

County Matter: Waste

Torrige District: The construction and operation of a Resource Recovery Centre comprising a permanent new waste transfer station building; a 2MWe solar farm; an extension of the lifetime of the existing non-hazardous and asbestos waste landfill, recycling facility and green waste composting until 31 December 2030; and associated new internal access roads, office, weighbridges and weighbridge office, associated surface water attenuation features and other ancillary development, land at Deep Moor Landfill Site, High Bullen, Torrington

Applicant: Devon Waste Management

Application No: 1/0304/2016/CPO

Date application received by Devon County Council: 15 March 2016

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 subject to the applicant entering into a legal agreement (relating to the routing of HGV traffic associated with collection of waste from the Waste Transfer Station and refuse collection vehicles; a total capacity limit on the Waste Transfer Station of 60,000 tonnes per annum; and local authority collected waste dealt with at the Waste Transfer Station being restricted to that arising from the Torrige District Council and North Devon Council areas only):

- (a) Planning permission for the waste transfer station, extension to the life of the landfill, recycling facility and green waste composting facility is granted on a temporary basis until 31 December 2030.
- (b) Planning permission for the solar farm is granted on a temporary basis until 31 December 2041.
- (c) Both parts of the development set out in (a) and (b) above be subject to the planning conditions set out in Appendix II to this Report (with any subsequent changes to the conditions being agreed in consultation with the Chairman and Local Member).

1. Summary

1.1 The application needs to be considered in terms of three main parts that collectively are proposed as constituting a Resource Recovery Centre;

- the construction of a new waste transfer station (WTS) with a throughput of 60,000tpa of municipal, commercial and industrial residual waste;
- a 2MWe Solar Farm on part of the restored landfill; and
- an extension of the time period for the active Deep Moor landfill site from 2018 to 2030 to allow for continued non-hazardous and asbestos waste landfill, green waste composting and retention of commercial waste recycling centre with approximate throughputs of 20,000 tpa (tonnes per annum).

1.2 In addition, permission being sought for auxiliary and support infrastructure would include: two weighbridges and a weighbridge office, for monitoring and recording all

waste coming onto and leaving the site; surface water attenuation features; car/motorbike/cycle parking; hardstanding for vehicle manoeuvring; and a new internal site access road.

- 1.3 It is considered that the main material considerations in the determination of this application are: the examination of the elements of the proposal against relevant planning policy; the impacts on the amenity of local residents in terms of the construction and operation of the Waste Transfer Station and the extension of the life of the landfill and other waste facilities on the site; the visual impact of the Waste Transfer Station and the Solar Farm; traffic and transportation impacts; and surface water and drainage impacts.

2. Background/Proposal

- 2.1 The Deep Moor waste management site is situated between Barnstaple and Great Torrington and currently serves the Northern Devon area for the disposal of household waste together with commercial and industrial waste.
- 2.2 The site extends to 41 hectares, and has been a landfill site for over 40 years with the first planning permission being granted in 1974 to cater for primarily household waste. Subsequent permissions were granted in 1977, 1981 and 1984 to extend the site to its currently approved area. Further permissions granted in 1995, 2002 and 2008 did not extend the site laterally but varied the proposed restoration contours and imposed a time period for completing operations. The last major planning permission granted in 2008 required the site to be closed, all structures and buildings removed and the site restored by 30 December 2018. In addition, planning permission was granted for a recycling and waste verification building, the life of which is tied to the life of the landfill site i.e. 2018. The current landfill inputs are in the region of 80,000tpa (broken down into 60,000 tpa household and 20,000 tpa industrial and commercial).
- 2.3 The south west corner of the landfill site contains the existing leachate and gas management facilities. These comprise two 1MW gas engines and flare which are used to generate electricity and leachate lagoons which treat the leachate to a primary standard by aeration, before it is pumped along a pipeline to the public sewer at Torrington. The leachate lagoons will be retained after 2032 to serve the proposed development as will gas control measures.
- 2.4 Within the application site there is also a Household Waste Recycling Centre which has the benefit of a Certificate of Lawful Use.
- 2.5 There is an in-vessel composting facility operated by a different waste management company on land adjoining the site which is subject to a separate planning consent. This consent expires in 2018 when the building is required to be removed and the site restored. This operation does not form part of this application.

Access

- 2.6 Access to the Deep Moor site is via the B3232 which is the main link road between Great Torrington and Barnstaple. No public rights of way are affected by the development proposals.
- 2.7 The proposed developments will continue to use the existing site access. Average daily trips for the existing landfill are approximately 62 HGVs a day, the majority of which are domestic waste collection vehicles collecting household waste from the

Torrige District Council and North Devon Council areas. Average daily HGV trips for the proposed landfill and WTS are predicted to be 73 HGVs a day which is an increase of 11 HGVs per day due to the need for the waste to be transported elsewhere for treatment. The current average daily traffic flow on this road is approximately 4 – 5,000.

- 2.8 In seeking to ensure that the impacts from the additional HGV trips associated with the proposed WTS are mitigated in all locations on the B3232 north of the site, the applicant has proposed a revised routing management plan to replace the existing plan agreed as part of a S106 agreement.
- 2.9 The proposed legal agreement will seek to ensure that the additional HGV trips required for exporting waste from the WTS that travel to and from the site must be via the B3232 from Torrington, while use of the B3232 north to Barnstaple would be prohibited. The agreement would also include a number of measures to manage the movement of the WTS HGVs to and from the site. As well as signing within the site to direct the vehicles, drivers would be informed of the restriction as part of a Driver Induction Pack. Enforcement of the routing scheme would be the responsibility of the Site Manager and spot checks would be used to monitor compliance with the scheme. The agreement will also include the existing traffic control measures relating to the domestic refuse vehicles.

Land Use

- 2.10 The predominant land use adjoining the application site is agriculture with a number of isolated dwellings in the vicinity. The nearest residential properties are Three Oaks and Belle Vue Lodge. Belle Vue Lodge, which is derelict, to the north of the site is owned by Devon Waste Management and is unoccupied.
- 2.11 Three Oaks is a residential property attached to a currently inactive metal recycling facility and is located to the north west of the site as shown on the Location Plan. The nearest settlements are located at High Bullen (approximately 500m south from the site access) the hamlet of Peagham Barton (approximately 600m to the south west and Great Torrington (approximately 2.5km as the crow flies from the site access).
- 2.12 To the east of the site is a private airstrip at Belle Vue Farm and the entire waste management site falls within an aerodrome safeguarding zone.

The New Waste Transfer Building

- 2.13 The proposed building will be 12.3m to the ridge and 43.2m long by 26m wide giving an external footprint of 1,123m². It will be sited in an excavated area 7m below the adjoining ground level of 175m AOD, giving a final floor level of 164m AOD, and adjacent to the gas engines and leachate management buildings. Approximately 3m of the building will be above the surrounding ground level, which will be screened by the existing tree belt between it and the adjoining property (Three Oaks).
- 2.14 External lighting will be required to ensure the safety of vehicles and pedestrians around the site and enhance general security. All lighting would be inward facing and at a low level and no external lighting to the buildings would be required other than above the main doors. There are no proposals for floodlighting or for high level lighting.

- 2.15 The WTS would be the closest structure to Three Oaks (170m). The peripheral tree planting around the compound would be retained, with some low key alterations to land forming being required to establish an access point and accommodate the eastern part of the building.

Proposed Operating Hours

- 2.16 The current working hours for the landfill element of the site allow it to open between the hours of 0630 and 1830 hours Mondays to Saturdays, and from 0900 to 1530 hours on Sundays and Bank Holidays for the receipt and disposal of waste from the operation of household waste recycling centres and for receipt and disposal of street waste. The proposed variations requested to those existing are set out in the table below.

	Existing	Proposed
Landfill	Mondays to Saturdays 06.30 to 18.30 0900 to 1530 hours on Sundays and Bank Holidays for the receipt and disposal of waste from the operation of civic amenity and recycling centre and for receipt and disposal of street waste.	Monday to Saturday and Bank Holidays: 07.00 - 17.00 Sundays: Closed Closed Christmas Day, Boxing Day, and New Year's Day:
Waste Transfer Building		Mon to Fri - 0700 to 1800 Saturdays and Bank Holidays - 0700 to 1700 Sundays - 1000 to 1400

New Solar Farm

- 2.17 The Solar Farm will have a power capacity of 2MWe with an average output of around 1,752 MWh. The PV Panels will be static and installed in rows with an approximate height of 1.6m, with spaces between rows of at least twice the height of the panels to avoid panels over-shading each other, and access for maintenance. The rows will run east west and all panels will face south.
- 2.18 The panels will be mounted on concrete shoes to avoid any interference with the landfill cap or the creation of any potential pathways for contaminants. This system will also allow for quick remediation of the site following decommissioning of the Solar Farm. Cables, inverters and transformers will also be on-ground installations for the same reason.
- 2.19 It is anticipated that the solar farm will generate electricity for approximately 25 years. There would be no flood lighting of the solar farm. At the end of 25 years (2041) the site will be decommissioned and returned to grassland.

The Waste Verification/Commercial Recycling Building

- 2.20 It is proposed to retain the existing commercial recycling building as part of this proposal, increasing the landscape planting around it to further integrate it into the

landscape. This building is used to verify commercial waste prior to landfill as part of the Environment Agency's Waste Management Licence requirements.

Relocated Composting Facilities

- 2.21 A separate planning application for the permanent relocation of the green waste composting operations has been received and this is presently out to consultation. This is to be relocated to a concrete pad to the south of the Waste Verification Building. It is proposed that these operations will be enclosed by an enhanced and extended landscaped bund which will screen these operations from view.

Time Extension for Landfill and Other Operations

- 2.22 The application is seeking an extended period for the completion of existing landfilling, composting and recycling operations to 2030 at Deep Moor, in recognition of the increased diversion of waste from landfill that has and will continue to occur.
- 2.23 As a result of improved rates of recovery, reuse and recycling, the amount of residual waste going to the existing Deep Moor landfill site is expected to fall from 80,000tpa to around 20,000tpa. As a result, the landfill site will have sufficient approved capacity to accommodate residual waste beyond the current permission which only allows it to be operational up to 2017 with restoration by 2018.
- 2.24 No change to the currently approved contours is sought and all existing gas and leachate management schemes will remain in place. Upon completion of landfilling, the landfill site will be restored in accordance with the approved restoration plans.

3. Consultation Responses

- 3.1 Torridge District Council - No objection.
- 3.2 Environment Agency - No objection.

The Agency comment in relation to noise from the WTS that further detailed assessment of noise impact may be required when an application for an environmental permit is received. It notes that the applicant has carried out further work with regard to the cladding of the WTS building which is likely to result in a reduction of the noise Rating Level to 1 dB below background level. It notes that the specification for the cladding material could be subject of a planning condition. So far as the environmental permitting regime is concerned the Agency will require an approach of prevention and where this is not practicable minimisation of emissions, and considers that this is best achieved through careful attention to the design of the building. The Agency also comments that both odour and noise are matters which fall to regulatory control under the environmental permitting regime, and would be considered during the determination of any application for an environmental permit relating to the proposal. If issued, any environmental permit authorising operation of a waste transfer activity at this site would include conditions relating to emissions prevention and control for both odour and noise. See paragraph 6.12.

- 3.3 Natural England - No objection. It confirms that it is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Taw Torridge Estuary SSSI has been notified.
- 3.4 MOD (Safeguarding): No objection.

- 3.5 St Giles in the Wood Parish Council – Objection on the grounds of the location of the Waste Transfer building and its proximity to the nearest residential site, and to the extension of the time limit. No objection to provision of the solar panels.
- 3.6 Great Torrington Town Council - Objection to extension of time for the landfill and the WTS due to lack of compliance with the Devon Waste Plan, which does not identify the site as a strategic location, increased vehicle movements, unsuitable location, and adverse impacts including on Three Oaks.
- 3.7 Alverdiscott and Huntshaw Parish Council - Objection to the WTS, which should be located at a site with better road access nearer Barnstaple such as Brynsworthy and avoid use of the unsuitable B3232, together with adverse impacts on Three Oaks. No objection to the solar farm, while the extension of time is acceptable as not aware of any suitable alternatives.

4. Advertisement/Representations

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice, notice in the press and notification of neighbours by letter. As a result of these procedures 8 representations were received from local residents and Peagham Barton residents group.
- 4.2 Copies of representations are available to view on the Council website under reference DCC/3848/2016 or by clicking on the following link: <https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/3848/2016>.
- 4.3 Issues arising from the responses received include:
- Location of the site.
 - Continuing failure to acknowledge the close proximity of the 12 residential properties, which comprise Peagham Barton, to the proposed site.
 - The impact of the proposed WTS on the neighbouring residential properties during its construction or operation.
 - The cumulative level of nuisance, dependent on the seasons, wind conditions and work patterns, caused by odour, deterioration in air quality, dust, litter, vermin and light pollution etc. which will have a significant and detrimental impact on the quality of life of local residents.
 - Extension of operating hours to 7 days a week including Bank Holidays and noise generated by both operations and traffic.
 - Traffic and transportation.
 - Not in accordance with the Devon Waste Plan.

5. Planning Policy Context

- 5.1 In considering this application the County Council, as Waste Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (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 indicate otherwise. In this case, the Development Plan policies are listed in Appendix I to this report and the most relevant are referred to in more detail in Section 6 below.

- 5.2 National guidance in the form of the National Planning Policy for Waste requires waste planning authorities to consider likely impacts on the local environment and amenity against a range of locational criteria including the suitability of the road network and the proximity of sensitive receptors.

6. Comments/Issues

The Proposed Waste Transfer Station

- 6.1 The main material planning considerations in the determination of this aspect of the proposed development are as discussed below:

Location of a new Waste Transfer Station in the context of the Devon Waste Plan

- 6.2 Devon Waste Plan Policy W3: Spatial Strategy recognises the role of Barnstaple, along with Exeter and Newton Abbot, as a focus for growth and seeks the location of strategic recycling, recovery and disposal facilities (i.e. those managing 40,000 tonnes or more of waste) in those areas. While waste transfer is not specifically mentioned in Policy W3, it is considered that it can form an integral part of the waste recycling, recovery or disposal processes to which criterion (a) of Policy W3 relates. This states:

Policy W3: Spatial Strategy

The provision of new waste management facilities should accord with the following mixed spatial approach, having regard to the other policies of the Plan;

- (a) *strategic recycling, recovery and disposal facilities shall be located,*
- *within or close to Exeter, Barnstaple and Newton Abbot.*

- 6.3 Policy W17: Transportation and Access also requires that waste management development should seek to minimise the distance that waste is transported.
- 6.4 Deep Moor developed originally as a landfill site and is located within a reasonable distance of both Barnstaple and Bideford which are two of northern Devon's main centres of population and sources of waste. The scale of the existing waste management activities at Deep Moor fall within the definition of it being a 'strategic' facility under the terms of Policy W3. The current proposal for the WTS would maintain the strategic nature of the site, but in an ideal world it is considered that a WTS would be more appropriately located within or close to Barnstaple to ensure that waste can be managed close to its point of origin thereby minimise transportation distances. However, whilst the WTS would operate separately to the existing waste activities at Deep Moor there are operational benefits for the applicant company in terms of co-location of waste facilities. The second major part of this application is to extend the life of the landfill and taking the above planning policy considerations into account it is considered that the life of the WTS transfer station be tied to the overall life of the waste facility.
- 6.5 The Devon Waste and Resource Management Strategy indicates that there will be a reduction in Local Authority Collected Waste (LACW) being directly disposed of to landfill, with an objective that no LACW will be landfilled but is diverted to other facilities such as energy from waste or for further processing elsewhere. The nearest available energy from waste facilities are currently situated in Plymouth and Avonmouth (the Exeter facility having an area restriction for the sources of waste that does not include northern Devon), so there is a need for a waste transfer building within the northern Devon area to allow for the consolidation of LACW prior to onwards transportation for treatment. It is considered that this proposal would assist

in the delivery of the Strategy and given the distance that transferred waste would travel for final disposal (i.e. Plymouth or out of County) the location of the WTS at Deep Moor would be acceptable in strategic planning terms.

- 6.6 Given that there are currently no alternative sites available and taking the Waste Plan policies and the Waste and Resource Management Strategy into account, it is considered appropriate to secure a legal agreement with the applicant so that the LACW waste dealt with at the facility is restricted to that arising from **the Torridge District Council and North Devon Council areas only**.

Location of the proposed Waste Transfer building in the site and its impact on the neighbouring property

- 6.7 A previous application at Deep Moor had proposed development of a new waste transfer building adjoining the existing waste verification building. Concerns were expressed that the positioning of the building in that area given its bulk close to the skyline would be detrimental in landscape and visual terms, and the applicant was asked to consider relocating it within the site. It is considered that the new proposal would have limited impact on the local landscape as the site is generally well screened and the WTS building would have a similar appearance to a large scale agricultural barn and the proposed use of external materials (Van Dyke brown) would help the building assimilate into the landscape.
- 6.8 In the current application the applicant has proposed to locate the new WTS building in an excavated area to the south of Three Oaks which in the previous application was the location for an Energy from Waste (EFW) plant.
- 6.9 In relation to the currently proposed WTS, concern has been expressed by the residents of Three Oaks as to the location of the building within 170m of their dwelling and within 100m of their boundary. This relates to the potential impact from noise, odour and the effect on their amenity, given the proposed intensification of activity in close proximity to their property and the effect it will have on their property over and above that which already affects them.
- 6.10 With respect to odour issues, the applicant has confirmed that the following measures are to be employed:
- ensuring a rapid turn-around of waste and operating on the principals of 'first in – first out' to prevent waste being stored in the WTS and allowed to degrade.
 - Incoming wastes would be subject to inspection by site personnel who would be aware of the permitted wastes that can be accepted at the facility and those which could be potentially malodorous and which could require special attention or be turned away.
 - All waste would be discharged directly into the enclosed WTS building and any waste which is found to be excessively malodorous would be immediately removed off site in a suitable vehicle and taken to an appropriately permitted facility.
 - All waste would be removed regularly and the base of the WTS building swept and cleaned as necessary to remove all waste debris.
 - Daily olfactory inspection would be carried out by site staff during the course of their normal working activities. Detection of levels of odour likely to lead to an unacceptable impact would trigger a review of the measures stated above and the removal of the waste causing the odour to resolve the situation.

- 6.11 In terms of noise impact, the applicant has provided a noise assessment which examines the existing and predicted noise levels both during the proposed week time and the weekend operating hours. The external sources of noise would be limited to HGV traffic delivering waste to the site and taking waste away from the site. During the week these would be around 60 movements per 10 hour day. It is understood that working of Sunday would only involve the removal of waste, this being required so that the waste is not held at the site for any longer than necessary. Operations within the building would be limited to a wheeled loading shovel. The noise assessment predicts that at all properties except at Three Oaks the activities from the Waste Transfer Station would be below existing background noise levels. At Three Oaks noise levels would be slightly above background levels, but this would not lead to adverse impacts.
- 6.12 The Environment Agency in its comment notes that the environmental permitting regime requires an approach of prevention, and where that is not practicable, minimisation of noise and odour emissions. Following the submission of additional information regarding potential noise impact the Environment Agency confirmed that it has no objection to the scheme. Whilst the control of noise is a matter for the environmental permit the cladding of the building is important in ensuring that noise can be controlled and this is a planning matter. It is therefore recommended that a planning condition is included requiring approval of the details of the noise prevention measures that would be incorporated into the building.

Traffic and Transportation Implication of the Waste Transfer Station

- 6.13 So far as the domestic refuse vehicles accessing the site are concerned the traffic would remain as existing, with the change in HGV vehicle numbers arising from the waste collection vehicles arriving at and leaving from the new WTS. The vehicles collecting waste from the WTS would be larger articulated HGVs and would result in an additional 11 movements per day.
- 6.14 Deep Moor is located close to Great Torrington accessed from the B3232 via a minor road leading into the site. The B3232 provides a direct link between Great Torrington and Barnstaple. The section of the B3232 towards Barnstaple at Stoneylands is in places narrow and makes passing for HGVs problematic. In terms of the accident record the route is not an area for concern.
- 6.15 In order to mitigate the potential impacts on the section of the B3232 from the site to Barnstaple the applicant has agreed to enter into a legal agreement that would require all new HGVs collecting waste from the WTS to travel south on the B3232 into Torrington. This route, from the site, travelling west on the B3232 and moving through Great Torrington is considered to be acceptable from a highways point of view. The operator of the site will have sufficient contractual control to ensure that the legal agreement is enforceable.
- 6.16 In terms of planning conditions it is recommended that conditions be imposed regarding the disposal of surface water drainage from the WTS (to prevent discharge onto the highway) and the submission and approval of a construction management plan before development commences.

The Proposed Solar Farm

- 6.17 The solar farm is a temporary use of land for a period of 25 years, following which the equipment will be removed and the site restored. The site proposed is restricted in area and it should not detract from what is an existing waste management/energy

landscape. The proposals are considered acceptable. A detailed construction methodology will be required in relation to the anchoring system to prevent piercing of the landfill capping and demonstrate how the vegetation will be managed to provide the widest ecological benefit and this will be secured by planning condition.

The Proposed Extension of the Lifetime of the Existing Non-hazardous and Asbestos Waste Landfill, Recycling Facility and Green Waste Composting until 31st December 2030

- 6.18 The main material planning considerations in the determination of this aspect of the proposed development are as discussed below:

Extension of landfill operations in the context of the Devon Waste Plan

- 6.19 Policy W7 of the Devon Waste Plan indicates that planning permission will normally be granted for the use of remaining capacity for landfilling of non-hazardous and inert waste where a temporary permission will expire prior to the permitted capacity has been utilised. At Deep Moor, there will be residual non-hazardous landfill capacity which had been permitted previously which will not be completed in the time originally envisaged due to the decline in waste imported for disposal as a result of the development of the WTS and increased recycling rates. Following the commissioning of the WTS the disposal rates for the landfill will reduce from around 80,000 tonnes per annum to 20,000 tonnes per annum. It is also noted that of the two other non-hazardous landfill sites that catered for Local Authority Collected Waste area in Devon, Heathfield closed in January 2016, and Broadpath has planning permission until 2023.
- 6.20 Deep Moor is the sole site in Devon permitted by the Environment Agency for the disposal of asbestos as other sites have closed. Policy W9 indicates that development for the management of special wastes will be permitted where the site predominantly serve a need arising from within the catchment area of Devon and there are adequate design and mitigation measures to avoid significant harm to the local community and environment.
- 6.21 The proposed extension in the life of the landfill facility would retain the capacity already approved at the site and provide Devon's only non-hazardous and hazardous landfill capacity for the medium term, and is supported by Policies W7 and W9 of the Devon Waste Plan.

Ancillary Development

- 6.22 These proposals comprise a range of minor works that are required in association with the proposed WTS and existing activities. It is considered that these works will not result in adverse impacts.

7. Reasons for Recommendation/Alternatives Options Considered

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 With regard to the planning balance it is considered that the development of a Waste Transfer Site (WTS) at Deep Moor is acceptable in the context of the delivery of a facility that helps in the delivery of the Devon Waste and Resource Management Strategy. Whilst the location of the facility is not ideal in the context of the northern Devon waste catchment it is broadly acceptable in terms of the Devon Waste Plan

provided the use of the WTS is tied to the life of the Deep Moor facility, restricted to Local Authority Collected Waste (LACW) arising from the two northern Devon Districts and has an annual capacity limit of 60,000 tonnes. Furthermore it is considered that the operational impacts in terms of traffic and amenity on local residential properties can be controlled by the suggested legal agreement and planning conditions.

- 7.3 With regard to the extension of life of the landfill, Deep Moor is an important facility and there will be a continued need for landfilling of residual wastes and special wastes that cannot be recycled or reprocessed. It is important that capacity at existing landfill sites is maintained.
- 7.4 It is considered that the solar farm will have a minimum impact on the local landscape given the location and context of the Deep Moor site.
- 7.5 Taking the above into account it is considered that planning permission for these developments is granted in accordance with the recommendation to this Report.

Dave Black
Head of Planning, Transportation and Environment

Electoral Division: Torrington Rural

Local Government Act 1972: List of Background Papers

Contact for enquiries: Andy Bowman

Room No: AB2, Lucombe House, County Hall

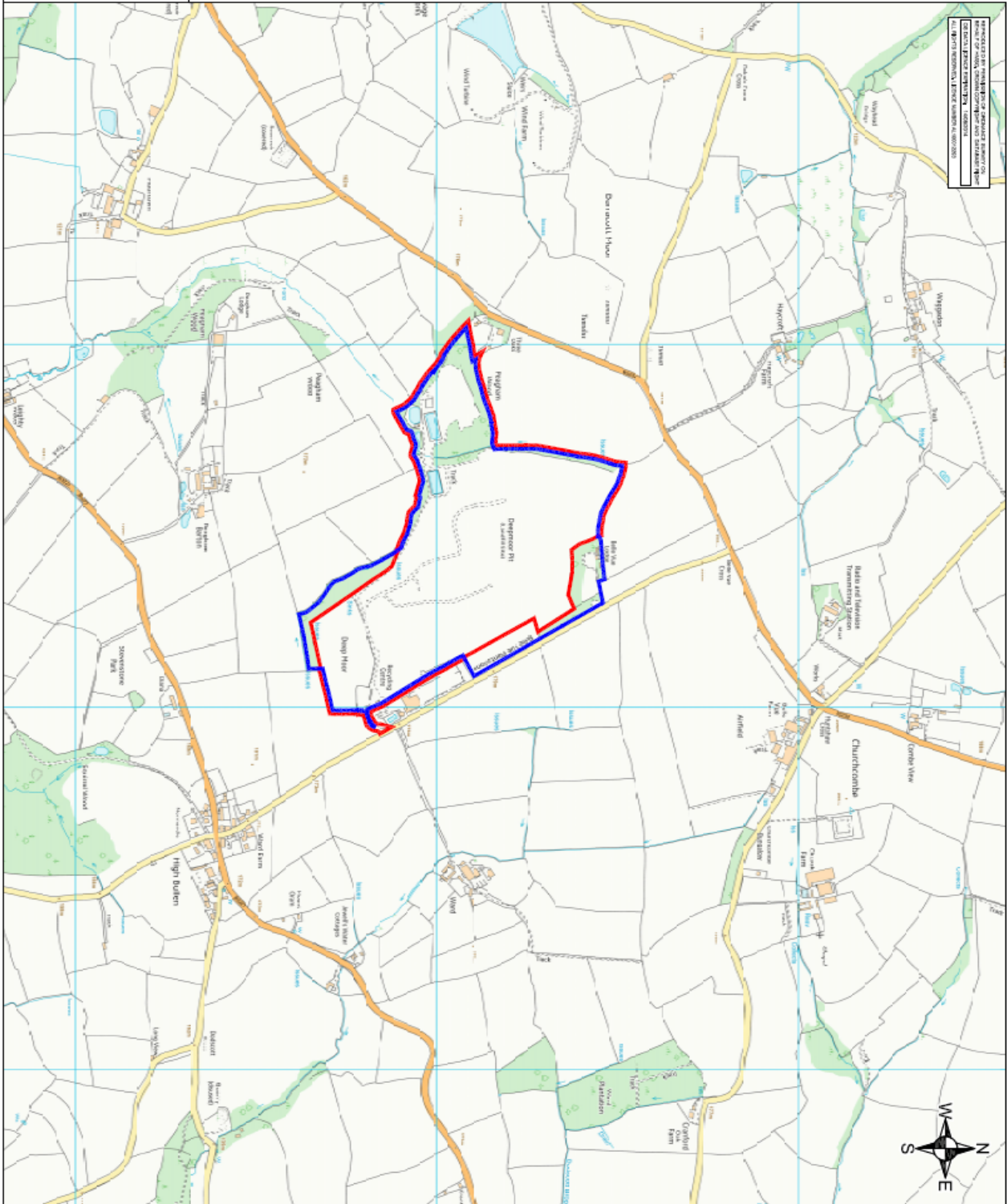
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Background Paper	Date	File Ref.
Casework File	15/03/2016	DCC/3848/2016

ab090117dma
sc/cr/rouserve recovery centre deep moor high bullen torrington
02 160117

Location Plan

00113.00040.14.001.0.Site_Plan.dwg



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LEGEND

	PLANNING APPLICATION BOUNDARY
	OTHER LAND WITHIN APPLICANT'S CONTROL

		TRINWOOD HOUSE SOUTHMOOR BRISTOL, AVON, BS34 5JG T: 01275 355400 www.slrltd.com
		DEEP MOOR WASTE MANAGEMENT FACILITY ENERGY PARK SITE LOCATION PLAN 1
Scale: 1:10,000 @ A3	Date: JANUARY 2014	

Site Plan



Planning Policy Considerations

National Planning Policy Framework (March 2012) including:

Paragraph 32: take account of whether safe and suitable access can be achieved, and only prevent or refuse development on transport grounds where the residual cumulative impacts are 'severe'.

National Planning Policy for Waste (October 2014) including:

Paragraph 7: consider the likely impact on the local environment and on amenity against the locational criteria in Appendix B.

Devon Waste Plan (Adopted December 2014): Policies: W1 (Presumption in Favour of Sustainable Development); W2 (Sustainable Waste Management); W3 (Spatial Strategy); W4 (Waste Prevention); W5 (Reuse, Recycling and Materials Recovery); W7 (Waste Disposal); W9 (The Management of Special Types of Waste); W10 (Protection of Waste Management Capacity); W11 (Biodiversity and Geodiversity); W12 (Landscape and Visual Impact); W13 (The Historic Environment); W14 (Sustainable and Quality Design); W15 (Infrastructure and Community Services); W16 (Natural Resources); W17 (Transportation and Access); W18 (Quality of Life); W19 (Flooding); and W20 (Restoration and Aftercare).

Torridge Local Plan (September 2004): Policies: DVT2C (Development in the Open Countryside); DVT7 (Design Considerations); DVT8 (Landscaping); and DVT18 (Impact of development on Traffic).

North Devon and Torridge Local Plan (Submitted June 2016): Policies: ST10 (Transport Strategy); DM01 (Amenity Considerations); DM02 (Environmental Protection); and DM04 (Design Principles).

Planning Conditions

Standard Commencement

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

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

Conditions relating to the Development of the Waste Transfer Station.

2. The Waste Transfer Station operations shall cease no later than 31 December 2030 and the land occupied by the building and infrastructure associated with the Waste Transfer Station operations shall be restored by 31 December 2031 in accordance with a restoration scheme that shall be submitted to and approved in writing by 31 May 2030.

REASON: It is considered that the life of the Waste Transfer Station should be tied to that of the landfill in order that it complies with Policy W3 of the Devon Waste Plan.

3. The Waste Transfer building shall be erected in accordance with Plans reference 00113.00040-GA-1.7; 010/A, 011/A; 012/A; 013/A and 014/A unless as may otherwise be varied by the planning conditions below.

REASON: To be able to control the development such that it accords with policy W12 and W18 of the Devon Waste local Plan.

4. Prior to commencement of the construction of the Waste Transfer Station the Waste Planning Authority shall have received and approved a Construction Management Plan including;
 - (a) the timetable of the works,
 - (b) daily hours of construction,
 - (c) any road closure,
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Waste Planning Authority in advance,
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits,
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases,
 - (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the county highway for loading or unloading purposes, unless prior written agreement has been given by the Waste Planning Authority,
 - (h) hours during which no construction traffic will be present at the site,
 - (i) the means of enclosure of the site during construction works,

- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site,
- (k) details of wheel washing facilities and obligations,
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes,
- (m) Details of the amount and location of construction worker parking, and
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.

The development shall be implemented in accordance with the approved scheme.

REASON: To ensure that adequate provisions have been made for the construction traffic accessing the site and ensure the safety of other traffic and local residents in accordance with Policy W17 of the Devon Waste Plan.

5. No development shall take place until a sustainable drainage scheme [which is consistent with the approved/submitted Green Infrastructure Scheme] has been submitted to and approved in writing by the County Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme.

REASON: To protect water quality and minimise flood risk in accordance with Policy W19 of the Devon Waste Plan.

In accordance with details that shall previously have been submitted to, and approved by, the Waste Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.

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

6. Notwithstanding the requirements of condition 3 above details of noise insulation for the building shall be submitted to the Waste Planning Authority for its approval before the building works start. The noise insulation measures shall be provided in accordance with the approved details.

REASON: To protect the amenity of local amenity in accordance with Policy W18 of the Devon Waste Plan.

7. The Waste Transfer Station shall only operate during the following hours:
- (i) From 07.00 to 18.00 Mondays to Fridays;
 - (ii) From 07.00 to 17.00 Saturdays and Bank Holidays
 - (iii) From 10.00 to 14.00 on Sundays

For the avoidance of doubt the hours of operation shall include deliveries of waste to the site and export of waste from the site.

REASON: To protect the amenity of local amenity in accordance with Policy W18 of the Devon Waste Plan.

8. A Landscaping Scheme in respect of the area surrounding the Waste Transfer Building shall be submitted to the WPA for approval in writing within three months of the date of this permission. The scheme shall include;

- a) finished contours of the site,
- b) means of enclosure in and around the site,
- c) hard surfacing materials to be used in the construction of the yard area,
- d) treatment and retention of existing landscape features including trees and hedgerows,
- e) written specifications, including methods of cultivation and other operations associated with plant and grass establishment,
- f) schedules of plants/grass, giving species, planting sizes and proposed numbers and densities and
- g) a schedule of maintenance to be carried out for a minimum of five years following completion.

The landscaping works shall be carried out in accordance with the approved scheme. The Landscaping Scheme shall be implemented in the first planting and seeding season after commencement of development.

REASON: To protect the character and appearance of the local landscape in accordance with policy W12 and W20 of the Devon Waste Plan.

Conditions relating to the Extension to the life of the Landfill

9. The landfill site operations shall cease no later than 31 December 2030 and the Site shall be restored by 31 December 2031 in accordance with a restoration scheme that shall be submitted to and approved in writing by 31 May 2030.

REASON: To provide for the completion and restoration of the site in the interest of the amenity of the area in accordance with Policy W18 and W20 of the Devon Waste Plan.

10. The landfill development shall comply with the phasing programme indicated on approved drawing DM3/2/1 (permissions 01/0389/2007 and 01/0390/2007). The final restored levels shall not exceed the levels shown on that drawing and on approved drawings DM3/3/0 and DM3/4 (permissions 01/0389/2007 and 01/0390/2007). The restoration of the site shall be undertaken in accordance with the details shown on approved drawing no. DM3/3/1 and contained in the supplementary information and Environmental Impact statement submitted with applications 01/0389/2007 and 01/0390/2007.

REASON: To ensure that the amended scheme for the operation and restoration of the site is complied with in the interests of the amenity of the area in accordance with Policy W18 and W20 of the Devon Waste Plan.

11. All existing trees, shrubs and hedgerows within or on the boundaries of the application site shall be retained and protected during the course of operations such that they are not damaged, destroyed, uprooted, lopped or topped during the life of the site without the previous written approval of the Waste Planning Authority.

- Protection shall consist of a 1.2m minimum height chestnut paling mounted on 1.2 minimum height wooden posts driven firmly into the ground, situated 2m from the edge of the tree canopy.
- Any such trees removed without permission or dying or being seriously damaged or diseased during the life of the site shall be replaced in the following planting season with trees of such size and species as may be approved by the Waste Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy W18 of the Devon Waste Plan.

12. A full topographical survey of the site including levels based upon Ordnance Datum, together with cross sections' shall be submitted to the Waste Planning Authority on an annual basis on 1st April each year until the 1st April 2032 indicating the levels reached in that annual period.

REASON: To enable the Waste Planning Authority to adequately monitor the site in accordance with Policy W20 of the Devon Waste Plan.

13. Subsidence monitoring reports including compaction isopachytes shall be submitted to the Waste Planning Authority six monthly intervals until 1st April 2031.

REASON: To enable the Waste Planning Authority to adequately monitor the site in accordance with Policy W20 of the Devon Waste Plan.

14. Any security fencing shall not exceed 1.8 metres in height and, in the case of peripheral fencing, shall be placed on the inward side of any peripheral banks marking the boundary of the land.

REASON: In the interests of the amenity of the area in accordance with Policy W18 of the Devon Waste Plan.

15. All vehicles leaving the site shall use the wheel wash prior to leaving the bounds of the site.

REASON: To prevent mud and dust being brought onto the highway and in the interest of Highway Safety and in the interests of the amenity of the area in accordance with Policy W18 of the Devon Waste Plan.

16. Unless as may be otherwise agreed or required by the Waste Planning Authority the approved scheme submitted in respect of condition 12 of planning permissions 01/0389/2007 and 01/0390/2007 for keeping the site free of scavenging birds (Revision.1 dated October 2011) shall be implemented during the hours of daylight throughout the life of the site.

Reason: To protect public health, air safety and residential amenity in accordance with Policy W18 of the Devon Waste Plan.

17. Unless otherwise agreed in writing by the Waste Planning Authority, within three months of the completion of the restoration of any part of the site that area shall be securely fenced with a stock proof fence in accordance with details that shall first have been agreed in writing by the Authority.

REASON: To ensure that the restored areas of the site are capable of agricultural after-use in accordance with Policy W20 of the Devon Waste Plan.

18. Any storage of skips or containers stored on the land shall be incidental to the land filling of the site and shall be confined to the approved areas (condition 15 of permissions 01/0389/2007 and 01/0390/2007).

REASON: To control the appearance of the site in the interest of visual amenity of the local area in accordance with Policy W18 of the Devon Waste Plan.

19. Unless as may be otherwise agreed or required by the Waste Planning Authority the approved scheme submitted in respect of condition 16 of planning permission 01/0389/2007 and 01/0390/2007 for dust monitoring and control (dated October 2008) shall be operated throughout the life of the site.

REASON: To protect residential amenity in accordance with Policy W18 of the Devon Waste Plan

20. For a period of five years following its restoration, the site shall be managed to provide agricultural grassland, hedges and woodland in accordance with the restoration scheme shown on approved Drawing No: DM 3/3/1 of permission 01/0389/2007 and 01/0390/2007.

REASON: To ensure that the operation and restoration of the site is complied with in the interests of the amenity of the area in accordance with Policy W20 of the Devon Waste Plan.

21. Upon completion of the importation of waste materials to the landfill, all access roads, buildings and any other site facilities not required for restoration or aftercare or for continued landfill gas/leachate monitoring or treatment shall be removed and the areas occupied restored in accordance with the agreed restoration scheme.

REASON: To ensure the appropriate restoration of the site area in accordance with Policy W20 of the Devon Waste Plan.

Conditions Relating to the Development of the Solar Farm

22. On 31st December 2041, or within six months of the cessation of electricity generation, whichever is the sooner; the solar PV panels, frames, foundations, inverter housings and all associated structures and fencing approved shall be dismantled and removed from the site. Following the removal of the electricity generating equipment the site shall be restored in accordance with a scheme that shall be submitted to the Waste Planning Authority by 31 December 2040 or within one month of the cessation of electricity generation, whichever is the sooner.

REASON: To ensure the achievement of satisfactory restoration in line with the approved existing restoration scheme and in accordance with Devon Waste Local Plan policy W20 and to provide for the completion and progressive restoration of the site within the approved timescale in the interest of local amenity and residents.

23. The development shall be carried out in accordance with the details shown on drawing 00113.00040-GA-1.7.

REASON: To ensure that the development is carried out in accordance with the approved details area in accordance with Policy W18 of the Devon Waste Plan.

24. No development shall take place in respect of the Solar Farm until the Waste Planning Authority shall have received and approved a Construction Management Plan including;

- (a) the timetable of the works,
- (b) daily hours of construction,
- (c) any road closure,
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm

- Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Waste Planning Authority in advance,
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits,
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases,
 - (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the county highway for loading or unloading purposes, unless prior written agreement has been given by the Waste Planning Authority,
 - (h) hours during which no construction traffic will be present at the site,
 - (i) the means of enclosure of the site during construction works,
 - (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site,
 - (k) details of wheel washing facilities and obligations,
 - (l) The proposed route of all construction traffic exceeding 7.5 tonnes,
 - (m) Details of the amount and location of construction worker parking and
 - (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work.

The development shall be implemented in accordance with the approved scheme.

REASON: To ensure that adequate provisions have been made for the construction traffic accessing the site and ensure the safety of other traffic and local residents in accordance with Policy W17 of the Devon Waste Plan.

25. No development shall take place until details of the framework of the Solar Panels have been submitted to and approved in writing by the Waste Planning Authority. The steelwork should not be reflective in appearance. The development shall be implemented in accordance with the approved scheme.

REASON: To ensure that local landscape is conserved and enhanced in accordance with Policy W12 of the Devon Waste Plan.