

## Development Management Report

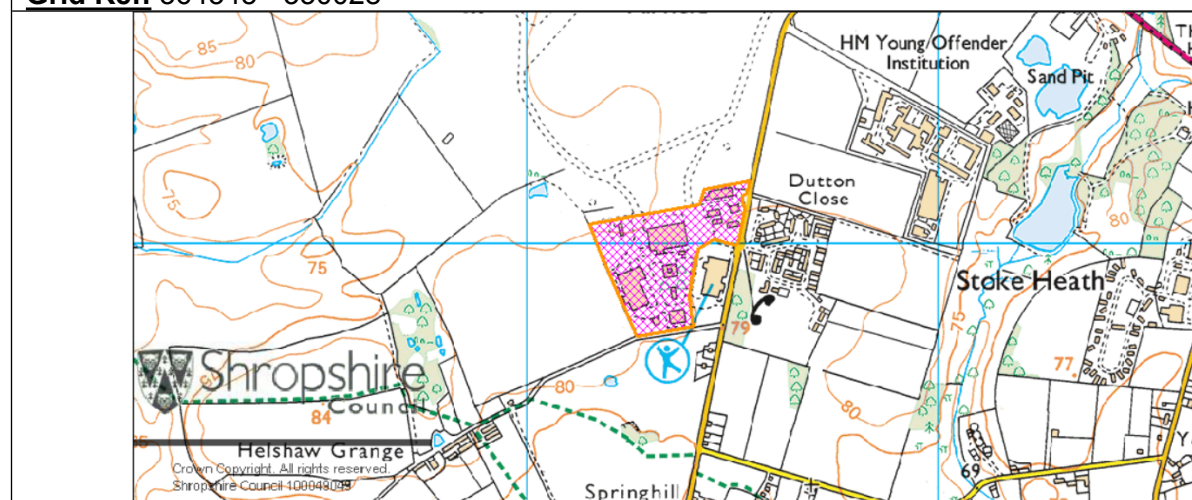
Responsible Officer: Tim Rogers

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### Summary of Application

<b><u>Application Number:</u></b> 16/01575/FUL	<b><u>Parish:</u></b>	Stoke Upon Tern
<b><u>Proposal:</u></b> Change of use from potato plant to a materials recovery facility; erection of soundproof fencing and a nine bay storage area		
<b><u>Site Address:</u></b> Warrant Road Stoke Heath Market Drayton Shropshire TF9 2JJ		
<b><u>Applicant:</u></b> Mr A Richards		
<b><u>Case Officer:</u></b> Kelvin Hall		<b><u>email:</u></b> <a href="mailto:planningdmc@shropshire.gov.uk">planningdmc@shropshire.gov.uk</a>

**Grid Ref:** 364345 - 330028



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**Recommendation: Grant planning permission subject to the conditions set out in Appendix 1.**

## REPORT

### 1.0 THE PROPOSAL

1.1 This application seeks permission for a Materials Recovery Facility (MRF) to involve the importation, recycling and storage of waste materials at the site. The application would utilise existing land and buildings at the site, and is predominantly

a change of use application. Other development would include the erection of a soundproof fence and the provision of storage bays at the site for waste materials.

- 1.2 The site would process up to 187,800 tonnes of waste per year. The waste types comprise the following: inert waste; green waste; wood; cardboard; tyres; glass; general waste; farm waste; asbestos; waste electrical and electronic equipment (WEEE); clothes. The application states that the maximum amount of waste stored at the site at any one time would be approximately 26,000 tonnes. All of the waste would be recycled with none being sent to landfill.
- 1.3 Waste arriving at the site would be checked in at the weighbridge office and the nature of the delivery would be confirmed. Any unscheduled deliveries or loads containing unapproved wastes would be rejected. All wastes would be delivered in skips, Eurobins, on tipper lorries or HGVs. All loads would be covered.
- 1.4 Waste management operations would take place either within existing buildings, at the proposed storage bays or within storage areas, as follows:

Location	Operation/activity
Shed 1	Shredding and composting of green waste
Shed 1 or storage bay area	Crushing and screening of inert waste for use as crushed hardcore
	Grading and processing of waste wood for various uses
Shed 2	Sorting of glass for recycling
	General waste sorting
	Farm waste sorting
Shed 4	Fabric sorting for recycling
	Waste Electronic and Electrical Waste (WEEE) sorting
Storage area	Sorting and baling of cardboard for recycling
	Baling of waste tyres for recycling
Bunded store	Asbestos storage

- 1.5 Green waste would be composted to the recognised quality standard, PAS100, following which it would be screened and bagged for sale.
- 1.6 It is also proposed to store non-waste materials such as building sand, concrete sand and MOT material, and other building materials such as pipes, cement, guttering, etc., for retail sales.
- 1.7 Hours of operation: It is proposed that the site would operate 24 hours per day, 7 days per week. Night shift activities would only take place within the buildings. However there may be some movement outside such as forklift truck driving or movement of materials from one building to another.
- 1.8 Waste deliveries: 7am to 6pm Monday to Friday; 7am to 3pm Saturdays and Bank Holidays. No deliveries on Sundays.
- 1.9 External crushing: intermittently between 8am and 5pm Monday to Saturday (not Sundays and Bank Holidays).  
Internal crushing: at any time other than Sundays or Bank Holidays.

1.10 External wood shredding (approximately twice a month for an 8 hour period) between 7am and 5pm Monday to Saturday (not Sundays or Bank Holidays).

1.11 Existing mature trees at the site would be retained. Some smaller trees would be removed to facilitate improved access to the proposed storage bays at the north-west corner of the site.

## 2.0 **SITE LOCATION/DESCRIPTION**

2.1 The site is located approximately 5km to the south west of Market Drayton. It was formerly a World War II depot (as part of RAF Ternhill) and until recently was used as a potato packing plant owned and operated by Greenvale AP Ltd. The application site encompasses the whole of the former potato packing plant site, extending to approximately 7.3 hectares. The site includes numerous brick and metal clad buildings, with internal roadways and landscaped areas.

2.2 The RAF Ternhill Airfield lies to the north. Agricultural land borders the site to the west and south. The Maurice Chandler Sports Centre is situated adjacent to the eastern boundary. Residential properties in the vicinity are situated to the east and south. To the east is the Dutton Close residential estate, on the opposite side of Warrant Road. The nearest dwellings are approximately 35 metres from the application site boundary and approximately 132 metres from the nearest area within the site to be used for waste management operations.

2.3 In addition it should be noted that outline planning permission was granted in February 2016 for the erection of 25 dwellings on land to the south of Dutton Close, approximately 160 metres away from the proposed operational area. Outline planning permission was granted on in May 2016 for the erection of up to 38 dwellings on land at Stoke Heath Camp, Warrant Road. This site lies approximately 470 metres to the south of the proposed waste recycling site. The nearest public right of way is a footpath approximately 230 metres to the south-west of the application site.

2.4 Vehicle access to the site would utilise the existing access from Warrant Road.

## 3.0 **REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 The Local Member has requested that the application is referred to the Planning Committee. The Principal Planning Officer, in consultation with the Committee Chairman, agrees that the application should be determined by Planning Committee.

## 4.0 **COMMUNITY REPRESENTATIONS**

### 4.1 **Consultee Comments**

4.1.1 **Stoke upon Tern Parish Council** Minded not to support the application.  
Comments 4/8/16

The following points had not yet received a satisfactory response and should be added to comments already sent.

In considering this application, the Parish Council asks for clarity around the

appropriateness and validity of the applicant's comparisons with the previous site owner's operations, and if they are to be considered that they are properly tested prior to consideration. The previous operation:

- Did not provide public access for deliveries and/or collections
- Provided a minibus to transport workers to and from the operation, which mitigated traffic impact,
- Was a seasonal operation, focused around potato harvests and distribution.

These do not compare to a year round waste processing plant with external material crushing and movement of materials on site, but more importantly the application should be considered against the current status of the site, rather than its historic uses, as it is this against which impact on the community is to be measured.

1. Traffic movements: in view of the Parish Councils own traffic survey of December 2013 (to be forwarded to Shropshire), the conflicting information in terms of potential traffic movements to and from the site, the congestion already experienced at the junction of Warrant Road with the A41, as well as the impact of the impending loss of a public transport connection (31<sup>st</sup> July 2016) and the more recent planning approvals for additional housing along Warrant Road. The Parish Council requests an up to date traffic survey that factors in independent data on the likely traffic movements to and from the said site. The Parish Council also seeks confirmation of who will have access to the site and that all these groups and journeys, (deliveries, distribution and collections) are properly considered in the Traffic Impact Assessments and properly documented prior to the application being considered. The Parish Council are advised that the public will be accessing the site to both deliver waste and to procure products from the site, that waste products will be stored and transferred to other sites and of course processed waste will need moving from the site.

2. Noise and pollution: The rule in the standard permit should be applied to this application, that of a refusal if within 200m of a place of work (Maurice Chandler Sports & Leisure Centre) and residencies (Dutton Close & Warrant Road) (a copy to be forwarded to Shropshire). The rural nature of the site should be considered and represents the community's serious concerns about the impact that the noise and dust pollution from activities, vehicle movements and processing will have during the day and more significantly from the 24/7 operation in the evenings, weekends and bank holidays. Clarification is sought on the recent noise assessment, as these can only have measured the background noise of a non-operational site and therefore cannot provide any basis of reassurance to the community.

3. Public Health: Although the applicant has indicated that much of the processing will take place within buildings, inadequate evidence has been produced to verify that dust particulates fine and/or coarse will be contained, especially with the proposed extraction plant and the off-loading and crushing activities being outside. The Parish Council further requests that assurances are given about the health impact on the surrounding population to the site with a commitment to baseline research data and measurements of airborne dust particles, this assurance has not been given.

4. Operating Hours: there is some confusion about the intended operating hours , in that deliveries appear to be restricted to 12 hours per day, but operations and processing are scheduled to operate 24 hours per day, seven days a week, and

access from trade and public to procure items appears not to have been clarified in the application or subsequent meeting. The Parish Council asks that, due to the rural nature of the site and its proximity to private housing, that any operations, deliveries and collections should be restricted to normal working hours (9.00 – 5.00) during Monday to Friday. The Parish Council also seeks clarity on who will be accessing the site with both deliveries and collection and how waste transported to and from the site will be properly contained to ensure no spillages and damage occur to the public highway.

5. Planning Committee: In view of the public concern about this application the Parish Council requests that the application be considered by committee and that the Parish Council be afforded the opportunity to present this case on behalf of local Parishioners.

Parish Council comments 20/6/16: The Parish Council is not minded to support the application as it stands.

Traffic movements: The application states 110,362 vehicle movements per annum. Assuming 365 days per annum, less bank holidays = 357 days per annum, so  $110,362 / 357 = 309$  per day.

The stated operating hours 6am - 6pm, 12 hours, so  $309 / 12 = 25.75$  per hour. On average, this equates to 1 vehicle movement along Warrant Road and the A41 T Junction every 2 minutes which exceeds the previous operation as the activity was seasonal. A traffic condition would also be required in that all traffic approaching and leavening the site should go directly via the A41.

Noise and dust: The impact upon the residential area at Dutton Close and leisure amenity at the Maurice Chandler Sports and Leisure Centre within close proximity to the site have not been satisfactory addressed in terms of the particular use of the crusher within the sites open yard and the opportunity taken to place more activity of this nature in a controlled indoor environment.

Public Health: The Parish Council further requests that assurances are given about the health impact on the surrounding population to the site with a commitment to baseline research data and measurements of airborne dust particles.

#### 4.1.2 **Environment Agency** No objections.

Environmental Permit Regulations (2010): The proposed activities subject to this application are regulated by ourselves under the Environmental Permit Regulations (2010). The applicant has applied for, and been granted, an Environmental Permit (EP). We issued the EP on the 16 December 2015 (Ref: EAWML401954). The EP controls emissions to land, air (including odour, noise and dust) and water. Your Public Protection team should be consulted on any noise and odour reports/assessment in relation to statutory nuisance, and so that all the relevant key issues are 'joined up', to ensure the pollution control regimes are complimentary etc.

Flood Risk: The site is located in Flood Zone 1 (low probability) based on our indicative Flood Zone Map. Whilst development may be appropriate in Flood Zone 1 a Flood Risk Assessment (FRA) is required for 'development proposals on sites

comprising one hectare or above where there is the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off. Under the Flood and Water Management Act (2010) the Lead Local Flood Authority (LLFA) should be consulted on the proposals and act as the lead for surface water drainage matters in this instance.

Contaminated Land: In line with our consultation checklist, we have no comments to make with regard to contaminated land on this application. You are advised to seek the comments of your Environmental Health Officer. End 2

Export & Import of wastes at site: Any waste produced as part of this development must be disposed of in accordance with all relevant waste management legislation. Where possible the production of waste from the development should be minimised and options for the reuse or recycling of any waste produced should be utilised.

4.1.3 **Historic England** Has confirmed that it is not necessary for them to be notified of the application.

4.1.4 **SC Public Protection** Recommends conditions.

Comments 18/8/16

This comment is in addition to my previous comment of 8/8/2016 and updates conditions proposed in relation to internal crushing and shredding operations. Having discussed internal crushing and shredding operations with the applicant's consultant the following condition is proposed in relation to internal shredding and crushing operations:

Internal crushing and shredding operations shall take place between the following times: 08.00am-19.00pm Monday to Friday and 08.00-15.00 Saturday. No internal crushing and shredding shall take place on Sundays and Bank Holidays. All openings into the building used for the operations noted shall be closed when operations are in progress. Reason: to protect the amenity of the area.

Comments 8/8/16

No objection in relation to contamination from waste water being sprayed to dampen any crushing activities. The environmental permit will consider any potential issues that may arise.

In relation to dust I do not anticipate any significant impact from dust to nearby residents given that suppression techniques will be used and the environmental permit will cover any impacts that do arise.

In relation to noxious/toxic waste processing mentioned by some in comments on this application I have no objections to the proposals put forward. There is strict legislation on working with certain substances e.g. asbestos which regulate these activities.

In relation to odour I do not anticipate any odour impact due to the positioning of any potentially malodorous material on site. The environmental permit will regulate this should any issues arise in future.

In relation to noise I have considered all comments by the applicant and consultants and have read some of the concerns put forward by objectors. In relation to road movements I do not consider this will impact on nearby residents due to the traffic plan proposed and would recommend this is considered with vehicles only coming in from the A41 and returning in the same direction. In relation to external crushing due to distances to nearby residential areas, screening from buildings and acoustic fencing proposed I have no concerns or conditions to propose other than to ensure that external crushing takes place in daytime hours only.

In relation to internal crushing and shredding activities this point has been discussed in detail. I do not agree with the noise assessment prediction that noise reductions for the whole building envelope of 62dB. The reason for this is that the roller shutter door to the south does not have a tight fit with daylight clearly visible under it during a site visit. I therefore cannot accept that this façade would reduce noise by 62dB. I would suggest a condition to limit internal crushing and shredding activities to within the hours of 08:00 - 19:00. Reason: to protect nearby residential amenity.

I have noted the acoustic fence has been proposed to run along the southern boundary. I welcome this addition and would recommend that the acoustic fence location is conditioned along with its height and density (advise at least 2m height, 10kg/m3 density).

#### 4.1.5 **SC Highways** No objections subject to conditions.

To clarify this response it has been assumed that this application was required due to the proposed 'waste' operations on the site. The supporting statement has indicated that the overall traffic generation of the proposed development, is unlikely to exceed the level of vehicular activity enjoyed by the previous use of the site. Therefore this proposed development is considered to be acceptable from a highway perspective.

A condition is recommended to require that details of the parking, turning, loading and unloading of vehicles are submitted for approval (see Appendix 1).

#### 4.1.6 **Natural England** No objections.

Statutory nature conservation sites: The proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species: We have not assessed this application and associated documents for impacts on protected species. Standing advice should be applied to the application.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006: The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If

significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

4.1.7 **SC Ecology** No objections. The applicant has confirmed that there will be no removal of existing vegetation or buildings on the site. Ecological survey work is not required to support this change of use application.

4.1.8 **SC Trees** No objections. The submitted tree removal plan shows trees to be removed, not all trees on site which are to remain as part of this planning application. The site is very well tree'd with a good age range of older and younger plantings throughout which give the site a wooded and green aspect. The trees give excellent screening and greening of the site. The trees to be removed are a small group of young semi mature Lime and Hazel of limited significance and 2 mature Horse Chestnuts which, along with others on site, are extensively infected with bleeding canker which has limited their life span.

Overall the site has good tree cover in apparent good arboricultural management and I have no objection to the proposal.

4.1.9 **SC Drainage** An informative should be added to the decision notice advising that a sustainable drainage scheme for the disposal of water from the development should be designed and constructed in accordance with the Council's guidance document.

4.1.10 **Shropshire Fire Service** As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

## 4.2 **Public Comments**

4.2.1 The application has been advertised by site notice and in the local press. Initial further publicity included the direct notification of the nearest properties to the site. Subsequently, more than 60 properties in the local area were directly notified of the application.

4.2.2 Objections have been received from 56 residents on the following grounds:

### Noise

- Large vehicles like HGVs will be constantly using Warrant Road
- Loud operation processes such as crushing, especially external crushing activities
- 24-hour operating machinery, including Sunday
- Sound can still permeate through the sound-proof fences of the facility
- Concerns over no noise restrictions

### Pollution; Health and Safety

- Potential leakage of harmful substances
- Textile combustions could produce hydrogen cyanide
- Bioaerosols spreading from rubbish
- Asbestos, a "silent killer" that could cause respiratory problems such as respiratory tract irritation, and further exacerbates asthma and cardiovascular



#### diseases

- Increased risk of various types of cancer
- Forced to breathe in polluted air
- Potential hazard, e.g. operation failure of facility
- Potential damage to well-being
- Many elderly and children live in the area; they are more likely to be exposed to health risks
- Poor hygiene when rubbish is not covered properly in a tractor lorry
- Fire is likely to be caused in waste and recycling sites according to Environmental Agency statistics
- Potential chemical waste disposal contaminating water
- Rubbish blowing off the lorries
- Combustion creates air pollution
- Unfiltered dust produced by the facility

#### Transport/traffic

- Local roads are not suitable to sustain the excess heavy traffic
- Potential increase of traffic on a busy road, e.g. A41 will suffer from congestion
- The national speed limit on Warrant Road makes it inappropriate for lorries to use
- Concerns over the costs of required cleaning of roads and footpaths; road maintenance

#### Odour

- Smell of decomposing rubbish, farm, household and green waste
- Potential odour plume
- The odour of waste attracts vermin and flies to the neighbouring amenity
- Flies and blue bottle infestations
- Excessive odour will take a long time to resolve

#### Amenity

- Tree removal
- Light pollution in the evening and at night
- Destroying rural landscape, reducing the aesthetic value of the place
- Concerns over gritting in the Winter

#### Other

- Potential depreciation of the neighbouring land and property value
- Assessments done before the site is fully developed are meaningless since the actual impact of the proposal cannot be assessed in a hypothetical environment
- Insufficient evidence to prove the impact of noise on local residents will not be an issue for their quality of life
- Concerns over public consultation
- Concerns over the developer's intention
- Concerns over the transparency of development process (including application)
- Further revised proposal will still be unacceptable
- The facility could be located somewhere further from a residential area
- Concerns regarding the legality of the environmental permit issued

#### 4.2.3 **Dutton Close Residents Association (DCRA)** Objects, on the following grounds:

- huge increase in traffic volume, far more than has ever been when other

businesses have used the site

- dirt and dust increase which in turn will lead to health issues
- excessive noise increase which will not be controlled enough by the suggested fencing intended to be used, which only covers a small part of the boundary
- increase in roadside rubbish coming off the vehicles and by those turned away who may illegally fly tip
- detrimental effect on the emotional well being of residents living close by to such noise, dirt and general pollution
- health issues linked to airborne contaminants such sites are prone to, which are increased immensely in this case due to its close proximity to a WHOLE estate of residents
- health issues linked to contaminants leaking into the water supply since there is a water table very close to the site

#### 4.2.4 **Maurice Chandler Management Committee** Objects. Main concerns are:

- odours from the "green waste"
- flies, dust and pollution in the air
- the noise from the plant itself
- safety for our customers due to increased traffic level

#### 4.2.5 **CPRE Shropshire**

- application has been referred to CPRE Shropshire by a resident of Stoke Heath
- whilst there are not highly contentious rural landscape issues involved it is nevertheless considered that the factors presented by those registering objections to the proposed usage are utterly compelling and reasoned
- the objections are supported
- application for a site so very close to established housing and alongside a recreational facility is entirely inappropriate and unsuitable.

### 5.0 **THE MAIN ISSUES**

- ☐ Environmental Impact Assessment
- ☐ Principle of development and policy context
- ☐ Siting, scale and design
- ☐ Local amenity and pollution considerations
- ☐ Drainage considerations
- ☐ Highways and access considerations
- ☐ Tree and ecological considerations

### 6.0 **OFFICER APPRAISAL**

#### 6.1 **Environmental Impact Assessment**

6.1.1 The proposed development falls within a description of development included within the Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. Such applications need to be 'screened' to determine with an Environmental Impact Assessment (EIA) needs to be undertaken by the developer. The Secretary of State issued a Screening Direction on 5<sup>th</sup> May 2016 advising that the proposed development is not likely to have significant effects on the environment and that an EIA is therefore not required for the proposal.

#### 6.2 **Principle of development and policy context**

- 6.2.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste 2014 (NPPfW). The proposed development involves a change of use of the site to a waste recycling facility. One of the core planning principles of the NPPF is to support the transition to a low carbon future, encouraging the reuse of existing resources and encouraging the use of renewable resources. The NPPfW sets out the detailed policy context for waste management proposals and is referred to further below.
- 6.2.2 Relationship between planning application and Environmental Permit: An Environmental Permit for the proposed operation was issued by the Environment Agency (EA) in December 2015. The EA has confirmed that the proposed activities will be regulated as part of this Permit to ensure that pollution is avoided and environmental and human health impacts are minimised. This is explained further below. Nevertheless the NPPfW makes clear that, in determining the suitability of proposed waste management sites, planning authorities should consider factors such as: protection of water quality and resources; traffic and access; air emissions, including dust; odours; vermin; noise, light and vibration; litter; potential land use conflict.
- 6.2.3 Need for additional waste management facility: The NPPfW advises that planning authorities should only expect applicants to demonstrate the quantitative or market need for new waste management facilities where they are not consistent with an up-to-date Local Plan. It is considered that the Shropshire Development Plan is up-to-date, and that it is therefore not necessary to establish that there is a need for the facility. Nevertheless Core Strategy policy CS19 promotes sustainable waste management facilities by encouraging proposals for additional capacity in order to divert waste away from landfill in a way consistent with the waste hierarchy. Core Strategy policy CS20 encourages greater resource efficiency by supporting the development and retention of waste recycling facilities which improve the availability and quality of secondary and recycled aggregates in appropriate locations. In addition SAMDev Plan policy MD14 gives support to the development of waste transfer, recycling and recovery facilities where applicants can demonstrate that potential adverse impacts on the local community and the natural and historic environment can be satisfactorily controlled.
- 6.2.4 The proposal would provide a facility for the sorting, treatment and recycling of a range of different waste types. It would enable waste materials to be used beneficially, enabling their reuse in a sustainable manner. Green waste would be composted to the recognised quality standard, PAS 100; rubble would be crushed to provide secondary aggregate; and other wastes would be sorted to facilitate further recycling. The proposal would assist with diverting waste materials from landfill site, consistent with national waste policy. In principle the type of facility proposed is supported by the NPPF, NPPfW and Development Plan policies including Core Strategy policies CS19 and CS20, and SAMDev Plan policy MD14.
- 6.2.5 Site allocations for waste management development: The site is not allocated for a specific land use, or identified as a protected or existing employment area within the SAMDev Plan. The Development Plan does not identify specific sites for waste management use. SAMDev Plan policy MD9 states that existing employment

areas not shown on the Policies Map may be protected for Class B and sui generis uses. The existing permitted use of the site is for Class B storage and industrial type uses. The SAMDev Plan notes that the character and operation of recycling industries are generally acceptable within the scope of 'industrial' uses but such uses may not be appropriate in higher value employment areas.

- 6.2.6 On the basis of the above there is no policy restriction on the change of use of this site to 'sui generis' waste management use. Considerations relating to acceptability of the proposal in land-use terms are set out below.

**6.3 Siting, scale and design**

- 6.3.1 Core Strategy policy CS6 seeks to ensure that development is appropriate in scale and design taking into account local context and character. The NPPfW states that waste management facilities should be well-designed, so that they contribute positively to the character and quality of the area in which they are located.

- 6.3.2 The application site encompasses the former Greenvale potato packing site, which occupied the site between 1986 and 2014. The proposed operation would utilise the existing buildings and infrastructure that were used as part of that business, including the offices, access, concrete roadways, parking areas, drainage system and perimeter fencing. The application states that it is not proposed to undertake any external structural operations to the buildings. The application site includes large buildings within which the processing of wastes can occur within a contained environment, and adequate manoeuvring space for vehicles. It is not anticipated that there would be a need for any significant changes to the site to accommodate the proposed operation. The main physical changes to the appearance of the site would be the erection of waste storage bays, and an acoustic fence. The proposed storage bays would be sited at the north-western corner of the site, screened from public viewpoints by existing buildings. The fencing would be approximately 3.6 metres high. Part of this fence would replace existing potato boxes stacked high at the eastern side of the site. It is not considered that the physical changes to the site would significantly affect the overall appearance of the site. Officers consider that the existing buildings and surrounding space would provide adequate facilities for the type and scale of operation proposed. As such the scale and design of the proposal is considered to be acceptable in accordance with Core Strategy policy CS6.

**6.4 Local amenity and pollution considerations**

- 6.4.1 Core Strategy policies CS6 and CS18 seek to safeguard residential and local amenity, avoid adverse impact upon water resources and safeguard natural resources. The proposed operations to be undertaken include the shredding and composting of green waste, and the crushing and screening of inert wastes. These operations have the potential to adversely affect residential amenity, particularly in view of the proximity of the site to residential areas. Officers fully acknowledge the concerns raised by the Parish Council and local residents.

- 6.4.2 The planning application is accompanied by details as to how the proposed operations would be managed to avoid adverse impacts. This includes an Environmental Management Plan which was prepared in support of the application for an Environmental Permit for the site. This details the different waste types that would be processed at the site, the treatment proposed, and the management

systems to be put in place to reduce environmental impacts.

6.4.3 Environmental Permit: A bespoke Environmental Permit was issued for the proposed operation by the Environment Agency in December 2015. The permit allows the applicant to treat and transfer up to 187,800 tonnes per annum of waste from household, commercial and industrial sources. As the operation is in proximity of properties the EA has confirmed that the applicant had to provide additional assessments to show what the risks of their operation were and how these would be controlled to prevent harm. The EA have confirmed that, in issuing the permit, they are satisfied that there would be no significant pollution of the environment or harm to human health.

6.4.4 The EA will regulate the waste management activities to ensure that pollution is avoided and environmental and human health impacts are minimised. The EA has confirmed that the permit has legally binding conditions and requirements that include:

- ☐ Limits on emissions to air, water, land and groundwater and/or conditions to protect them (Including monitoring, recording and notification of emissions or incidents)
- ☐ Total tonnages and types of waste which can be accepted
- ☐ What activities can and cannot take place e.g. 'there shall be no treatment of asbestos'
- ☐ Management requirements, staff training and operating instructions
- ☐ Site infrastructure and plant maintenance
- ☐ Site security, accident, emergency and incident planning.

6.4.5 The NPPfW states that local planning authorities should not concern themselves with the control of processes which are a matter for the pollution control authorities. It states that planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. In addition to having issued an Environmental Permit for the proposed operation, it should be noted that the Environment Agency has raised no objections to the current planning application.

6.4.6 Noise emissions:

A noise report has been submitted as part of the application. This presents the findings of a noise assessment undertaken by acoustic consultants. The report was revised following comments raised by the Council's Public Protection Officer. The report sets out the background noise levels in the area, and provides a prediction of what the level of noise would be from the proposed operations including from the use of a loading shovel and mobile crushing unit.

6.4.7 Internal operations: The noise report assumes that the internal operations are the only significant contributors to the overall noise level apart from HGV movements. The report states that, in relation to noise from internal operations, no allowance has been made for additional screening effects of intervening buildings. The report advises that the sound levels resulting from the combined operation of all plant concurrently would be similar to those from the crusher alone, as the noise level from that machine is so much greater than that from all other plant. It predicts that sound levels at the nearest noise-sensitive locations would be 7dB lower than the

minimum background levels.

- 6.4.8 In terms of internal operations the Council's Public Protection Officer notes that the roller shutter door to the hangar building does not have a tight fit and therefore noise levels are likely to be higher than predicted. The Officer therefore recommends that a condition is imposed to limit internal crushing and shredding activities to between 0800 and 1900 hours. Officers consider that this is reasonable and necessary to protect local amenity. Concerns have been raised by local residents regarding the potential noise impact from operations taking place 24 hours a day. However, other than occasional on-site vehicle movements, these operations would be internal, and it is considered that noise and disturbance would be significantly reduced due to the attenuation provided by the buildings. As such it is not anticipated that adverse impacts during night-time hours would arise.
- 6.4.9 External operations: It is proposed that crushing operations would occasionally be undertaken externally. This would take place in the storage bay area at the north-western corner of the site, which is more than 300 metres from the nearest residential properties. The noise report states that the large intervening buildings would provide a minimum of 5dB of additional screening and probably considerably more. This would reduce noise from the crusher to a level comparable to the current background sound level and make it inaudible. It is proposed that an acoustic fence is erected along part of the eastern boundary of the site. In addition one would be provided along part of the southern boundary in advance of external crushing taking place. These would provide additional noise attenuation. The Council's Public Protection Officer has advised that, due to screening from buildings, acoustic fencing, and distance to residential areas, no concerns are raised regarding external screening. However a condition can be imposed to ensure that this operation is restricted to daytime hours only, as recommended by the Officer.
- 6.4.10 Traffic noise and disturbance: The planning application proposes that operations would take place at the site 24 hours per day, however traffic to and from the site would occur during daytime operational hours only. Following discussions with Officers the applicant has submitted a Traffic Management Plan (TMP) setting out further detail on how it is proposed to manage and route traffic. This is discussed further below in the Highways section. Adherence to this TMP would ensure that all HGVs approach the site from the A41 to the north, and leave the site using the same route. This would ensure that such vehicles avoid passing the main local residential areas to the east and south, and would minimise disturbance due to traffic movements.
- 6.4.11 The TMP also confirms that night-time traffic movements between the hours of 11pm and 7am would be restricted to on-site movements only, i.e. vehicle movements between buildings. In addition all such vehicles would be fitted with white noise reversing alarms. The opening hours of the site, for waste deliveries and retail sales, would be: 0700 – 1800 hours Monday to Friday, and 0700 – 1500 hours Saturdays and Bank Holidays, and these would be defined within conditions of the planning permission. A planning condition can be imposed to ensure that the retail element of the proposal remains an ancillary element of the overall use of the site, and this would limit potential disturbance from public visitors to the site. It is considered that the restrictions set out within the TMP and within planning

conditions would be sufficient to avoid adverse disturbance whilst not imposing unreasonable restrictions on the business.

6.4.12 Dust:

It is proposed that all waste loads to and from the site would be covered, and this would minimise the likelihood of dust emissions during waste transport to and from the site. A Dust and Particulates Procedure has been prepared as part of the Environment Permit. Waste treatment operations such as compost shredding and screening, and some crushing would be undertaken within buildings, and this would restrict the emission of dust from the site. Dust arising from the storage of wastes in stockpiles would be dampened down. Dust from external crushing operations would be suppressed by the spraying of mists. This external crushing would occur at the north-west corner of the site, i.e. furthest from residential properties, the sports centre and the public highway. The operation of the crusher is covered by its own Environmental Permit which would regulate emissions.

6.4.13 Odour:

The main potential impact from odour would result from the composting of green waste at the site. This would comprise garden and vegetable matter. An Odour Management Plan has been submitted with the planning application, and this sets out how the risk of adverse odour on sensitive receptors would be minimised. Procedures to be adopted would include:

- Ensuring that waste loads are covered when being transported to the site;
- Undertaking all shredding and subsequent composting within a building;
- Turning the composting waste periodically to maintain aeration and ensure effective composting.

6.4.14 The Environmental Permit for the site controls odour emissions from the proposed operation, and requires that emissions from the activities are free from odour at levels likely to cause pollution outside the site.

6.4.15 Pests:

The application states that an external accredited pest control contract would be established at the site, and that visual inspections of the site for pest infestations would be carried out once a week by the site operative. The Environmental Permit that has been issued for the proposed waste management operation requires that the activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the site boundary. The EA has the power to require the submission of a pests management plan if required.

6.4.16 Bioaerosols:

Bioaerosols are airborne micro-organisms generated as part of the composting process and, according to the Health and Safety Executive, are a substance hazardous to health, although they have no occupational exposure limits. All composting would take place within an enclosed building, and this would significantly reduce the release of bioaerosols into surrounding areas. The application states that bioaerosols would be managed as part of the Dust and Particulates Procedure which was submitted in support of the application for an Environment Permit. The Permit regulates issues relating to bioaerosols. Controls include preventing composting operations until background bioaerosol monitoring has been carried out and reported on, and requiring that regular

bioaerosol monitoring is undertaken.

**6.4.17 Fire prevention:**

Some objectors have raised concerns over fire risks association with the proposed operation. This issue is regulated under the Environmental Permit. It requires that combustible waste is not accepted until the EA has received a satisfactory commissioning plan and a Fire Prevention Plan. The Shropshire Fire Service has advised that consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications". The Fire Prevention Plan shows the location of facilities available on site for the Fire Service, including the water supplies (fire hydrant and surface water collection tanks). It is considered that a satisfactory level of information has been provided at the planning stage to demonstrate that the proposed site can accommodate the requirements of the fire service, and address fire risk

**6.4.18 Asbestos:**

It is proposed that asbestos waste would be accepted at the site. However this would only be stored at the site and not treated. The Environmental Permit allows asbestos to be brought to the site, however it specifically prohibits its treatment. The application states that asbestos accepted onto the site would in most instances have been pre-determined and expected as a specific, contractually agreed load. To be accepted it would need to be double wrapped and labelled, or double bagged.

**6.4.19** The concerns of local residents regarding the potential amenity and health impacts of the proposed waste management operation are fully acknowledged, particularly given the proximity of the site to residential areas. The relevant pollution control authorities, including the Environment Agency and the Public Protection team, have been consulted on the planning application, and no objections have been raised. Officers consider that satisfactory safeguards and procedures have been put forward as part of the proposals to ensure that potential environmental impacts can be minimised to acceptable levels. As such it is considered that the use of the site for waste processing and treatment operations is acceptable in land-use terms. Detailed controls over the waste activities at the site would be regulated by the Environmental Permit, and this should provide further reassurance that an acceptable level of safeguarding against adverse amenity and public health would be provided.

**6.5 Drainage considerations**

**6.5.1** Core Strategy policy CS18 seeks to reduce flood risk and avoid adverse impact on water quality and quantity.

**6.5.2** The proposed development would utilise the existing drainage infrastructure on the site. This includes impermeable concrete surfaces, and a storm water and a foul water drainage system. Surface water drains into underground surface water storage tanks. In the event of an emergency such as a fire, spill or flood, these would prevent contaminated surface waters leaving the site boundary. Given the existing drainage system in place it is not considered that the proposed change of use and erection of storage bays would not increase flood risk at the site. The Council's Drainage Officer has raised no objections to the proposal, and it is



considered that the proposal is acceptable in relation to Core Strategy policy CS18. Pollution prevention matters are also regulated as part of the Environmental Permit for the site.

## **6.6 Highways and access considerations**

6.6.1 Core Strategy policy CS6 requires that development is designed to be safe, and ensures that there is capacity and availability of infrastructure to serve the development. SAMDev Plan policy MD2 (Part 6) requires that development proposals demonstrate that there is sufficient existing infrastructure capacity, in accordance with MD8. The NPPF states (para. 32) that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

6.6.2 The application states that the previous use of the site as a potato packing facility generated more than 142,000 vehicle movements per year, and that the current proposal would reduce those vehicle movements by approximately 62,000 to 80,772 movements per annum (approximately 50,000 HGVs and approximately 30,000 smaller vehicles associated with staff and visitor transport). The Parish Council and some objectors to the proposals have queried the applicant's estimates of traffic generated by the potato packing operation. The previous occupants Greenvale AP have provided the following information regarding their operation: the site produced 100,000 tonnes of potatoes per annum; it employed 300 staff; the majority of staff worked a day/night shift pattern; the site operated 24 hours a day, 7 days a week. Greenvale AP have advised that there were 40 lorries despatching product to supermarkets throughout the 24 hour period, and 40 lorries arriving on site with crop between 6am and 6pm.

6.6.3 Notwithstanding the queries over previous traffic associated with the site it is reasonable to consider that traffic to/from the site, including by large vehicles, was significant. The existing planning permissions for the site, for changes of use of the buildings for storage and ancillary packing, do not restrict the number or type of vehicles that can visit the site, or the routing. Traffic to/from the site is therefore unregulated at present. Should permission be refused for the proposed development, the existing planning status would continue and, given the size of the buildings and site, traffic to/from the site could be significantly greater than currently proposed.

6.6.4 The previous level of traffic associated with the site is a relevant consideration. However it is also relevant to look at whether the proposed levels of traffic can be supported. The applicant has set out the likely traffic to/from the site as part of the proposed materials recovery facility. The Highways Officer has raised no objection to the proposal on the grounds of adverse highway safety or capacity. The applicant has agreed to adhere to a Traffic Management Plan to require that heavy traffic would be routed to/from the A41 to the north. This is considered to be an acceptable route for such traffic given that Warrant Road in this direction is of a sufficient width and alignment to accommodate heavy traffic and the route avoids the main residential areas in the vicinity. The condition recommended by the Highways Officer requiring details of parking, turning, loading and unloading to be submitted for approval can be imposed on the decision notice.

6.6.5 Overall given the size and nature of the site, the existing permitted use and the

nature of the approach roads to the site it is not considered that refusal of the application on grounds of impact on highway safety could be sustained.

**6.7 Tree and ecological considerations**

6.7.1 Policy CS17 seeks to protect and enhance the diversity, high quality and local character of Shropshire's natural environment and to ensure no adverse impacts upon visual amenity and ecological assets. SAMDev Plan policy MD12 seeks the avoidance of harm to natural assets.

6.7.2 There are numerous trees of varying ages interspersed between the buildings on the site. The proposed development would involve the removal of a number of young semi mature lime and hazel trees, and two mature horse chestnut trees from an area at the north-western part of the site. These would be removed in order to facilitate improved vehicle access to the proposed waste storage area. The Council's Tree Officer has advised that the lime and hazel are of limited significance, and the horse chestnut are extensively infected with bleeding canker which has limited their life span. All other trees would be retained and as such it is not considered that the proposed tree removal would have a significant impact upon the amenity or ecological value of the site. Given the value of the existing trees it would nevertheless be appropriate to include a condition requiring the retention of all other trees on the site.

**7.0 CONCLUSION**

7.1 The proposal would provide a facility for the sorting, treatment and recycling of a range of different waste types. It would enable waste materials to be used beneficially, enabling their reuse in a sustainable manner. As such this type of facility is supported in principle by national and Development Plan policies. The proposal would be sited on land previously used for storage and industrial use, and Officers consider that this is an appropriate type of site for waste management use in principle. The proposal would bring back into re-use land and buildings that are currently under-utilised, and would use existing infrastructure at the site, including roadways and a drainage system, which Officers consider is satisfactory for the proposed activities.

7.2 The proposed operations to be undertaken include the shredding and composting of green waste, and the crushing and screening of inert wastes. These operations have the potential to adversely affect residential amenity, particularly in view of the proximity of the site to residential areas. The concerns raised by the Parish Council and local residents are fully acknowledged. However Officers consider that satisfactory provision has been made in the design of the facility to ensure that adverse impacts on residential amenity would not arise. These measures would include: ensuring that the main treatment operations are undertaken within enclosed buildings; ensuring that the most noisy external operations are undertaken at a position furthest from residential properties; erecting an acoustic fence between the site and properties; ensuring that heavy vehicles avoid passing the main residential areas in the vicinity; restricting the timing of operations that may potentially result in adverse noise levels.

7.3 An Environmental Permit has been issued for the proposed operation by the Environment Agency. The EA have confirmed that, in issuing the permit, they are satisfied that there would be no significant pollution of the environment or harm to

human health. The Permit includes legally binding conditions to restrict and control operations that take place on the site. The National Planning Policy for Waste is clear that planning authorities should work on the assumption that the relevant pollution control regime, i.e. that which is regulated under the Environmental Permit, will be properly applied and enforced.

- 7.4 Officers consider that satisfactory controls can be imposed on the proposed operation to ensure that the proposed waste management use of the site is compatible with surrounding land uses, and that adverse impacts would not arise. As such it is considered that the proposal is in line with Development Plan policy and national policies and guidance, and that planning permission can be granted subject to the conditions as set out in Appendix 1.

## **8. Risk Assessment and Opportunities Appraisal**

### **8.1 Risk Management**

There are two principal risks associated with this recommendation as follows:

- ☐ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal - written representations, a hearing or inquiry.
- ☐ The decision is challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

### **8.2 Human Rights**

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

### 8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in planning committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

## 9. Financial Implications

There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

## 10. Background

### Relevant Planning Policies

NPPF – National Planning Policy Framework

CS6 - Sustainable Design and Development Principles

CS17 - Environmental Networks

CS18 - Sustainable Water Management

CS19 - Waste Management Infrastructure

CS20 - Strategic Planning for Minerals

MD2 - Sustainable Design

MD8 - Infrastructure Provision

MD14 - Waste Management Facilities

### Relevant planning history:

10/00144/FUL Proposed re-cladding of existing unit GRANT 10th March 2010

NS/09/00022/FUL Erection of Water Recycling Treatment Plant CONAPP 26th February 2009

NS/07/00699/FUL Erection of extension to existing warehouse CONAPP 18th June 2007

NS/06/01605/FUL Erection of warehouse extension CONAPP 29th August 2006

NS/99/10613/FUL change of use of garage and store, to on-site shift workers residential hostel accommodation ALLOWED ON APPEAL 24/08/1999

NS/98/00676/FUL erection of single storey extension to rear elevation of existing office accommodation PER 25th January 1999

NS/98/00675/FUL change of use of garage and store into on site shift workers accommodation (shared facilities) REFUSE 29th July 1998

NS/97/00644/FUL erection of an extension to provide additional office accommodation PER 18th August 1997

NS/95/00663/FUL erection of extensions to the existing storage building and erection of replacement loading bay building PER 12th September 1995

NS/95/00662/FUL erection of an extension to existing warehouse and erection of loading bay extension PER 13th June 1995

NS/94/00666/FUL Erection of a canteen extension to existing premises PER 20th June 1994

NS/91/00767/FUL Erection of an extension to existing staff rest room to provide kitchen at new depot GRANT 30th September 1991

NS/90/00791/FUL Erection of steel framed building for use as loading shelter GRANT 20th August 1990

NS/79/00151/FUL Retention of building no8 for the storage of granular and liquid fungicides at site A GRANT 1st May 1979

NS/78/00523/FUL Alterations to existing buildings and installation of weighbridge, floor lighting and toilet GRANT 8th August 1978

NS/78/00156/FUL Change of use of former RAF hangers for the storage and maintenance of company vehicles ancillary to principle use of potato storage and prepacking GRANT 19th May 1978

NS/77/00907/FUL Change of use of former RAF hangers, no: 1 and 2 to potato storage warehouses with ancillary potato prepacking (in part hanger no.1) and ancillary office and welfare facilities in entrance gate building D GRANT 23rd February 1978

NS/74/00750/FUL Change of use of former RAF hangers, warehouses, stores and offices to warehousing and storage GRANT 25th February 1975

NS/74/00078/FUL Retention of use for a further limited period of EX RAF premises (hangers no 6 and 7) for storage and warehouse accommodation GRANT 27th March 1974

NS/74/00678/FUL Proposed use of hangers 1 and 2 and building 14 (Site A) for the storage of cartons, packaging, canned fruit and other dry food stuff GRANT 7th January 1975

## 11. Additional Information

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

The application ref. 16/01575/FUL and supporting information and consultation responses.

Cabinet Member (Portfolio Holder)  
Cllr M. Price

Local Member  
Cllr Karen Calder

Appendices  
APPENDIX 1 - Conditions

**APPENDIX 1 - Conditions****STANDARD CONDITION(S)**

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

**CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES**

3. No development shall take place until details for the parking, turning, loading and unloading of vehicles have been submitted to and approved by the Local Planning Authority. The approved scheme shall be laid out and surfaced prior to the first occupation of the development and thereafter be kept clear and maintained at all times for that purpose.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

4. No waste management operations shall take place at the site until details of the floodlighting and/or external lighting for buildings and open areas, including car parking and service areas have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no additional external lights shall be erected without the prior approval of the local planning authority.

Reason: To protect local amenity from adverse impact due to lighting.

**CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

5. No crushing operations shall take place until an acoustic fence has been erected along the eastern boundary of the site. The fence shall accord with a specification, including height and density, which has received the prior written approval of the local planning authority. The fence shall thereafter be maintained to the approved specification for the lifetime of the development.

Reason: To protect the amenity of the area.

6. No external crushing operations shall take place until an acoustic fence has been erected along both the eastern boundary and southern boundary of the site. The fence shall accord with a specification, including height and density, which has received the prior written approval of the local planning authority. The fence shall thereafter be maintained to the approved specification for the lifetime of the development.

Reason: To protect the amenity of the area.

### **CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT**

7. Waste, aggregate or other building materials shall not be stored at the site other than in the storage areas and shed nos. 1 - 4 as shown on drawing no. ARR01\_PV\_SP\_003 (Figure 2 - Site Plan), or an updated storage location plan that has received the prior approval of the location planning authority.

Reason: To ensure a satisfactory site design and layout in the interests of protecting local amenity and maintaining site safety.

8. (a) No more than 187,800 tonnes per annum of waste or aggregate materials shall be imported to the site for processing or storage as part of the development hereby permitted.

(b) Records of the quantity and types of waste and aggregate in tonnes brought to the Site during each calendar year shall be made and supplied to the Local Planning Authority upon request.

Reason: To ensure that the capacity of the Site is not exceeded and to control the use of the Site in the interests of protecting local amenity.

9. The site shall not be used other than for waste management operations, including storage, treatment and processing of waste materials, and ancillary retail and storage of building materials.

Reason: To define the development for the avoidance of doubt and to retain control over the use of the site to protect local amenity.

10. Unless otherwise required by planning conditions of this decision notice, the development hereby permitted shall not take place other than in accordance with the submitted Supporting Statement (version 3, dated June 2016), including the location of waste management operations as set out in the table in paragraph 13 and the types of waste set out in paragraph 20.

Reason: To ensure a satisfactory development to protect local amenity.

11. The Site shall not be used as a reception point for waste delivered by householders.

Reason: To restrict uses likely to generate additional traffic and disturbance at the Site and so limit the impact on the amenities of surrounding land users.

12. Unless otherwise specified within the planning conditions of this decision notice the development hereby permitted shall not take place other than in accordance with the Traffic Management Plan, version 1 dated August 2016.

Reason: To protect the amenity of the area.

13. Internal crushing and shredding operations shall not take place other than between the following hours:

0800 - 1900 hours Monday to Friday,

0800 - 1500 hours on Saturday.

No internal crushing and shredding shall take place on Sundays or Bank Holidays. All openings into the building used for the operations noted shall be closed when operations are in progress.

Reason: To protect the amenity of the area.

14. External crushing shall not take place other than between the following hours:

0800 - 1700 hours Monday to Friday,

0800 - 1500 on Saturday.

No external crushing shall take place on Sundays or Bank Holidays.

Reason: To protect the amenity of the area.

15. The site shall not be open to the public, and waste materials shall not be accepted at the site, other than between the following hours:

0700 - 1800 hours Monday to Friday

0700 - 1500 hours Saturdays and Bank Holidays.

Reason: To protect the amenity of the area.

16. Unloading of vehicles shall not take place other than between the following hours:

0730 - 1800 hours Monday to Friday

0800 - 1500 hours Saturdays.

No unloading of hardcore material into external areas shall take place on Sundays and Bank Holidays.

Reason: To protect the amenity of the area from adverse impacts due to noise and disturbance.

17. Other than the tree removal identified on drawing number ARR01\_PV\_VR\_003 Planning Variation, no trees shall be removed from the site unless required for safety or tree health reasons.

Reason: To retain the amenity value of the existing trees on the site.