

County Matter: Waste Disposal
East Devon District: Proposed Construction of a Public Recycling Centre on Land Currently Used as Pasture at Land off C808, Bowd, Near Sidmouth
Applicant: Devon County Council
Application No: DCC/3360/2012
Date Application received by County Council: 30 March 2012

Report of the Head of Planning, Transportation and Environment

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

Recommendation: It is recommended that:

- (a) subject to the prior completion of an appropriate legal agreement to secure off-site planting on the land adjacent to the access road and the C808 and its subsequent management and maintenance planning permission be granted in accordance with the conditions set out in Appendix (VII), subject to the Secretary of State for Communities and Local Government confirming that he does not intend to call in the application; and,**
- (b) East Devon Highways and Traffic Orders Committee be requested to examine the road safety issues with a view to providing a 40mph speed limit on the C808 between Bowd and north of the new site access.**

1. Summary

- 1.1 This Report relates to a planning application for a new recycling centre at land north of the village of Bowd, near Sidmouth. The proposed centre would replace the existing recycling centre at Woods Farm which only has the benefit of temporary planning permission that expires in December 2012.
- 1.2 The application is accompanied by an Environmental Statement and was advertised as a "Departure" from planning policy as the site is not allocated in the Devon County Waste Local Plan (2006) and would constitute development in the countryside and the East Devon Area of Outstanding Natural Beauty (AONB) contrary to Policies S5 (Countryside) and EN1 (AONBs) of the East Devon Local Plan, Policy CO3 (AONBs) of the Devon Structure Plan, and Devon County Waste Local Plan Policy WPP5 (AONBs).
- 1.3 Members of the County Council's Development Management Committee visited the site on Wednesday 16 May 2012. Notes of the Site Meeting are attached to this Report at Appendix (II).
- 1.4 It is considered that the key material planning considerations in the determination of the application are: the need for the facility; consideration of alternative sites and public consultation; impact on the AONB and countryside; highway and transport considerations; ecology; drainage; environmental health impacts in terms of odour, lighting, noise and air quality; and overall sustainability considerations.

2. The Proposal

- 2.1 The proposal is for a new recycling centre to replace the existing facility at Woods Farm. The new centre would serve the East Devon communities of Sidmouth, Ottery St Mary and the surrounding villages.
- 2.2 The proposed site is a green field site currently used for pasture of 1.41 hectares located approximately 400 metres north of Bowd village and 300 metres to the south of the existing Woods Farm recycling centre. It is accessed from the C808 road, which runs between Bowd and Ottery St Mary.
- 2.3 The site is located within the East Devon AONB and adjacent to Harpford Wood which is designated as a County Wildlife Site. To the south of the site is a disused railway cutting that is used as a permissive bridleway. The East Devon Way runs approximately 100 metres to the north of the site.
- 2.4 The purpose of the proposed development is to provide a permanent recycling centre for use by householders to recycle their bulky household and garden waste. The site would also include a retail element for members of the public to purchase recovered/second hand goods brought in to the recycling centre.
- 2.5 The facility would include a one way road system and provision of hard standing areas and retaining walls to support recycling skips and containers. Members of the public would park in designated areas close to the bays and then carry their waste along marked footways to the designated bays and deposit it into the skips at the lower level. The one way system for vehicles of members of the public, together with the provision of service areas would allow plant and lorries to be kept separate from public vehicles.
- 2.6 The only building proposed would contain the site office, the staff welfare facilities, and a resale area. The dimensions would be 12.4 metres by 9 metres with a ridge height of 3.63 metres. It would be timber clad with steel roof cladding coloured vandyke brown/ironstone to give the appearance of an agricultural building. Energy for the building would be partly provided by solar panels on the roof and a wood chip burner.
- 2.7 A new access road would be created through a small disused quarry adjacent to the C808. The road would be constructed of tarmac and would be 6 metres wide and a length of approximately 130 metres. It would be sunken in part and bordered by hedge banks.
- 2.8 An extensive landscaping scheme is proposed covering an area of approximately 0.51 ha. The area would be profiled and planted with native trees and shrubs. The Applicant has also agreed with the landowners, Clinton Devon Estates, for a further 2,750 trees to be planted immediately adjacent to the eastern boundary of the application site and either side of the proposed access road to provide additional screening.
- 2.9 The proposed surface water management strategy aims to separate out clean from dirty water. Rainwater run off from the waste storage areas would be collected in a sealed cess tank which would periodically be drained via a waste disposal tanker. A SUDs pond would be created to collect clean rainwater runoff from all other surfaces. A soakaway would be constructed to serve the drainage from the eastern area of the access road.

- 2.10 A lighting scheme is proposed comprising of 14 lanterns on 3.5 metre columns and 4 low level bollards. The lighting would be positioned in the skip area and not along the access road or at the junction with the C808. The scheme has been designed to minimise the impact on the AONB and wildlife.
- 2.11 Proposed opening hours are as the existing site: 8am - 6pm Monday to Friday, 10am – 6pm Saturday and Sunday during the Summer months (April to September); and 8am - 4.30pm Monday to Friday, 10am – 4.30pm Saturday and Sunday during Winter months (October to March). Operational hours would be 1 hour before and 1 hour after the public opening times to allow staff time to prepare and to vacate the site.
- 2.12 The existing Woods Farm site handled 5,464 tonnes of waste in 2010/11. The proposed site has a capacity to deal with 179% increase in tonnage of waste per annum.
- 2.13 A condition on the permission for the existing Woods Farm recycling centre requires the site to be restored within 6 months of the cessation date (31 December 2012). It is proposed that the site would be restored mainly to woodland, but that provision would be made for a small car park for people who wish to use the public rights of way in the vicinity.

3. Planning History of Existing Woods Farm site

- 3.1 The existing Woods Farm recycling centre (located approximately 300 metres to the north of the proposed site with access directly off the C808) was originally developed in August 1988 following the grant of a temporary two year permission. The site was subsequently the subject of a number of planning consents:
- May 1990 - temporary planning permission granted for a further 5 years and hours of opening restricted to Saturdays and Sundays only.
 - May 1995 - temporary planning permission granted for a further 7 years subject to provision of a slip lane and visibility improvements, maintenance of landscape planting, maintenance of fencing and provision and maintenance of pollution control measures. This consent also allowed for the opening of the facilities on Tuesday, Thursdays, Saturdays and Sundays.
 - July 1999 (Report ED/99/315/HQ refers) - planning permission granted to allow opening of the facility 7 days a week. The Committee resolved not to grant permission to allow the facility to become permanent at this location.
 - November 2002 (Report ED/02/265/HQ refers) - temporary planning permission granted for a further 5 years and consent allowed for the provision of floodlighting and extended opening hours.
 - September 2007 (Report EC/07/222/HQ refers) - temporary planning permission granted for a further 5 years until December 2012.
- 3.2 In considering the 2002 application, apart from resolving to grant temporary consent, the Committee also resolved that during its life, recycling services to the Sidmouth and Ottery St Mary communities be examined with a view to a more suitable replacement site being found. This examination was carried out by the Applicant but no suitable, better alternative sites were found to be available when the 2007 application was determined. Councillors again resolved that the recycling centre services be re-examined with a view to providing a more suitable replacement site.

- 3.3 The need for a new facility for the Sidmouth area was recognised in a report entitled “Strategy for Recycling Centre (Civic Amenity Site) Facilities in Devon” (ECC/11/38/HQ) which was approved by the Cabinet on 9 March 2011.

4. Consultations

- 4.1 East Devon District Council (Planning) – raises no objections to the proposal, but recommends that further details of the following matters are sought in order to mitigate the impact on the East Devon AONB:
- Details of the lighting units
 - Details and samples of the materials to be used for the building, hard landscaping and road surfaces to ensure that they are sympathetic to the rural landscape.

In addition some tree planting is recommended on the upper part of the slope to the south of the service area in order to screen the development in views from Bulverton Hill. It states that it is vital to ensure that all of the planting, both on and off site, is secured and a long term management plan is put in place.

- 4.2 East Devon District Council (Environmental Health) – comments that it was consulted about the potential for air quality, lighting and noise impacts during the early scoping and planning stages of the application, and the Applicant has taken account of its comments in the proposed design, management and operation of the site. It accepts all the proposed mitigation measures included in the Environmental Statement prepared by Jacobs, in particular the following specific measures:

Odour – mitigation measures proposed would ensure that the nearest sensitive receptors do not experience nuisance as a result of odour;

Lighting – proposed site lighting system has been designed to minimise the spread of light outside the site boundary;

Noise - Construction noise, traffic noise and operational noise has been considered in detail and the site design and operation has taken potential impacts into account. Predicted noise levels, based on similar operations elsewhere, have been calculated and no impact on local residents is anticipated. Broadband reversing alarms or CCTV reversing systems are required.

It considers that issues that may occur during the construction phase will be adequately addressed within the Construction Management process.

- 4.3 Ottery St Mary Town Council – supports the construction of the proposed public Recycling Centre especially as access is inadequate at the present site. It would like to see the present site restored to car parking space for walkers and to have re-instated the recycling facility for garden waste at the Canaan Car Park which was monthly on the first Sunday of the month. It comments that this was a well-used facility and saved numerous car journeys.
- 4.4 Sidmouth Town Council - supports the application provided the site is well screened in order to minimise impact on the AONB. Concern expressed with regard to the traffic speeds and recommends that speed restrictions of 40mph are put in place to the north and south of the new entrance to the site.
- 4.5 Newton Poppleford and Harpford Parish Council – no comments.
- 4.6 East Devon AONB Partnership – is aware of the restricted options DCC has to site such a development given the tight AONB boundary to Sidmouth, and has provided

feedback to DCC on its proposals as they have developed. It comments that DCC has conducted a detailed, open and well managed local consultation which has guided its selection very clearly.

4.7 East Devon CPRE – no objections to this application.

4.8 Environment Agency – comments that, for the most part, groundwater and land contamination aspects of this development appear to be adequately addressed and it has no objections to the proposed development.

It strongly recommends that sealed cesspits are fitted with leakage alarms.

It comments that it remains possible that third parties may abstract water from streams down gradient of the site, and that these abstractions could then in turn be at risk – particularly during construction phase from contamination by run off/earth works. A water feature survey should be carried out. Protection and mitigation of risks to any identified features should then be incorporated into the CEMP.

As the site is under 1ha and in Flood Zone 1, a bespoke response to the surface water drainage proposals is not provided; however a surface water management disposal system was agreed in June 2011 as part of pre application consultation.

4.9 Natural England – does not object to this application but has comments on designated areas and protected species.

Designated Areas. The proposed site lies within the East Devon AONB and has been assessed as having both landscape and visual impacts. Comments that this Authority should ensure that this proposal does not detract from the landscape and scenic beauty of the AONB in accordance with NPPF. It is essential that the proposed mitigation is effective and is implemented as soon as possible in order to reduce the impact as quickly as possible.

Supports proposed monitoring and review of the effectiveness of the landscaping at 5 and 10 years post planting.

Protected Species. Surveys identified potential impacts on a number of species protected by the Wildlife and Countryside Act 1981 and Habitats Regulations – bats, badgers, reptiles and nightjars. Conditions will be required with respect to reptiles, bats, badgers and nightjars. Repeat surveys will be required as standard practice prior to commencement since 12 months have already elapsed since these surveys were originally carried out.

4.10 Western Power - no issue with the proposed works.

4.11 South West Water – no objections.

5. Advertisement/Representations

5.1 This application has been advertised in accordance with the statutory publicity requirements. As a result of these procedures one letter of objection was received from a resident of Bowd. They were concerned about possible noise pollution and highway safety at the junction of the C808 and the A3052. They were concerned that this section of road was an accident black spot and suggested that a roundabout could be introduced to calm the traffic. A copy of the letter will be displayed at the Committee meeting.

6. Planning Policy Considerations

- 6.1 In considering this application, the Waste Planning Authority is required to have regard to the provisions of the Development Plan. Section 28(6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations, which can include emerging policies, indicate otherwise. In this case, the relevant Development Plan Policies are summarised in Appendix (I) to this Report.

7. Comments/Issues.

- 7.1 It is considered that the key material planning considerations in the determination of the application are: the need for the facility, consideration of alternative sites and public consultation; impact on the AONB and countryside; highway and transport considerations; ecology; drainage; environmental health impacts in terms of odour, lighting, noise and air quality; and overall sustainability considerations.

Need

- 7.2 The existing Woods Farm recycling centre currently plays an important role in providing recycling facilities for bulky household and garden waste for the residents of Sidmouth and Ottery St Mary. Currently the site only has the benefit of temporary planning permission that expires in December 2012. In 2010/11 the centre dealt with 5,464 tonnes of waste. The nearest existing alternative sites are at Knowles Hill, Exmouth, approximately 15 km to the south west, and Sutton Barton, Honiton, approximately 21km to the north east.
- 7.3 The existing site is very cramped due to the number of skips/containers that have been provided to allow more waste streams to be separately segregated for recycling. The site no longer has the capacity to accommodate further containers for newly emerging recyclable waste eg mattresses, carpets etc nor any room for a resale area, and so potential recycling performance is being limited. In addition many members of the public find it difficult to use the steps that are required to deposit waste into the skips and this does deter them from using the site.
- 7.4 Due to the number of containers and the lack of space for parking, the existing site often gets very congested with cars and lorries. Queuing traffic often stretches back along the highway particularly when the site is closed to change skips.
- 7.5 Clearly the provision of a permanent modern recycling facility with a resale area would enable more waste materials to be recycled, composted and re-used, which accords with Structure Plan Policy WM1 (Waste Management Hierarchy), and would contribute towards meeting recycling targets set out in the County Council's Waste and Management Resource Strategy.

Alternative site search

- 7.6 Since the temporary planning was granted in 2007, a search for a suitable alternative site has been undertaken by the Applicant. The site search criteria were: site of approximately 1 hectare; good road links; proximity to Sidmouth (being the main centre of population); suitable distance from dwellings; availability of a site within an existing industrial area or area zoned for industrial use; and potential to effectively screen/landscape the facility.

- 7.7 Thirteen sites were considered as part of the site search process, all of which are identified on the location plan in Appendix VI attached to this Report. The reasons why each site was either selected or rejected are also given in Appendix VI. As a result of the site search process, three sites, all of which are in the AONB, were considered to be potentially suitable to replace the Woods Farm site. These were: Bowd 2 (Site M – the application site), Core Hill Road (Site K), and Two Bridges Road (Site L).
- 7.8 A public consultation exercise, including a public exhibition, was held in September 2010 to establish which of the 3 potential sites would be supported by local people. There were 529 responses from the public with 84.5% favouring Site M – (the application site); 11.5% favouring Site K (Core Hill Road); and 4% favouring Site L (Two Bridges Road). Sidmouth Town Council and East Devon District Council were also consulted and their preference was Site M. Based on these consultation responses the Applicant decided to progress Site M.

Impact on the AONB/ Development within the countryside

- 7.9 The site is currently a green field used for pasture located within the open countryside of the East Devon AONB. In terms of the Development Plan, Structure Plan Policy CO3, Devon County Waste Local Plan WPP5, and East Devon Local Plan Policy EN1 are of particular relevance to the proposal. Each of these policies seeks to conserve and enhance the natural beauty of the AONB.

Structure Plan Policy CO3 states: *"In designated Area of Outstanding Natural Beauty, the conservation and enhancement of their natural beauty will be given priority over other considerations...."*

Waste Local Plan Policy WPP5 states: *"Proposals for waste management facilities within an Area of Outstanding Natural Beauty will not be permitted if it would conflict with the objective to preserve and enhance its natural beauty...."*

East Devon Local Plan Policy EN1 states: *"In Areas of Outstanding Natural Beauty the conservation of their natural beauty will be given priority over other considerations. Development will only be permitted within or adjacent to the East Devon AONB where the proposal conserves or enhances the landscape character Or it can be demonstrated that the development in the national interest"*

Paragraphs 115 and 116 of the National Planning Policy Framework states that: *"... great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection in relation to landscape and scenic beauty..."*

"Planning permission should be refused for major development... except in exceptional circumstances and where it can be demonstrated they are in the public interest."

- 7.10 Currently the site makes a positive contribution to the tranquil rural landscape quality and comprises features that are characteristic of the local landscape type ie 'lower rolling farmed and settled valley slopes'. Although the site is not visible from a large part of the AONB as a whole, it is visible in sensitive elevated panoramic views enjoyed by walkers and horse-riders from hillsides to the east, northeast (Harpford Common) and south (Bulverton Hill) within 1km.

- 7.11 The application includes extensive landscaping plans and incorporates measures to minimise the adverse visual impacts and mitigate their effects in the longer term. The main site area (ie the area of recycling skips, the building and hard standing) would be located to the west of a natural rise in the topography (a small hillock) which would be planted with native trees, 140 of which would be extra heavy standards and approximately 5 metres in height when planted. This would help to reduce the visual impact of the site in views from the east and northeast, as the woodland planting would screen the majority of the site interior once it reached a height of an estimated 5 to 6 metres. The Applicant has confirmed that approximately 50% of the proposed trees on the hillock could be planted in the first planting season following the grant of planning permission. Such advance planting would enable the screening benefit to be established quickly as recommended by Natural England (and could be achieved by the imposition of an appropriate condition in the event of Planning Permission being granted).
- 7.12 Areas adjacent to the site are also proposed by the neighbouring landowner (Clinton Devon Estates) to be planted with forestry woodland, mainly Douglas Fir. Concerns have been expressed regarding the effectiveness of this woodland planting if in the long term trees were selectively felled. In response to this concern the landowner has agreed to plant a 10 metre wide strip of broadleaf woodland which would not be felled, adjacent to the public highway and either side of the proposed access road. This off site woodland planting, together with woodland planting within the application site, would help to integrate the proposals into the landscape setting by extending the existing woodland (Harpford Wood) further east. The off-site planting would particularly help to screen the access road to views from the east. The planting of this woodland area and its subsequent management could be achieved by legal agreement if planning permission is granted.
- 7.13 The proposed access road would be winding and sunken in part with an exposed sandstone cutting which are characteristic of local lanes in the wider landscape. Until the offsite woodland planting is established, the access road would be visible in views from the east. Members have also raised concerns regarding the colour of the access road and the impact it would have on the AONB.
- 7.14 If it is considered that a dark coloured road would be most appropriate and in keeping with the other roads within the AONB. This could be achieved by a condition if permission is granted.
- 7.15 The impact of the proposed recycling centre on the AONB needs to be assessed in terms of the impact on the site itself, and the impact it would have on the wider AONB. As far as the site itself is concerned, its rural character would be replaced by roads, built development, skips and activities associated with a recycling facility. As far as the wider AONB is concerned the proposal would result in significant visual impacts in sensitive rural views during construction and once completed. However, it is considered that on balance and given time, the new recycling centre will be adequately screened by the extensive woodland planting, and therefore its adverse visual impact will be minimised.
- 7.16 Given that there would be adverse affects on the landscape, the proposal would not be in accordance with Structure Plan policy CO3, Waste Local Plan Policy WPP5 or East Devon Local Plan Policy EN1 each of which seeks to conserve and enhance the natural beauty of the AONB. The application therefore was advertised as a Departure, and if the application is to be approved it would need to be referred to the National Planning Casework Unit in order to give the Secretary of State the opportunity to call in the application for his own determination.

Ecology/Protected Species

- 7.17 The site is currently used for pasture and is located adjacent to the Harpford Wood County Wildlife Site. An extended Phase 1 Habitat Survey was carried out for the site in September 2010. Further surveys on bats, badgers and reptiles were carried out for the Environmental Statement. A desk based survey was carried out to ascertain the potential for nightjars.
- 7.18 The badger survey identified evidence that badgers are using a sett located partly within the development footprint and are likely to be foraging on the site. An entrance to the badger sett was found within the area of proposed tree planting approximately 10 metres to the north of the access road but at the time of the study this appeared to be redundant. If planning permission was granted a condition would be required to ensure that a further badger survey is undertaken prior to the development commencing. A licence from Natural England would be required if a sett was going to be disturbed.
- 7.19 No reptiles were found within or outside the development footprint. If planning permission was granted a condition would be required to ensure that a further reptile survey was undertaken prior to development commencing to ensure that no reptiles have moved on to the site.
- 7.20 Although bats are known to use the study area for commuting and feeding, no bat roosts or features with the potential to support roosts were identified in any of the trees to be removed. A further bat roost survey of the woodland edge was undertaken in June 2012 and it concluded that there were no bats roosting in the trees concerned. If planning permission was granted a condition would be required to ensure that a further bat survey was undertaken prior to development commencing to ensure that no bats were harmed.
- 7.21 Nightjars have been recorded on the site. However it is most likely that the site is only used by nightjars as a foraging resource and commuting route. It is unlikely that they are part of the populations breeding on East Devon Heaths Special Protection Area (SPA). As such the RSPB and Natural England have agreed that Habitats Regulations Assessment Screening is not required for the site. If planning permission was granted conditions would be required to prevent site clearance during the nightjar breeding season (May to August). In order to avoid any disturbance to foraging nightjars the opening hours would need to be conditioned to 0800 to 1800 hours in the Summer months.
- 7.22 It is considered that overall, the proposed woodland landscaping would enhance the ecological value of the site.

Highways/transport

- 7.23 Concerns have been raised by a local resident regarding the safety of the junction of the C808 and the A3052 and he has suggested that the junction is replaced by a roundabout. However, the Highway Authority is satisfied that the existing junction arrangements are adequate to serve the proposed development and the introduction of a four-arm roundabout would be unnecessary. The Highway Authority is of the opinion that as the proposed facility would be replacing the existing facility, then there would not be a significant increase in traffic movements through the Bowd junction.

- 7.24 Following the Site Meeting, the Applicant was asked to review the movements to and from the site in the light of a more significant increase (50%) in its usage. The view of the Highway Authority is that even with this increase, it is not calculated to have an adverse impact on the operation of the junctions on the surrounding highway network.
- 7.25 The proposed access arrangements to the recycling centre and the proposed internal one way system would allow for the free flow of traffic and prevent off site queuing. This would be a considerable improvement on the current situation at the existing site where vehicles frequently queue back on to the highway creating a hazard.
- 7.26 It should be noted that although there is no public footway to the recycling centre from Bowd, the proposal is designed to accommodate the disposal of bulky household waste which would require transport in a vehicle.
- 7.27 Concerns have been raised by local Members regarding the speed of traffic along the C808 and Sidmouth Town Council has requested that the 40mph speed limit is extended northwards from Bowd to include the access to the proposed site. The Highway Authority is satisfied that the proposals are acceptable from a highway safety point of view and do not require a 40mph speed limit. However, the Applicant has agreed to pursue a Traffic Regulation Order (TRO) to attain a 40mph speed limit for this stretch of road. Such a TRO must be approved by the Highways and Traffic Orders Committee (HATOC) to proceed. For this reason it would not be possible to require the speed limit by condition. However, in the event of planning permission being granted, it is commended that the Applicant seeks to achieve a 40mph speed limit for this stretch of road.
- 7.28 The likely traffic to be generated and overall effect on the highway network is within acceptable limits and therefore accords with Waste Local Plan Policy WPP28.

Environmental Health Issues – Odour, Air Quality, Lighting and Noise

Odour

- 7.29 East Devon District Council's Environmental Health Officer is satisfied that sufficient mitigation measures would be in place to ensure that the nearest sensitive receptors in Bowd village would not experience a nuisance as a result of odour. For example, food waste would not be accepted on site and potentially odorous materials, such as garden waste, would be regularly transported off site.

Air Quality

- 7.30 Traffic movements and site operations could potentially create air quality issues. The traffic assessments identified minimal additional impact on the transport network and less congestion at the entrance to the facility which would have a beneficial impact on air quality. Mitigation measures are proposed to control dust on site, such as dampening of surfaces and use of sealable waste containers if required. Given that the nearest residential properties are approximately 400 metres from the site it is considered that dust would not be a nuisance.
- 7.31 Dust generation is likely to be a greater issue during the construction phase. However, it is considered that this issue could be controlled through a Construction Environmental Management Plan (CEMP) which would be required by condition if planning permission is granted.

Lighting

- 7.32 The proposed site lighting has been designed to minimise the spread of light outside the site boundary. The junction with the C808 and the access road would not be lit. As well as automatic light activation, the system would include a timer to ensure that lighting could not occur outside of operational hours (with an override for use in emergencies) and could not be left on accidentally over night. The lighting has been designed to avoid spillage into the wider countryside to limit any impact on the AONB and wildlife including bats. The site is a sufficient distance from residential properties for lighting not to be a nuisance. This would be screened by condition in the event of planning permission being granted.

Noise

- 7.33 Traffic noise and operational noise has been considered in detail and the site design and operation has taken potential impacts into account in order to mitigate their impacts. Predicted noise levels, based on similar operations elsewhere have been calculated and no impact on residents is anticipated. The only noise likely to be audible at or beyond 400metres is that from high frequency audible reversing alarms. If permission is granted a condition could be attached requiring the use of broadband reversing alarms or CCTV reversing alarms. Also if planning permission is granted a site boundary noise condition is recommended to ensure operational noise is controlled. During construction, noise could be controlled by management measures included in the CEMP.

Drainage

- 7.34 The proposed water management strategy aims to separate clean water from dirty water. Rainwater run-off from the waste storage areas would be collected in sealed cess tanks. The Environment Agency recommends that these are fitted with high level alarms as the site lies close to surface water courses and is also situated within Source Protection Zones. Use of such alarms could be required by condition if permission is granted. Clean rainwater would be drained to a SUDs pond and a soak away. The details of the SUDs pond and the soakaway would need to be approved prior to construction. This could be required by condition if permission is granted.

8. Conclusions

- 8.1 The two key issues in the determination of this planning application are the need for a recycling centre and the need to conserve and enhance the AONB. There is a clear need to provide a replacement recycling facility for the existing one at Woods Farm. However, provision of such a facility on the proposed site, however well designed and screened cannot be entirely compatible with Devon Structure Plan Policy CO3, East Devon Local Plan Policy EN1 and Waste Local Plan policy WPP5 which seek to conserve and enhance the AONB.
- 8.2 The NPPF (115 - 116) also emphasises the need to conserve the landscape and scenic beauty in AONBs, however it does recognise that there could be exceptional circumstances when permission should be granted in the public interest. Para 116 of the NPPF states:

'Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'*

- 8.3 It is considered that in this instance that approving the application would be in the public interest. There is a clear need for a recycling facility to serve Sidmouth and Ottery St Mary and the surrounding villages, and there is no apparent scope to meet this need in any other way. Doorstep recycling facilities are provided to East Devon householders for small items such as cans, newspapers and bottles etc. However, a facility is required for recycling bulky articles and green waste. Provision of the proposed centre would provide local residents with an improved facility with greater accessibility to everyone, and it would enable recycling to be maximised.
- 8.4 If planning permission is not granted for this application, the Applicant has indicated that they would have to make another application to retain the existing facility at Woods Farm which is also within the AONB. This site is clearly inadequate, it does not provide a full range of recycling facilities, and has no capacity to be extended. The congested nature of the site and its design deters use. If permission was not granted for the Woods Farm site then members of the public would have to travel to either the Knowle Hill site near Exmouth, or the Sutton Barton site near Honiton. This would have an environmental cost in terms of increased CO2 emissions and a financial cost for householders due to the increased distance that they would have to travel. It is also likely the fly tipping would increase, which would have an adverse impact on the AONB.
- 8.5 It has been suggested that the recycling needs of Sidmouth and Ottery St Mary residents could be met by providing smaller facilities in each town, which would require smaller sites that perhaps could be more easily identified. The Applicant considers that the provision of two facilities would not be economically viable and that the full range of facilities could not be provided at smaller sites and consequently recycling rates would be reduced,
- 8.6 Since the permission for the Woods Farm site was granted in 2002, the Applicant has undertaken alternative site searches and no suitable, deliverable sites have been identified outside the AONB. It has to be recognised that Sidmouth is very constrained by the tight AONB boundary around it (see Appendix VI). The Applicant has carried out a public consultation exercise and this guided the selection of the application site, as it was overwhelmingly the one voted for by the public. It is of note that only one member of the public has raised any concerns as a result of the consultation process regarding the application.
- 8.7 As far as moderating the detrimental impacts on the environment, the landscaping/screening proposals are extensive and will minimise the adverse visual impacts on the AONB and mitigate their effects in the longer term. The proposed off-site planting on Clinton Devon land is a critical element of the landscaping and planning permission should only be granted if an agreement is in place to ensure that the planting is provided in an appropriate time scale. It is of note that neither Natural England which is the Government body responsible for protecting AONBs nor the East Devon AONB partnership has raised an objection to the proposal.

9. Recommendation

- 9.1 The Committee has the option of approving, deferring or refusing this planning application. Having regard to the NPPF (115 -116) it is considered that, on balance approving the application would be in the public interest, in that there is an overriding need for the facility and it has been demonstrated that currently there is no feasible alternative sites that are deliverable outside AONB. The centre would contribute towards meeting the recycling targets set out in the County Councils Strategic Plan and Waste and Resource Management Strategy. It is also considered that the proposed design of the centre and the landscaping would minimise the adverse visual impacts on the AONB. It is therefore recommended that subject to the Secretary of State for Communities and Local Government confirming that he does not intend to call in the application, and a legal agreement being completed to provide off-site landscaping that planning permission be granted subject to the conditions in Appendix (VII).
- 9.2 It is further recommended that East Devon HATOC be requested to examine the road safety issues with a view to providing a 40mph speed limit on the C808 between Bowd and north of the new site access.

Dave Black
Head of Planning, Transportation and Environment

Electoral Divisions: Sidmouth Sidford, and Ottery St Mary Rural

Local Government Act 1972: List of Background Papers

Contact for enquiries: Jackie Reffell

Tel No: 01392 382383

Room No: ABG Lucombe House

Background Paper	Date	File Ref
Casework File	March 2012	DCC/33/60/2012

jr200612dma
sc/cr/Sidmouth recycling centre
05 hq 100712

Planning Policy Considerations

Devon County Structure Plan: Policies ST1 [Sustainable Development]; ST3 [Self Sufficiency of Devon's Communities]; CO1 [Landscape Character and Local Distinctiveness]; CO3 [AONB's]; CO5 [Coastal Preservation Area]; CO6 [Quality of New Development]; CO8 [Archaeology]; CO9 [Biodiversity and Earth Science Diversity]; CO10 [Protection of Nature Conservation Sites]; CO13 [Protection of Water Resources and Flood Defence]; CO14 [Conserving Agricultural Land]; CO15 [Air Quality]; CO16 [Noise Pollution]; WM1 [Waste Management]; TR1 [Devon Travel Strategy]; TR2 [Co-ordination of Land Use]; and TR10 [Strategic Road Network].

Devon Waste Local Plan: Policies WPC1 [Sustainable Waste Management]; WPC2 [Development Control Considerations]; WPP4 [Consideration of Proposals At Sites Not Allocated in the Plan]; WPP5 [AONB's]; WPP7 [Archaeological Sites]; WPP13 [Local Conservation Designations]; WPP14 [Maintenance and Enhancement of the County's Nature Conservation Resource]; WPP16 [Agricultural Land]; WPP17 [Water Resources Protection]; WPP20 [Transportation of Waste]; WPP21 [Road Transport]; WPP22 [Health and Air Quality]; WPP24 [Site Design and Appearance]; and WPP28 [Recycling Centres].

East Devon Local Plan: Policies S5 [Countryside Protection]; S7 [Infrastructure Related to New Development]; D1 [Design and Local Distinctiveness]; D4 [Landscape Requirements]; D5 [Trees on Development Sites]; EN1 [Development Affecting AONB's]; EN5 [Protected Sites]; EN6 [Wildlife Features]; EN7 [Archaeology]; EN15 [Control of Pollution]; C2 [Community Facilities]; TA1 [Accessibility of New Development]; TA3 [Transport Assessments/Travel Plans]; and TA7 [Adequacy of Road Network and Site Access].

Relevant National Guidance

**PPS10 Planning for Sustainable Waste Management
National Planning Policy Framework (March 2012)**

Notes of the Committee Site Visit and Meeting on 16 May 2012

1. The Development Management Committee Members, Councillors McInnes (Chairman), Edgell, Diviani, Giles, Clarence, Walters, Bowden and Wragg attended, together with Local Members Councillors Hughes and Channon, accompanied by officers of the Development Management Team.
2. Firstly, Members travelled to view the two alternative sites that had been included in the Applicant's public consultation process. They viewed the site at Two Bridges Road, Sidford that is adjacent to the sewage works. Melanie Hinde (County Landscape Officer) briefly outlined the pros and cons of locating a recycling facility at this site from a landscape perspective and the impact it would be likely to have on the AONB. Some discussion ensued regarding views of the site from the south east and also the impact of traffic on the road junction in Sidford. The second alternative site at Core Hill Road was pointed out to Members from the minibus as they travelled back to Bowd along the A3052.
3. Members were then taken to a view point on Fire Beacon Lane to view the application site, and to enable them to assess the impact of the proposal on the wider landscape and the AONB. Jackie Reffell (Assistant Development Management Officer) outlined the proposal and with the help of plans and photomontages explained where the access road, recycling centre and tree planting would be located. The existing recycling centre at Woods Farm and the route of the East Devon Way were also pointed out to Members. Melanie Hinde explained the potential impact of the proposal on the wider landscape and the AONB with the help of photomontages. She highlighted the fact that the development would not be completely screened even in the long term when viewed from Harpford Common.
4. Members then travelled to the existing site at Woods Farm and drove through. They were able to view for themselves the cramped nature of the site and the problems of congestion.
5. Members then went to the application site where they were joined by Chris Chandler (Applicant), Ian Johnson (Agent), and Phil Townsend (Highways Development Management Officer).
6. The route of the proposed access road and the location of the proposed building had been marked out on the site, to enable Members to get a clear understanding of how the recycling centre would be configured. Members were also able to gain an idea of the impact of the proposed tree planting by the positioning of a 5 metre high pole. The 5m pole represented the initial size on an extra heavy standard trees that would be planted in this area in the first planting season. Members viewed the proposed access to the site through a small disused quarry and then walked the length of the proposed access road to the site.
7. On the site Chris Chandler briefly outlined to Members the proposal and described the proposed one way system and positioning of skips. Ian Johnson briefly outlined the need for the new facility and the problems associated with the existing Woods Farm site. Phil Townsend explained that there was sufficient capacity on the local highway network to facilitate the traffic associated with the proposed facility. He also

highlighted the existing problems of congestion and queuing associated with the Woods farm Site.

8. As Members left the site the proposed access point from the C808 Highway was pointed out to them.

The Site Meeting

9. The Site Meeting was held in the car park of the Bowd Inn. Members were joined by East Devon District Council Members and their officers Janet Wallace (Environmental Health Officer) and Andrew Digby (Planning Officer), Ottery Town Council Members, and Chris Woodruff (East Devon AONB Manager).
10. Councillor McInnes opened the meeting and thanked people for attending. He reminded everyone that the purpose of the meeting was for Members to view the site and to hear the views of local people, but that no decision would be made on the application until the Committee meeting on 18 July 2012.
11. Jackie Reffell (Assistant Development Management Officer) briefly outlined the application and explained again that the proposed site is within the East Devon AONB which is a nationally important landscape and that development should only be allowed in exceptional circumstances. She also highlighted the fact that at that point no objection had been received from consultees, and only one letter of objection had been received from a member of the public (who had raised concerns regarding highway safety and noise).
12. Ian Johnson (Agent) outlined why the new site was required due to the problems of congestion associated with the existing site. He highlighted the point that a new facility would encourage people to recycle. He briefly explained the site selection process and how all three of the sites considered in the public consultation process are within the AONB. He explained how the impacts on the AONB would be mitigated by extensive tree planting both on and off the site. In terms of air quality the new site would provide a net benefit as congestion and queuing traffic would be reduced.
13. Chris Chandler (Applicant) highlighted how planning permission at the Woods Farm site is due to expire in December. He explained how the public and the District Council had been consulted on the selection of the site. A public exhibition had been held and of the three sites identified, 84.5% of the public voted for the application site (529 members of the public voted). The District Council also preferred the application site over those at Two Bridges Road and Core Hill.

Questions from Members

14. Cllr Diviani queried how far north the AONB boundary was. It was estimated that to be outside the AONB was approximately 2 miles.
15. Cllr Giles queried how many more people it was estimated would use the new site.
16. Chris Chandler explained that it was difficult to estimate as tonnages of materials being recycled reduced last year. However the traffic assessment was based on a 10% increase in capacity

17. Members discussed the estimate and there was a consensus of opinion that there would be an increase of more than 10%. In reply Chris Chandler stated that the new site would have double the capacity of the existing site.
18. Cllr Giles raised a concern regarding the colour of the access road and its visual impact on the AONB.
19. Chris Chandler explained that the access road would be asphalt and sunken in nature.
20. Stewart Redding advised Members that the colour of the access road could be looked at to see if there was a feasible alternative.

Comments of District Members and Officers and Ottery St Mary Town Councillors

21. Cllr Potter (EDDC) explained that currently many Newton Poppleford residents use the Exmouth recycling centre. This would change if the proposed site went ahead.
22. Cllr Howard (EDDC) stated that the existing situation has got to be improved and that the estimate of 10% increase was low. Currently people in West Hill use the Exmouth site and this would change if the proposed site was opened.
23. Cllr Wright (EDDC) commented that the proposed tree planting should reduce the visual intrusion. She stated that there was a real need for the new facility because currently the traffic queuing on the highway was very dangerous.
24. Janet Wallace (EDDC Environmental Health Officer) explained that she had been involved in the application from the beginning and was satisfied that there would not be an impact in terms of noise and air quality. The design of the centre would mean that there would be a free flow of traffic and there was no issue regarding reversing sleepers.
25. Andrew Digby (EDDC Planning Officer) advised that no adverse comments had been raised regarding the application.
26. Cllr Dobson (Ottery St Mary Town Council) supported the application but requested that the garden waste skip was reinstated in Ottery.
27. Cllr Talbot (Ottery St Mary Town Council) supported the application and commented that the traffic associated with the current site was dreadful.
28. Chris Woodruff (East Devon AONB Partnership Officer) commented that he had been involved in the consultation process for selecting the site from the beginning. He recognised the need to have a recycling facility close to Sidmouth and he advised that in his opinion that the application site had the best opportunity to be integrated into the landscape through woodland planting. He highlighted the need for the landscaping to be monitored.

Presentations by Local Members

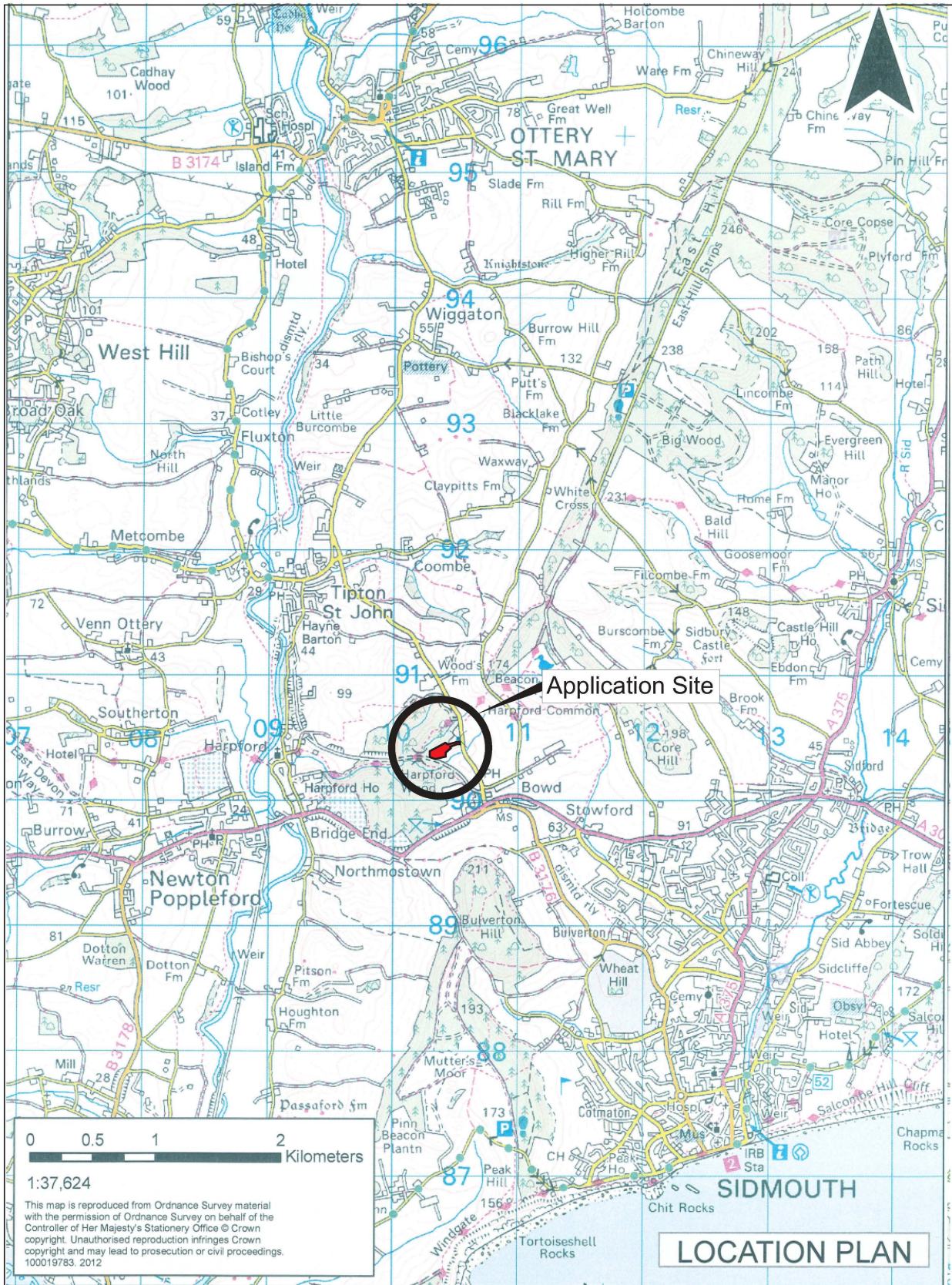
29. Cllr Channon commented that the new facility was required and that the proposed landscaping should conceal it. However she emphasised the need for a 40 mph speed limit and stated that the request should be taken to HATOC.

30. Cllr Hughes acknowledged the concerns regarding the siting of a recycling facility within the AONB. However he was of the opinion that the proposed screening was well planned, although the colour of the road surface should be looked at again. He highlighted the fact that the application site was the preferred site of local people. He emphasised that traffic movements were likely to increase significantly particularly as a selling area was proposed and that a 40mph speed limit was required.

Closing Remarks from Chairman

31. Cllr McInnes closed the meeting and thanked all those present for attending and giving their views.

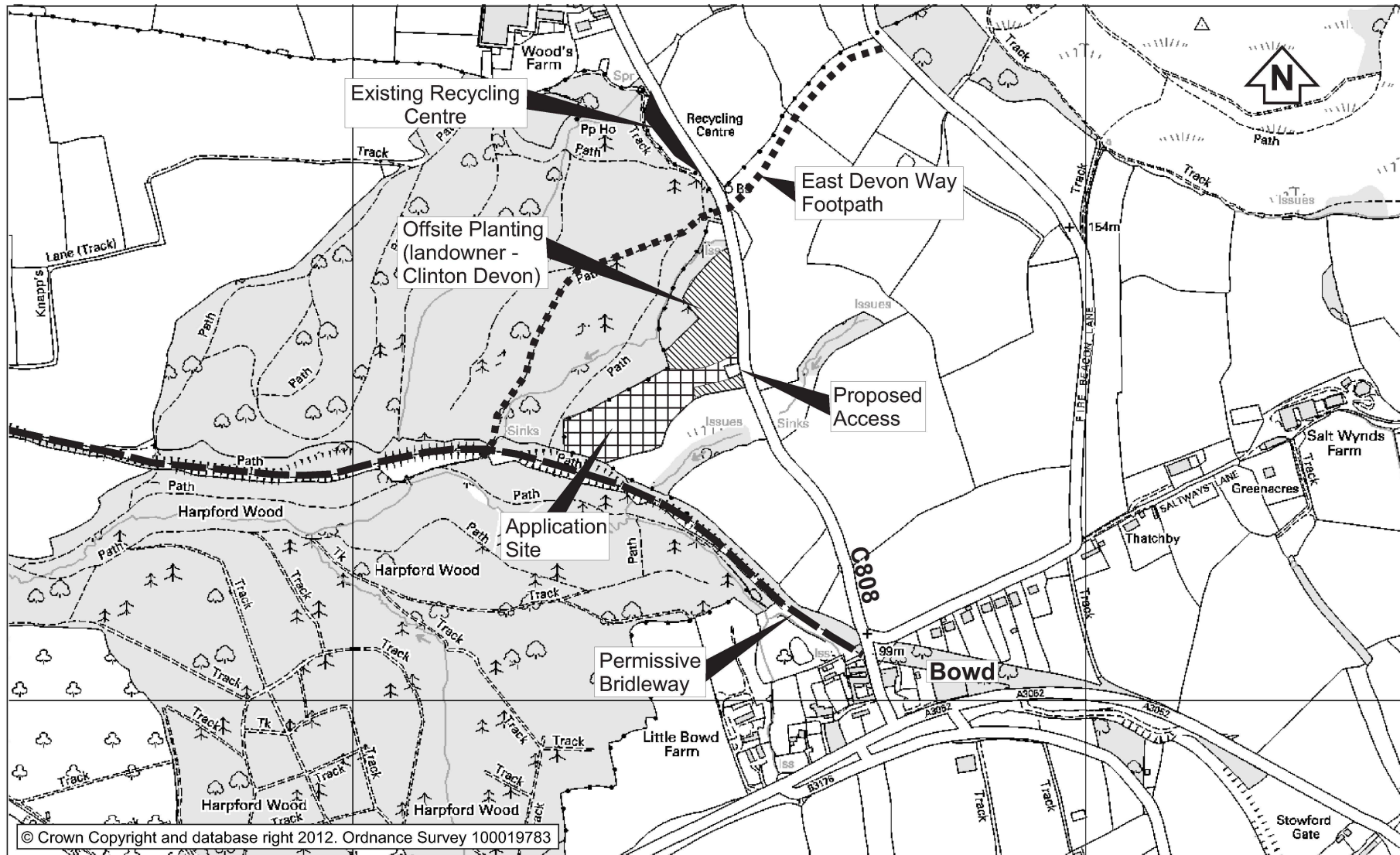
**Appendix III
To PTE/12/50**




Head of Planning,
Transportation
and Environment

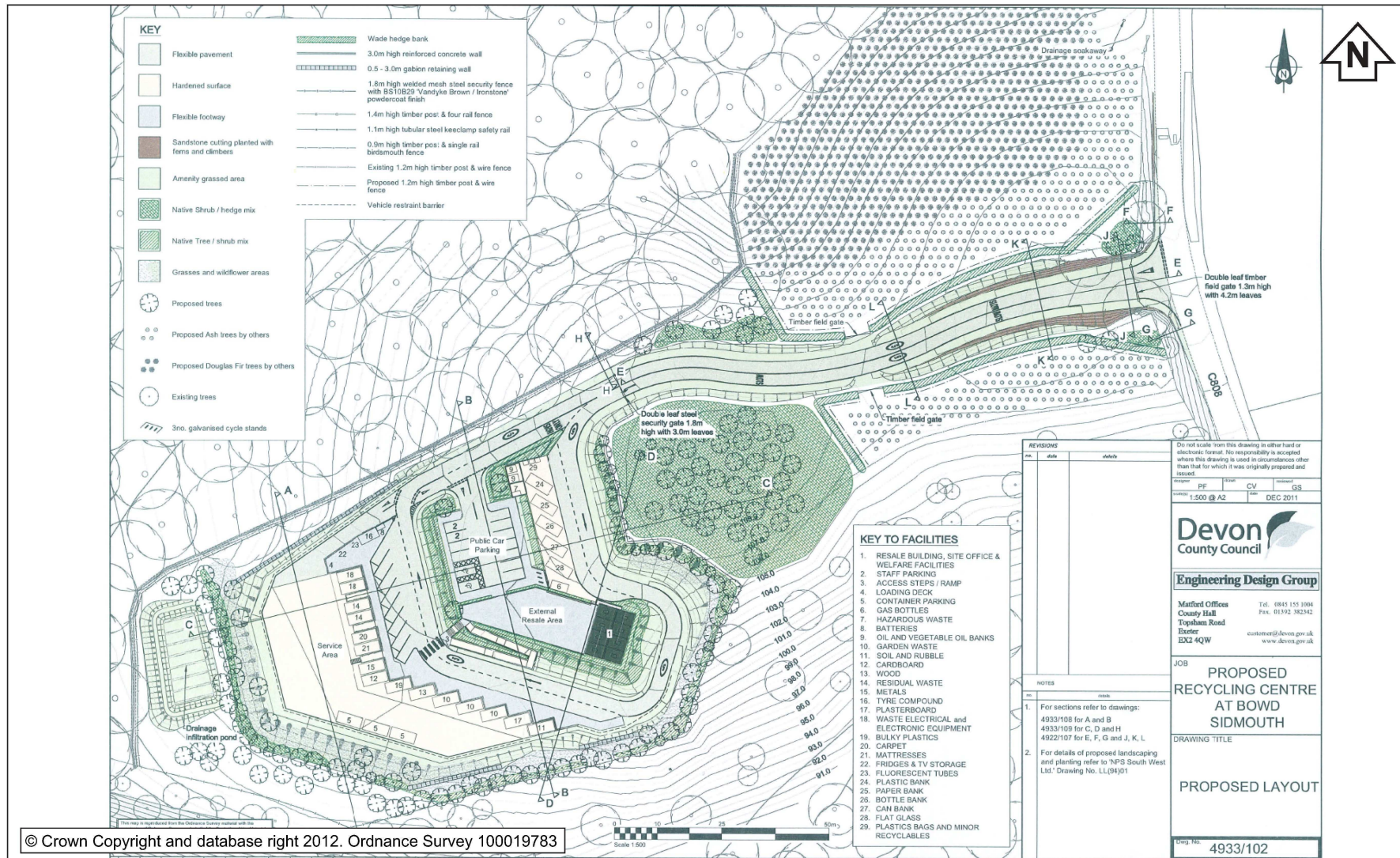
Development Management Committee
 Job / title / proposal County Matter: Waste Disposal
 East Devon District: Proposed Construction of a
 Public Recycling Centre on Land Currently Used as
 Pasture at Land off C808, Bowd, Near Sidmouth

date	scale
July 2012	Not to Scale
drawing number	
Appendix No	DCC/3360/2012



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 <p>Head of Planning, Transportation and Environment</p>	<p>Development Management Committee</p>	<p>date July 2012</p>	<p>scale N.T.S.</p>
	<p>job / title / proposal County Matter: Waste Disposal</p>	<p>drawing / application number Appendix No DCC/3360/2012</p>	
	<p>East Devon District: Proposed Construction of a Public Recycling Centre on Land Currently Used as Pasture at Land off C808, Bowd, Near Sidmouth</p>		

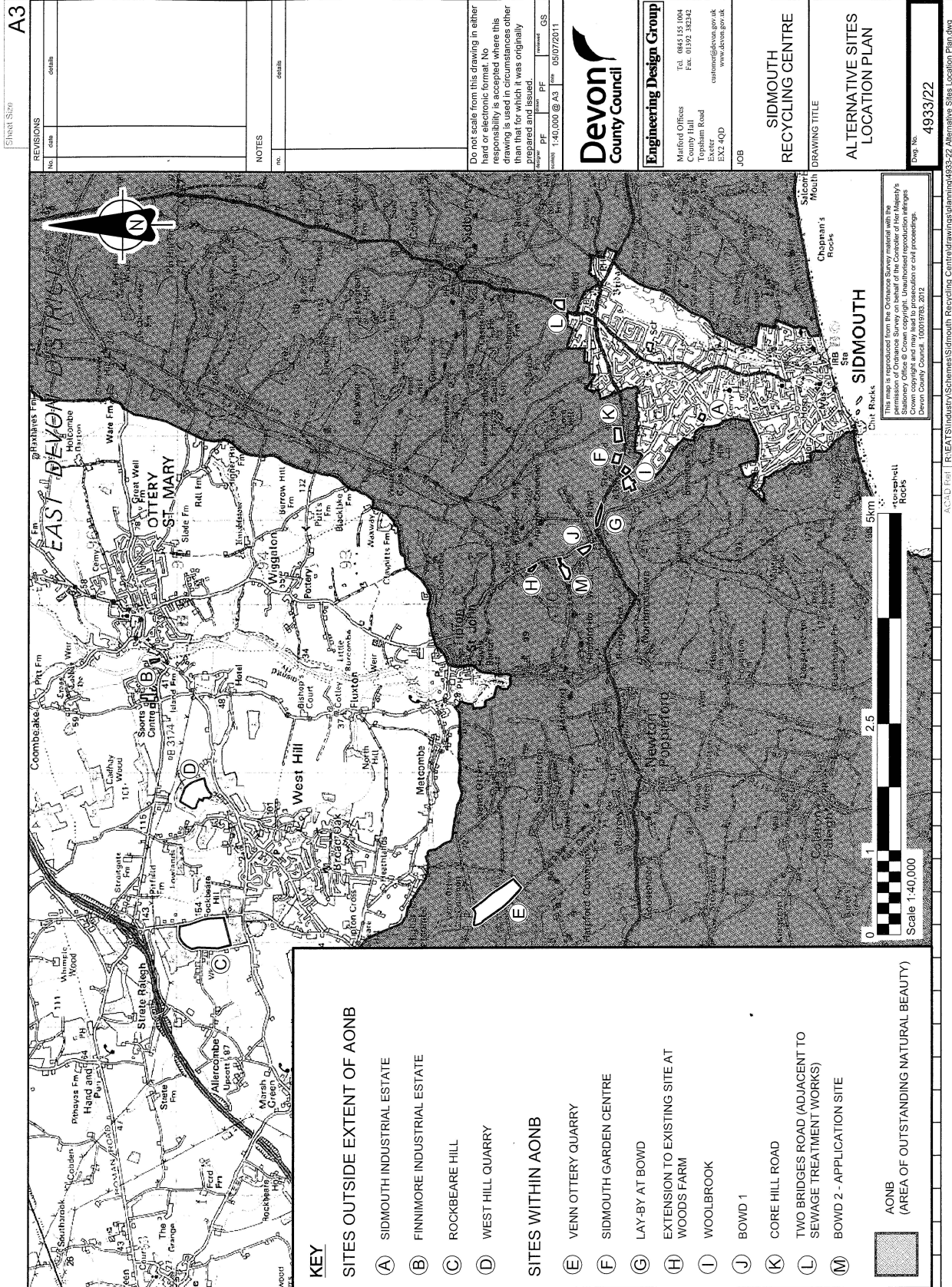


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JOB			
PROPOSED RECYCLING CENTRE AT BOWD SIDMOUTH			
DRAWING TITLE			
PROPOSED LAYOUT			
Drawg No: 4933/102			

<p>Head of Planning, Transportation and Environment</p>	<p>Development Management Committee</p> <p>job / title / proposal County Matter: Waste Disposal</p>	<p>date</p> <p>July 2012</p>	<p>scale</p> <p>N.T.S.</p>
	<p>East Devon District: Proposed Construction of a Public Recycling Centre on Land Currently Used as Pasture at Land off C808, Bowd, Near Sidmouth</p>		<p>Appendix No</p> <p>DCC/3360/2012</p>
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Alternative Sites

Appendix VI To PTE/12/50



Sheet Size **A3**

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 Designer: PF
 Checker: GS
 Job No: 4933/22



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SIDMOUTH RECYCLING CENTRE
 DRAWING TITLE

ALTERNATIVE SITES LOCATION PLAN

Job No: **4933/22**

Site	Site Considerations
(A) Land at Alexandra Road Industrial Estate; Sidmouth	No available plots of large enough size to accommodate a Recycling Centre. In addition, the site suffers from very poor access through a residential area. The estate is bordered by housing.
(B) Land at Finnimore Industrial Estate, Ottery St Mary	The parcel of land set aside for employment allocation sits within the existing Finnimore Industrial Estate. The access to this site is unsuitable for the volume of traffic movements likely to be generated by a new Recycling Centre. In addition, the site lies to the north of the catchment area and is very remote from the main area of population (Sidmouth) and so therefore does not comply with the proximity principle.
(C) Rockbeare Quarry	The site owners were approached but were not willing to release land for development. The site is remote from the main areas of population and hence would be unsuitable.
(D) West Hill Quarry	The site is an historic quarry which has naturalised and is in close proximity to dwellings. The road infrastructure is also not suitable. The site is positioned remotely from the main population centre and so would be unsuitable.
(E) Venn Ottery Hill Quarry	Access to the site is poor and would be unsuitable for the volume of vehicle movements likely to be generated by a new Recycling Centre. The site is remote from the main population centre and therefore has been discounted.
(F) Land adjacent to Sidmouth Garden Centre	DCC were approached by the owner of the garden centre suggesting a piece of land next to the garden centre would be suitable. Access from the main A 3052 would have been difficult without major work and the site sits high on a hill overlooking Sidmouth. The site was not an obvious candidate to progress, given the perceived planning difficulties due to access and visibility issues.
(G) The Lay-By at Bowd	The site was briefly considered but was not big enough to accommodate a modern Recycling Centre. Additionally, there was a risk that due to the small size of the site, traffic may queue back onto the A3052 during peak periods. For this reason, the site was discounted.
(H) Extension to the Existing Woods Farm Site	A significant extension to the existing site was considered. This would have involved an extensive engineering scheme to extend the site into the adjacent Harpford Wood County Wildlife Site. However, the natural topography of the area would have constrained any new extension so any new site would be a compromise on the ideal site layout. It was therefore decided not to pursue this option.
(I) Land at Woolbrook	The site on the western fringe of Sidmouth was initially considered suitable and discussions took place with the landowner. However, during the process, the landowner decided that housing would be more suitable for the site and this is now under development.
(J) Bowd 1	A small parcel of land was suggested near Bowd. However, the site was too small to accommodate a modern Recycling Centre and was therefore discounted.
(K) Core Hill Road	A large, green field site was available with good road access to the A 3052. The main issue was the visual prominence of the site on the hill at the back of Sidmouth, although extensive landscaping may have helped reduce this. The site was considered suitable and deliverable (subject to planning permission). This site was therefore put forward to the public consultation for the public's consideration.
(L) Two Bridges Road, Adjacent to Sewage Works	A large, green field site was available adjacent to Sidford Sewage Works with good access to the A375. The site was considered suitable and deliverable (subject to planning permission). This site was therefore put forward to the public consultation for the public's consideration.
(M) Bowd 2 (Application site)	A large, green field site was available just south of the existing Woods Farm site with good access to the Ottery St. Mary / Sidmouth Road. The site was considered suitable and deliverable (subject to planning permission). This site was therefore put forward to the public consultation for the public's consideration.

DCC/3360/2012 – Proposed Conditions

1. The development shall commence within three years of the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Unless otherwise agreed in writing by the Waste Planning Authority, the development hereby permitted shall be carried out in accordance with the details of the application dated 23 March 2012 together with the drawings numbered [to be completed] except as varied by the conditions below.

REASON: To ensure that the development is carried out in accordance with the approved details.

3. The Developer shall give the Waste Planning Authority at least 14 days written notification of the commencement of building works and the opening of the site to the public.

REASON: To enable the Waste Planning Authority to monitor the stages of the development to ensure compliance with the planning permission.

4. No clearance of vegetation shall be carried out within the site between 1 March and 31 August inclusive in any year.

REASON: To minimise disturbance to nesting birds, in accordance with Structure Plan Policies CO9 (Biodiversity) and CO10 (Protection of Nature Conservation Sites and Species).

Construction Environmental Management Plan

5. Before development commences a Construction Environmental Management Plan (CEMP) shall be submitted in writing to the Waste Planning Authority for approval.

The CEMP shall include, amongst other matters:

- A water feature survey which identifies abstractions from streams down gradient of the site and the protection and mitigation of any risks to any identified water features.
- A Construction Traffic Management Plan which includes details on the routing of construction traffic and the number and timings of vehicles.
- A Site Waste Management Plan.
- A scheme to safeguard all trees, shrubs and other natural features not scheduled for removal during site works and building operations.

The development shall be carried out in accordance with the approved details.

REASON: To protect local biodiversity, the water environment and the living conditions of nearby residents and minimise the impact on the AONB, in accordance with Waste Local Plan Policy WPP28 (Recycling Centres), and East Devon Local Plan Policy EN1 (AONB).

Landscape/Ecology

6. Before development commences a Landscape and Ecological Management Plan shall be submitted in writing to the Waste Planning Authority for approval. This Plan shall include: the approved Landscaping Plan LL(94)01 (Revision no. to be completed), the Landscape Specifications (Rev no. to be completed); details of the phasing of the landscape planting; details of a long term landscape management plan; details of the monitoring and review of the effectiveness of landscape planting at 5 years and 10 years; details of pre-development wildlife surveys including badgers, bats and reptiles; and; details of ecological enhancements. The development shall be carried out in accordance with the approved details.

REASON: To protect the character and appearance of the AONB and to ensure that protected species are not disturbed. In accordance with Structure Plan Policy CO10 (Protection of Nature Conservation Sites and Species), and East Devon Local Plan Policy EN1 (AONB).

7. Unless otherwise agreed in writing by the Waste Planning Authority, any tree, shrub, hedgerow or other planting which forms part of a landscaping scheme approved in connection with this development that dies, is damaged, diseased or removed within 10 years shall be replaced during the next available planting season (October to March) with a similar tree/plant(s) of such size and species in the same location.

REASON: To protect the amenity of the AONB, in accordance with East Devon Local Plan Policies EN1 (AONB) and D4 (Landscape).

Details of materials/design

8. Before development commences, details of the materials and colour of hard landscaping areas, to include the access road and skip bays, shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To minimise the impact of the access road on the AONB in accordance with Waste Local Plan Policy WPP24 (Site Design), and East Devon Local Plan Policy EN1 (AONB).

9. Before development commences, details and samples of the timber cladding and the roof cladding to be used in the building shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To minimise the impact of the development on the AONB in accordance with Waste Local Plan Policy WPP24 (Site Design), and East Devon Local Plan Policy EN1.

10. The skips and containers used on the site shall be coloured olive green unless otherwise agreed in writing by the Waste Planning Authority.

REASON: To minimise the visual impact of the development on the AONB, in accordance with Waste Local Plan Policy WPP24 (Site Design), and East Devon Local Plan Policy EN1 (AONBs).

11. Before development commences, the design and details of the proposed signage within the site, along the access road and at the entrance to the site shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To minimise the urbanising impact of the signage on the rural character of the AONB, in accordance with East Devon Local Plan Policy EN1 (AONB).

12. Before development commences a scheme providing details of new advanced signage to the site shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall provide details of locations and design of signs. The approved scheme shall be implemented before the recycling centre is opened unless otherwise agreed in writing by the Waste Planning Authority.

REASON: To minimise the urbanising impact of the signage on the rural character of the AONB, in accordance with East Devon Local Plan Policy EN1 (AONB).

13. Before development commences details of the fencing and gates shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To minimise the impact of the gates and fencing on the AONB and ensure that they are in sympathy with its rural character, in accordance with Waste Local Plan Policy WPP24 (Site Design), and Structure Plan Policy CO1 (Landscape Character and Local Distinctiveness).

Drainage

14. Before development commences details of the drainage infiltration pond and the drainage soakaway shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To protect the water environment in accordance with Structure Plan Policy CO13 (Water Resources).

15. All sealed cesspits on site shall be fitted with high level alarms.

REASON: To prevent dirty water from the site polluting the water environment, in accordance with Structure Plan Policy CO13 (Water Resources).

Travel Plan/Cycling Facilities

16. The cycle parking facilities identified on approved plan (to be completed) shall be implemented in full prior to the opening of the recycling centre to the public.

REASON: To ensure that cycle parking is available in accordance with Sp policy TR5 (Hierarchy of Modes of Transport).

17. Before the recycling centre opens to the public, a travel plan for people working at the recycling centre shall be submitted to and approved in writing by the Waste Planning Authority. The approved travel plan shall be implemented prior to the recycling centre opening to the public.

REASON: To promote forms of travel, including cycling and car sharing for people working at the recycling centre in accordance with Structure Plan Policy TR5 (Hierarchy of Modes of Transport).

Hours of Opening

18. The recycling centre shall only be open to the public between the hours detailed below:

Summer (April - September) - Monday to Friday 0800 to 1800 hours and Saturday and Sunday 1000 to 1800 hours.

Winter (October - March) - Monday to Friday 0800 to 16.30 hours and Saturday and Sunday 10.00 to 16.30 hours.

On site activities shall only be permitted for 1 hour immediately before and after the hours detailed above except in the case of emergencies.

REASON: To protect the living conditions of nearby residents and the amenity of the AONB in accordance with Waste Local Plan Policy 28 (Recycling Centres), and East Devon Local Plan Policy EN1 (AONBs).

19. The recycling centre shall not accept deliveries of putrescible waste material and in the event such material is deposited at the site, then it shall be removed immediately.

REASON: In the interests of the amenity of the area in accordance with Waste Local Plan Policy WPP28 (Recycling Centre).

Noise

22. All vehicles and equipment used on the site (including HGVs picking up containers) shall be fitted with broadband or CCTV vehicle reversing warnings. No other form of reversing warning apparatus shall be used on the site unless otherwise agreed in writing by the Waste Planning Authority.

REASON: In order to control the type and level of noise emanating from operations at the site in the interests of the amenity of nearby residents and the tranquil character of the AONB, in accordance with East Devon Local Plan Policy EN1 (AONBs) and Structure Plan Policy CO16 (Noise).

23. All plant, machinery and vehicles operating at the recycling centre shall be fitted with and use effective silencers that shall be maintained at all times in accordance with the manufacturers' specification.

REASON: In order to control the level of noise emanating from operations at the site in the interests of local residents and the amenity of the AONB.

24. Before the site is opened to the public, a scheme for noise monitoring including methodology, frequency and location of monitoring points shall be submitted to and approved in writing by the Waste Planning Authority. The recycling centre shall be operated in accordance with the approved scheme.

In the event that the noise levels set out in Condition 25 are exceeded, a report detailing the breach and a scheme of remediation measures shall be submitted to and approved in writing by the Waste Planning Authority. The approved remediation measures shall be implemented in full.

REASON: To protect the living conditions of local residents and the amenity of the AONB, in accordance with East Devon Local Plan Policy EN1(AONB) and Structure Plan Policy CO16 (Noise).

25. Noise levels arising from activities on the site shall not exceed 75dB LAeq (1 hour) as measured at the site boundary. In addition, the operational site noise level shall not exceed 80dB LA10 (1 hour) as measured at the site boundary.

REASON: To protect the living conditions of nearby residents and the amenity of the AONB, in accordance with East Devon Local Plan Policy EN1 (AONB) and Structure Plan Policy CO16 (Noise).

Dust

26. Before the recycling centre is open to the public a scheme to monitor and minimise dust emissions shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall include the spraying of access and internal roads with water to suppress dust in periods of prolonged dry weather and locations and type of monitoring equipment. The development shall be carried out in accordance with the approved scheme.

REASON: To protect the living conditions of nearby residents and the amenity of the AONB, in accordance with Waste Local Plan Policies WPP28 (Recycling Centres), and WPP22 (Health and Air Quality).

Lighting

27. Unless otherwise agreed in writing by the Waste Planning Authority, site lighting shall be switched on no more than one hour before the site opens to the public and shall be switched off no more than one hour after the site closes to the public (as specified in Condition 18), except in the case of emergencies.

REASON: To ensure that light from the site does not cause a detrimental impact on the AONB and protected species, in accordance with East Devon Local Plan Policy EN1 (AONB) and Structure Plan Policy CO10 (Protection of Nature Conservation Sites and Species).

28. Before development commences, details of the lighting units shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved details. At no times shall the levels of luminance exceed the indicated levels on the approved plan.

REASON: To ensure that the light from the site does not cause a detrimental impact on the inherently dark landscape of the AONB, in accordance with East Devon Local Plan Policy EN1 (AONB), and to ensure that light from the site does not have an adverse impact on bats, in accordance with Structure Plan Policy CO10 (Nature Conservation Sites and Species).

Highway

29. The recycling centre shall not be opened to the public until the access, parking facilities, commercial vehicle loading/unloading area, visibility splays and turning area have been provided in accordance with the approved plans. The access, parking facilities, vehicle loading/unloading area, visibility splays shall be retained and maintained at all times.

REASON: To ensure that adequate facilities are available for the traffic attracted to the site.

30. Before development commences details of surface water drainage at the entrance to the site shall be submitted to and approved in writing by the Waste Planning Authority. The details shall identify how surface water would be disposed of so that none drains on to the County Highway. The development shall be carried out in accordance with the approved details.

REASON: In the interest of public safety and to prevent damage to the highway.

31. Before the recycling centre is opened to the public a scheme to effectively and permanently close the accesses at the existing Woods Farm recycling centre shall be submitted to and approved in writing by the Waste Planning Authority. The existing recycling centre shall be closed to the public before the new recycling centre is opened to the public.

REASON: To prevent the use of a substandard access and to minimise the number of accesses to the highway.

Closure of Recycling Centre

32. Within 12 months of the permanent closure of the recycling centre, restoration and aftercare schemes shall be submitted in writing to the Waste Planning Authority for approval. The site shall be restored within 24 months of the closure of the site in accordance with the approved scheme, unless otherwise agreed in writing with the Waste Planning Authority.

REASON: To ensure that in the event of the recycling facility closing, that the site would be restored and the amenity of the AONB would be protected in accordance with East Devon Local Plan Policy EN1.