granted a condition will be attached limiting the life of the ancillary development to the life of existing operations. However, given its location within an industrial estate no harm would be caused by its retention subject to any necessary planning permission being granted. It is, however, considered appropriate to limit the use of the workshop to activities associated with the waste recycling operation. This is recommended by condition 13 of Section 10.1 below.

#### Traffic and highway impact

- 8.9 The extension of the site enables the recycling operation to be carried out more efficiently and would contribute indirectly to an increase in throughput from the site as a whole. The highway authority's assessment of a proposed increase from 15,000 tonnes per annum to 50,000 tonnes per annum concluded that the increase in vehicle movements would be insignificant (see paragraph 4.5). It follows that there is no highway reason why the extension area and workshop should not be permitted and it is considered that the development complies with M&W CS policy CS32 and FLP policy LP15.
- 8.10 Representations have been made about disturbance from vehicle headlights and the use of horns at night. The extension of the site will not in itself worsen this and the potential impact on residents could be controlled by means of a condition restricting the hours during which vehicles may enter and leave the site. Recommended condition 5 refers.

#### Dust

- 8.11 The County Council and the environmental protection officer have received complaints about the dust generated from the site. The Environment Agency has also recorded non-compliance with the environmental permit Dust and Particulate Management Plan. A local

resident has objected to the application on the grounds that the development for which permission is being sought will worsen the situation (see paragraph 5.1).

- 8.12 When F/02001/13/CW was granted the site was being operated under an exemption from environmental permitting regime. Condition 9 of F/02001/13/CW requires that the site be operated in accordance with a dust minimisation and control scheme. The principal dust control techniques in the approved scheme require the operator to:
- monitor weather conditions;
  - cease wood shredding until fugitive dust has been controlled;
  - use a water bowser to dampen surfaces;
  - protect activities from wind;
  - cover loaded vehicles.
- 8.13 An environmental permit was issued on 2 March 2016 and has a Dust and Particulate Management Plan. In addition to the measures set out in paragraph 8.12 water cannons are used to spray the processing area with a mist of water and modifications have been made to the processing plant to reduce the drop height from the conveyors. The extension area is already covered by the environmental permit. The Environment Agency is concerned that the operator may not be able to adequately control dust from the processed wood stockpile currently located at the southern boundary of the extension area and may require it to be removed.
- 8.14 The stockpile heights are limited by the environmental permit and on the existing site by condition 7 of F/02001/13/CW to 4 metres. There is no proposal to increase this and if permission is granted for the extension it would be appropriate to impose the same restriction. The local objector considers that the recycling site does not have effective dust barriers and that proposed hedge planting would be ineffective. Barriers would be one means of containing dust and may be necessary if the other dust management techniques are insufficient for the site to operate in compliance with the environmental permit. Hedge planting is not proposed and would not be appropriate on a site where the planning permission is for a temporary period.
- 8.15 The impact of extending the site depends on what activities take place. It has already been noted at paragraph 8.13 that the Environment Agency may require the processed wood stockpile to be removed. In accordance with Government advice (see paragraph 8.4 third bullet) it is considered that now the site is subject to an environmental permit, the Environment Agency should take the lead in monitoring and enforcing dust control measures. With the controls described in paragraphs 8.12 and 8.13 in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

### Fire risk

- 8.16 Concerns have also been raised by local residents about the increased risk of fire. The Environment Agency suspended the environmental permit from 20 October to 11 November 2016 because they were concerned that the site did not comply with the Fire Action Plan and posed an unacceptable risk of fire. The stockpiles of waste wood were much higher than the permitted maximum of 4 metres and did not have the minimum 6 metre fire break between them. .
- 8.17 An officer from the Fire and Rescue Service has recently inspected the site and made the following principal recommendations to the operators:
- Keep all wood stacks in accordance with the sizes specified by other agencies [in the environmental permit and planning permission];
  - Remove or reduce in size the wood stack close to the fence and neighbouring buildings

The local Watch Commander will visit the site to test the capability of the hardstanding to support an 18 tonne fire appliance and the emergency water supply.

- 8.18 Condition 14 of F/02001/13/CW required that a supply of water for fire-fighting be provided. A 40,000 litre tank has been installed which meets the Fire Service's standards.
- 8.19 For the reason given in paragraph 8.15 it is considered that the Environment Agency is the appropriate body to regulate the site in respect of minimising the risk of fire and that there is no reason to refuse the current application on these grounds. With a Fire Action Plan in place the development would comply with M&W CS policy CS34 and FLP policy LP16

### Hours of operation

- 8.20 Condition 6 of planning permission F/02001/13/CW limits the receipt, processing and dispatch of waste or finished product to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays. Application F/2008/16/CW seeks permission for the site to operate until 1900 on Mondays to Fridays. It is recommended in the report dealing with that application (agenda item 4) that permission be granted. If it is, the extension area should be subject to the same limit on operating hours and HGV movements and condition 5 is recommended accordingly. If application F/2008/16/CW is refused then the existing operating hours should be imposed. With these limits in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

### Surface water drainage

- 8.21 The extension area has not resulted in an increase in the impermeable surfaced area which could increase the volume of surface water run-off. Surface water drains to the wood waste processing area to the north where a perimeter ditch connects to a dust suppression and

storm water discharge pond. The extension is not considered likely to have an adverse impact on or risk to the quantity or quality of surface or ground water so complies with M&W CS policy CS39 and FLP policy LP14.

## **9.0 CONCLUSION**

- 9.1 Section 8 of this report sets out why the proposed use of the extension area is considered suitable in planning policy terms for a waste use and uses ancillary to the waste recycling operations. Subject to good operational practices which are a requirement of the environmental permit and secured where necessary by planning conditions, it is considered that there are not likely to be significant impacts on nearby properties and businesses and their occupiers if permission is granted.

## **10.0 RECOMMENDATION**

- 10.1 It is recommended that planning permission be granted subject to the following conditions. To ensure consistency with the main part of the recycling site it is recommended that the conditions of planning permission F/02001/13/CW (or F/2008/16/CW if approved) are imposed on the extension area where relevant. F/02001/13/CW was granted for the 5 year period that was sought by the applicant.
1. This permission shall be limited to a period expiring on 30 June 2018 at which time all waste and processed wood product shall be removed and the site restored to its pre-development condition.

*Reason: To be consistent with planning permission F/02001/13/CW [F/2008/16/CW if granted] in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

2. This planning permission shall only relate to the area edged red on Location Plan - Plan Ref: EARL 16/1 Rev A hereafter referred to as "the site". The development hereby permitted shall not be carried out except in complete accordance with Site Plan – Plan Ref: EARL 16/2 Rev B.

*Reason: To define the site and enable the development to be monitored and enforced in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

3. Nothing other than non-hazardous wood shall be treated at the site.

*Reason: To minimise the risk of pollution in accordance with policies CS34 and CS39 of the Cambridgeshire and Peterborough Minerals and*

*Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

4. The throughput of the site shall not exceed 29,999 tonnes per calendar year. [15,000 tonnes if application F/2008/16/CW is not approved]

*Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP15 of the Fenland Local Plan (May 2014) and the management of the risk of fire and fugitive dust in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

5. No operations associated with development on the site shall take place outside the hours of 0700 to 1900 [1800 if application F/2008/16/CW is not approved] Mondays to Fridays and 0700 to 1300 on Saturdays. There shall be no such activities on Sundays or Bank or Public Holidays.

No HGVs shall enter or leave the site outside the hours of 0700 to 1900 [1800 if application F/2008/16/CW is not approved] Mondays to Fridays and 0700 to 1300 on Saturdays. No HGVs shall enter or leave the site on Sundays or Bank or Public Holidays.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

6. Stockpiles shall not exceed 4 metres in height when measured from the adjacent ground.

*Reason: In the interests of visual amenity in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

7. No external lighting shall be installed at the site except in accordance with details that have been submitted to and approved in writing by the waste planning authority. No external lights other than security lights shall be illuminated before 0630 hours and after 1930 [1830 if application F/2008/16/CW is not approved] hours Monday to Friday and before 0630 hours and after 1330 hours on Saturdays.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

8. 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. Mobile plant shall use broadband reversing alarms.

*Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

9. The dust mitigation scheme comprising pages 3 and 4 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

*Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)*

10. 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. Mobile plant shall use broadband reversing alarms.

*Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

11. The noise monitoring scheme comprising pages 5 and 6 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

*Reason: To enable the developer to comply with the noise limit set in condition 12 to minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

12. Noise from the activities hereby permitted shall not exceed 55dB(A) Leq, 1h (free field) or be more than 10dB(A) above the background level at any noise sensitive property.

*Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)*

13. The workshop shown on Site Plan – Plan Ref: EARL 16/2 Rev B and described in paragraph 2.5 of the Supporting Statement dated August 2016 shall be used in connection with the wood waste recycling operation and for no other purpose.



*Reason: To ensure that a separate use is not commenced to coexist with the waste processing activities in accordance with policy CS41 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011)*

Source Documents	Location
<p>Link to the National Planning Policy Framework:  <a href="http://planningguidance.communities.gov.uk/blog/policy/">http://planningguidance.communities.gov.uk/blog/policy/</a></p> <p>Link to the Waste Management Plan for England:  <a href="https://www.gov.uk/government/publications/waste-management-plan-for-england">https://www.gov.uk/government/publications/waste-management-plan-for-england</a></p> <p>Link to the National Planning Policy for Waste:  <a href="https://www.gov.uk/government/publications/national-planning-policy-for-waste">https://www.gov.uk/government/publications/national-planning-policy-for-waste</a></p> <p>Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy and Site Specific Proposals:  <a href="http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7">http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7</a></p> <p>Link to the Fenland Local Plan :  <a href="http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&amp;p=0">http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&amp;p=0</a></p>	



**Summary of Decisions Made Under Delegated Powers**

*To:* **Planning Committee**

*Date:* **15<sup>th</sup> December 2016**

*From:* **Head of Growth and Economy**

*Electoral division(s):* **All**

*Purpose:* **To consider the above**

*Recommendation:* **The committee is invited to note the report**

<b><i>Officer contact:</i></b>
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## 1.0 INTRODUCTION

- 1.1 At the committee meeting on 31<sup>st</sup> January 2005 it was agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning under delegated powers would be provided.
- 1.2 The powers of delegation given to the Head of Strategic Planning (now Head of Growth and Economy) are as set out in the Scheme of Delegation approved by full Council on 17<sup>th</sup> May 2005 (revised May 2010).

## 2.0 SUMMARY OF DECISIONS

- 2.1 One application has been granted planning permission under delegated powers during the period between 25<sup>th</sup> October 2016 and 5<sup>th</sup> December 2016 as set out below:

1. **S/0198/16/CC** – Section 73 planning application to develop land without complying with Condition 1 of planning permission S/1784/14/CC (to allow the modular building to remain on site until 31 December 2018)

Sawston Village College, New Road, Sawston, CAMBRIDGE, CB22 3BP

Decision granted 31/10/2016

For further information please contact Rochelle Duncan on 01223 743814

Source Documents	Location
Applications files	SH1315, Shire Hall, Cambridge, CB3 0AP