

## **Minutes of a meeting of the Strategic Planning Committee**

At 7.00 pm on Monday 11th April, 2022 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

### **Present:-**

#### Members

Councillor Steven North (Chair)  
Councillor Kevin Thurland  
Councillor Ross Armour  
Councillor Alison Dalziel  
Councillor Paul Marks  
Councillor Roger Powell

Councillor Simon Rielly  
Councillor Joseph John Smyth  
Councillor Mike Tebbutt  
Councillor Malcolm Waters

#### Officers

Jasbir Sandhu	Development Services
Phil Watson	Development Services
Emma Granger	Legal Representative
Callum Galluzzo	Democratic Services

### **44 Apologies for absence**

Apologies for absence were received from Councillors Bell, Allebone and Dearing.

It was noted that Councillor O'Hara was acting as a substitute for Councillor Allebone.

### **45 Members Declaration of Interests**

None

### **46 Minutes of the Meeting Held On 7th March 2022**

RESOLVED that the minutes of the meeting of the Planning Committee held on 7<sup>th</sup> March 2022 be approved as a correct record.

### **47 Applications for Planning Permission, listed building consent and appeal information**

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally at the meeting.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Variation of condition 2 of planning permission ref. 20/00022/WASVOC to increase the stack height from 25m (currently permitted) to 35m at Storefield Plant, Gretton Brook Road Earlstrees Industrial Estate for ESF Energy Ltd</p> <p>Application No: NN/21/00058/WASVOC</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the variation of condition 2 of planning permission ref. 20/00022/WASVOC to increase the stack height from 25m (currently permitted) to 35m.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Waters and seconded by Councillor Marks that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

The development to which this permission relates has commenced.

### 1. Scope of Permission

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be implemented and maintained in accordance with the details, mitigation measures and recommendations in the following approved documents and plans submitted under planning permissions 08/00097/WAS, and 14/00093/WASVOC and **20/00022/WASVOC** and Non-Material Amendment 13/00061/WASNMA:

- i. Submitted site plan, GPP/SE/GBR/08/04
- ii. Ecological Constraints Appraisal by Lockhart Garratt dated 7.10.08
- iii. Flood Risk Assessment by Abington Consulting Engineers dated 6 Jan 2009
- iv. Comprehensive access & highway improvement plan 07046/260 dated February 2009
- v. Proposed Site Layout Plan, drawing GL000015D4001 Revision PO3
- vi Proposed Elevations, drawing 201 Revision D, Proposed GA Elevations 154,000 Tonnes Per Year Throughput **Proposed GA Elevations, 154,000 Tonnes Per Year Throughput, Drawing 201 Revision E**
- vii Proposed Elevations, drawing 202 Revision B, Proposed GA Elevations 154,000 Tonnes Per Year Throughput **Proposed GA Elevations 154,000 Tonnes Per Year Throughput, Drawing 202 Revision C**
- vii. Air Quality Assessment by Air Quality Consultants Ltd dated April 2020

2. The development hereby permitted shall not exceed a total annual throughput of 154,000 tonnes per annum.
3. The developer shall ensure that systems are in place to ensure that the site accepts and processes only waste of a non hazardous nature and that systems are in place to deal with any prohibited wastes delivered to site.
4. The applicant shall notify the Waste Planning Authority (WPA) in writing of the date upon which the proposed facility receives its first commercial import of waste for processing.

### **Construction Hours of Working**

5. All works relating to construction or demolition shall be carried out only between the hours of 7.00am and 7.00pm Mondays to Fridays, 7.00am and 1.00pm on Saturdays thereafter and at no time on Sundays and Bank Holidays.

### **Documentation**

6. From the date of the commencement and throughout development, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the site office for inspection during normal working hours.

### **Odour and Dust**

7. Odour and dust shall be controlled in accordance with the scheme of control measures identified in the submitted planning application (Air Quality Assessment by Smith Grant LLP reference R1847-R01-v2 dated August 2013) and unless otherwise agreed in writing by the Waste Planning Authority shall respectively include:
  - a) For odour: an Integrated Management System which will monitor the plant operation and maintenance; the reception and process buildings will be placed under negative pressure; automatic fast acting roller doors fitted at all vehicular entrances on the reception building; provision of localised extraction at potential point sources of odour generation, minimising storage times for raw MSW (municipal solid waste); maintaining aerobic conditions within degradable organic material during treatment, treatment of all extracted air through suitably designed and well maintained biological filtration system.
  - b) For dust during construction: use of clean water for dust suppression, high standards of housekeeping, preventative maintenance programme, effective staff training, potentially dusty activities located away from the potentially more sensitive eastern boundary and dust suppression by regular spraying in dry conditions.
  - c) For dust from operations: full enclosure of all stages of the proposed processes, regular sweeping of the access road as necessary to avoid accumulation of dust and debris.

8. In the event that complaints regarding, odour and/or dust are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures to be undertaken shall be submitted to the WPA no later than 5 working days from the receipt of the complaint, unless a longer timescale is otherwise agreed in writing by the Waste Planning Authority.

### **Noise**

9. Noise emanating from activities carried out upon the site shall not exceed 50 dB LAeq, 1 hour during the hours 07:00 - 21:30 or 42 dB LAeq, 5 minutes during the hours 21:30 - 07:00 at a free-field position at the boundary of any residential premises which have planning consent at the time this permission is granted.
10. Manufacturer's guidelines relating to the servicing and maintenance of the silencers shall be followed and maintenance carried out at the appropriate intervals.
11. In the event that complaints regarding noise are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures to be undertaken shall be submitted to the Waste Planning Authority no later than 5 working days from the receipt of the complaint, unless a longer timescale is otherwise agreed in writing by the Waste Planning Authority.

### **Lighting**

12. Lighting external to the buildings shall be in accordance with the submitted lighting scheme submitted on the 8 March 2012 and incorporating the following documents:
  - a) Application to discharge conditions dated 12 March 2012;
  - b) Lighting Floor Layout Plan , Drawing G007-01-03 dated 02.08.11;
  - c) Lighting Elevations Plan , Drawing G007-01-03 dated 09.08.11 ;
  - d) Lighting Site Layout Plan, Drawing G007-01-03 dated 09.08.11
  - e) Lighting shall be switched off when not required;
  - f) Minimise potential effects on bat flight paths through the use of low brightness lighting (such as low-pressure sodium) and restriction of lighting Brookfield Plantation; and

The approved details shall be implemented and thereafter the development shall be operated and maintained in accordance with the approved details.

### **Highway Safety and Access**

13. a) The Heavy Goods Vehicle access to and from the site shall only be gained via the access point onto the Gretton Brook Road shown on Drawing No. ACE 07046/260.
- b) Vehicle Routing - Prior to the bringing of the plant into operation a scheme to control the routing of HGV's shall be submitted and agreed in writing by the Waste Planning Authority, which shall include no lorries or other heavy commercial vehicles based at or visiting the site travelling along Corby Road (the minor road between the village of Gretton and Gretton Brook Road) unless collecting waste from this village. The approved scheme shall be adhered to throughout the construction and operational periods of the development.
14. Waste importation operations shall not commence until the access has been improved in accordance with the following approved details and plans:
- a) Location Plan, Drawing No. 11005/101 Revision A dated 11/03/11;
  - b) Proposed Highway Works Layout Sheet 1 of 3, Drawing No. 1105/102 Revision D dated 10.03.11;
  - c) Proposed Highway Works Layout Sheet 2 of 3, Drawing 11/005/105 Revision B dated 08/07/11;
  - d) Proposed Highway Works Layout Sheet 3 of 3, Drawing 11/005/105 Revision B dated 08/07/11;
  - e) Highway works Standard Details, Drawing No. 11005/104 dated 07/04/11;
  - f) HGV Swept Path Analysis, Drawing No. 11005/107 dated 08/07/11;
  - g) Gretton Brook Diversion Temporary Works, Drawing No. 11005/108 Revision A dated 16/09/11;
  - h) Gabion Wall Proposals, Drawing No. 11005/109 dated 24/11/11;
  - i) Proposed Culvert Details, Drawing No. 11005/110 dated 24/11/11;
  - j) Any gates shall be set back a minimum of 20m to the rear of the highway boundary (back of verge) and hung to open inwardly only.

The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the Waste Planning Authority. The development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter. The site entrance and the internal road shall be maintained in a condition free from potholes while in use.

### **Wheel Cleaning and Vehicle Sheeting**

15. All operational vehicles leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris is deposited on the public highway.
16. The developer shall put in place a system to ensure that all operational vehicles arriving at and leaving the site are appropriately sealed or covered so as to prevent material spillage, wind blow and odour nuisance.

### **Monitoring**

17. Heavy Goods Vehicle movements associated with the development hereby permitted shall be restricted to an annual average of 140 movements per day (i.e. the combination of HGV's entering and exiting the site averaging 70 in and

- 70 out per day) and recorded details of the number of HGV vehicular movements, including the weight and category of waste delivered or collected, shall be provided to the Waste Planning Authority within seven days of a written request.
18. The operating company shall keep records of the quantity of waste received by weight, its source and Heavy Goods Vehicle (HGV) movements associated with the development and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.
19. The operators of the site shall submit an annual report in writing to the Waste Planning Authority within one month of the end of the calendar year and at 12 monthly intervals thereafter. The annual report shall incorporate the records required by conditions 18 and 19 above and demonstrate compliance with catchment area controls required in condition 21. This information shall also be provided within 4 weeks of a written request by the Waste Planning Authority.

### **Catchment Area**

20. With the exception of a 15% calendar year allowance, and the exclusion of the types of waste in condition 30 all waste materials to be processed on the site shall originate from locations within the indicative catchment area as shown on No. 4 submitted Plans by Monksleigh referenced 'Task No. 016AZ 1-4,'Estimated Drive Time Service Areas', attached to this planning permission, unless expressly approved in writing by the Waste Planning Authority on the basis that evidence is submitted which the Waste Planning Authority agrees demonstrates:
- The waste is part of a temporary (two years or less) contract while processing facilities are constructed closer to the source; or
  - Other circumstances where there is a justified need to utilise the facility.

### **Visual Amenity and Design**

21. The new buildings shall be constructed to match the existing building on the site and the exterior shall be constructed of corrugated steel sheeting and finished in dark grey.

### **Biodiversity and Landscaping**

22. The management and maintenance of the existing planting alongside Gretton Brook shall be in accordance with the details in the submitted Discharge of Conditions statement received on 8 March 2012 and undertaken on a 7 year cycle for the duration of the operational life of the development hereby permitted including;
- Coppicing of shrub species to maintain visual screening of the development from Gretton Brook Road;
  - Management of damaged trees in the interests of both health and safety and biodiversity;
  - Replacement planting (to exclude Common Ash) shall use species that are native, of local provenance and include a high diversity of species in order to

provide varied food sources for native birds as well as visual screening and general biodiversity functions;

- Tree management advice shall be sought from a qualified arboricultural consultant; and

- Planting shall be maintained for the life of the facility and any plants which die or become diseased in this period shall be replaced in the following planting season.

23. Prior to the importation of waste to the site, bird and bat boxes shall be installed in accordance with the details in the submitted Discharge of Conditions statement received on 8 March 2012 and Drawing No. GPP-GE-GBR-12-01 Revision 1 dated 02.03.2012 and in accordance with the following requirements:

- Bird and bat boxes shall be positioned by suitably qualified personnel and both number at least 20 suitably designed boxes;

- The boxes shall be appropriately maintained for the life of the facility and any lost or damaged shall be replaced no later than the following winter season.

### **Surface Water**

24. Unless otherwise agreed in writing by the Waste Planning Authority, surface water controls shall be:

- in accordance with the amended flood risk assessment (FRA) by Abington Consulting Engineers Ltd dated 6 January 2009; and

- designed to reduce the risk of flooding without affecting flood risk elsewhere; and

- be consistent with those advocated for sustainable urban drainage schemes; and

- be designed and maintained for the lifetime of the development.

### **Groundwater and Contaminated Land**

25. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Waste Planning Authority for the remediation strategy detailing how this unsuspected contamination shall be dealt with.

### **Groundwater Protection**

26. All wastes accepted onto site must be handled (stored, separated and treated) in an enclosed area and on an impermeable surface with a sealed drainage system.

27. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein.

28. All filling points, vents, gauges and sight glasses should be banded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

### **Types of Waste**

29. Waste to be managed and imported to the site shall exclude untreated/unsorted Municipal Solid Waste (MSW), Construction, Demolition and Excavation Waste (CD&E), and green waste. These wastes shall only be imported to the site if sourced from and in accordance with, an indicative catchment area plan identifying a sub regional catchment for each type of waste which shall be submitted to and agreed in writing by the Waste Planning Authority prior the importation to these wastes to the site.

### **Fire Risk Management**

30. Prior to the importation of waste at the site, a fire risk management plan identifying the measures to mitigate and manage the risk of fire at the site shall be submitted to and approved in writing by the Waste Planning Authority. The plan shall take be based on the guidance by the Environment Agency 'Fire Prevention Plans Version 1, March 2015' and the Waste Industry Safety and Health Forum (WISH) 'Reducing the Fire Risk at Waste Management Sites'. The plan as agreed in writing shall be implemented and maintained thereafter.
14. The following works including the demolition or conversion of the barns as shown on the approved drawings shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2019 authorising the specified activity/development to go ahead; or
  - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
  - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For 9; Against 0; Abstention 1)*

*The application was therefore*

**APPROVED**



<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Variation of condition 2 of planning permission ref. 20/00023/WASVOC to increase the stack height from 25m (currently permitted) to 35m at Storefield Plant, Gretton Brook Road, Earlstrees Industrial Estate for ESF Energy Ltd</p> <p>Application No: NN/21/00059/WASVOC</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the variation of condition 2 of planning permission ref. 20/00023/WASVOC to increase the stack height from 25m (currently permitted) to 35m.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Armour that the application be approved in line with the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

**Commencement**

1. The development to which this permission relates has commenced.

**Scope of Permission**

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be implemented and maintained in accordance with the details, mitigation measures and recommendations in the following approved documents and plans submitted under planning permissions 08/00097/WAS **09/00052/WAS**, and 14/00093/WASVOC **14/00094/WASVOC and 20/00023/WASVOC** and Non-Material Amendment 13/00061/WASNMA **13/00060/WASNMA**:
  - i. Submitted site plan, GPP/SE/GBR/08/04
  - ii. Ecological Constraints Appraisal by Lockhart Garratt dated 7.10.08
  - iii. Flood Risk Assessment by Abington Consulting Engineers dated 6 Jan 2009
  - iv. Comprehensive access & highway improvement plan 07046/260 dated February 2009
  - v. Proposed Site Layout Plan, drawing GL000015D4001 Revision PO3
  - vi Proposed Elevations, drawing 201 Revision D, Proposed GA Elevations 154,000 Tonnes Per Year Throughput **Proposed GA Elevations, 154,000 Tonnes Per Year Throughput, Drawing 201 Revision E**

vii Proposed Elevations, drawing 202 Revision B, Proposed GA Elevations 154,000 Tonnes Per Year Throughput **Proposed GA Elevations 154,000 Tonnes Per Year Throughput, Drawing 202 Revision C**  
vii. Air Quality Assessment by Air Quality Consultants Ltd dated April 2020

3. The development hereby permitted shall not exceed a total annual throughput of 154,000 tonnes per annum.
4. The developer shall ensure that systems are in place to ensure that the site accepts and processes only waste of a non hazardous nature and that systems are in place to deal with any prohibited wastes delivered to site.
5. The applicant shall notify the Waste Planning Authority (WPA) in writing of the date upon which the proposed facility receives its first commercial import of waste for processing.

### **Construction Hours of Working**

6. All works relating to construction or demolition shall be carried out only between the hours of 7.00am and 7.00pm Mondays to Fridays, 7.00am and 1.00pm on Saturdays thereafter and at no time on Sundays and Bank Holidays.

### **Documentation**

7. From the date of the commencement and throughout development, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the site office for inspection during normal working hours.

### **Odour and Dust**

8. Odour and dust shall be controlled in accordance with the scheme of control measures identified in the submitted planning application (Air Quality Assessment by Smith Grant LLP reference R1847-R01-v2 dated August 2013) and unless otherwise agreed in writing by the Waste Planning Authority shall respectively include:
  - d) For odour: an Integrated Management System which will monitor the plant operation and maintenance; the reception and process buildings will be placed under negative pressure; automatic fast acting roller doors fitted at all vehicular entrances on the reception building; provision of localised extraction at potential point sources of odour generation, minimising storage times for raw MSW (municipal solid waste); maintaining aerobic conditions within degradable organic material during treatment, treatment of all extracted air through suitably designed and well maintained biological filtration system.
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- f) For dust from operations: full enclosure of all stages of the proposed processes, regular sweeping of the access road as necessary to avoid accumulation of dust and debris.
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### **Noise**

10. Noise emanating from activities carried out upon the site shall not exceed 50 dB LAeq, 1 hour during the hours 07:00 - 21:30 or 42 dB LAeq, 5 minutes during the hours 21:30 - 07:00 at a free-field position at the boundary of any residential premises which have planning consent at the time this permission is granted.
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### **Lighting**

13. Lighting external to the buildings shall be in accordance with the submitted lighting scheme submitted on the 8 March 2012 and incorporating the following documents:
- a) Application to discharge conditions dated 12 March 2012;
  - b) Lighting Floor Layout Plan , Drawing G007-01-03 dated 02.08.11;
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  - e) Lighting shall be switched off when not required;
- f) Minimise potential effects on bat flight paths through the use of low brightness lighting (such as low-pressure sodium) and restriction of lighting Brookfield Plantation; and

The approved details shall be implemented and thereafter the development shall be operated and maintained in accordance with the approved details.

### **Highway Safety and Access**

14. a) The Heavy Goods Vehicle access to and from the site shall only be gained via the access point onto the Gretton Brook Road shown on Drawing No. ACE 07046/260.  
  
b) Vehicle Routing - Prior to the bringing of the plant into operation a scheme to control the routing of HGV's shall be submitted and agreed in writing by the Waste Planning Authority, which shall include no lorries or other heavy commercial vehicles based at or visiting the site travelling along Corby Road (the minor road between the village of Gretton and Gretton Brook Road) unless collecting waste from this village. The approved scheme shall be adhered to throughout the construction and operational periods of the development.
15. Waste importation operations shall not commence until the access has been improved in accordance with the following approved details and plans:
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  - c) Proposed Highway Works Layout Sheet 2 of 3, Drawing 11/005/105 Revision B dated 08/07/11;
  - d) Proposed Highway Works Layout Sheet 3 of 3, Drawing 11/005/105 Revision B dated 08/07/11;
  - e) Highway works Standard Details, Drawing No. 11005/104 dated 07/04/11;
  - f) HGV Swept Path Analysis, Drawing No. 11005/107 dated 08/07/11;
  - g) Gretton Brook Diversion Temporary Works, Drawing No. 11005/108 Revision A dated 16/09/11;
  - h) Gabion Wall Proposals, Drawing No. 11005/109 dated 24/11/11;
  - i) Proposed Culvert Details, Drawing No. 11005/110 dated 24/11/11;
  - j) Any gates shall be set back a minimum of 20m to the rear of the highway boundary (back of verge) and hung to open inwardly only.

The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the Waste Planning Authority. The development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter. The site entrance and the internal road shall be maintained in a condition free from potholes while in use.

### **Wheel Cleaning and Vehicle Sheeting**

16. All operational vehicles leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris is deposited on the public highway.
17. The developer shall put in place a system to ensure that all operational vehicles arriving at and leaving the site are appropriately sealed or covered so as to prevent material spillage, wind blow and odour nuisance.

## **Monitoring**

18. Heavy Goods Vehicle movements associated with the development hereby permitted shall be restricted to an annual average of 140 movements per day (i.e. the combination of HGV's entering and exiting the site averaging 70 in and 70 out per day) and recorded details of the number of HGV vehicular movements, including the weight and category of waste delivered or collected, shall be provided to the Waste Planning Authority within seven days of a written request.
19. The operating company shall keep records of the quantity of waste received by weight, its source and Heavy Goods Vehicle (HGV) movements associated with the development and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.
20. The operators of the site shall submit an annual report in writing to the Waste Planning Authority within one month of the end of the calendar year and at 12 monthly intervals thereafter. The annual report shall incorporate the records required by conditions 18 and 19 above and demonstrate compliance with catchment area controls required in condition 21. This information shall also be provided within 4 weeks of a written request by the Waste Planning Authority.

## **Catchment Area**

21. With the exception of a 15% calendar year allowance, and the exclusion of the types of waste in condition 30 all waste materials to be processed on the site shall originate from locations within the indicative catchment area as shown on No. 4 submitted Plans by Monksleigh referenced 'Task No. 016AZ 1-4,'Estimated Drive Time Service Areas', attached to this planning permission, unless expressly approved in writing by the Waste Planning Authority on the basis that evidence is submitted which the Waste Planning Authority agrees demonstrates:
  - The waste is part of a temporary (two years or less) contract while processing facilities are constructed closer to the source; or
  - Other circumstances where there is a justified need to utilise the facility.

## **Visual Amenity and Design**

22. The new buildings shall be constructed to match the existing building on the site and the exterior shall be constructed of corrugated steel sheeting and finished in dark grey.

## **Biodiversity and Landscaping**

23. The management and maintenance of the existing planting alongside Gretton Brook shall be in accordance with the details in the submitted Discharge of Conditions statement received on 8 March 2012 and undertaken on a 7 year cycle for the duration of the operational life of the development hereby permitted including:

- Coppicing of shrub species to maintain visual screening of the development from Gretton Brook Road;
- Management of damaged trees in the interests of both health and safety and biodiversity;
- Replacement planting (to exclude Common Ash) shall use species that are native, of local provenance and include a high diversity of species in order to provide varied food sources for native birds as well as visual screening and general biodiversity functions;
- Tree management advice shall be sought from a qualified arboricultural consultant; and
- Planting shall be maintained for the life of the facility and any plants which die or become diseased in this period shall be replaced in the following planting season.

24. Prior to the importation of waste to the site, bird and bat boxes shall be installed in accordance with the details in the submitted Discharge of Conditions statement received on 8 March 2012 and Drawing No. GPP-GE-GBR-12-01 Revision 1 dated 02.03.2012 and in accordance with the following requirements:

- Bird and bat boxes shall be positioned by suitably qualified personnel and both number at least 20 suitably designed boxes;
- The boxes shall be appropriately maintained for the life of the facility and any lost or damaged shall be replaced no later than the following winter season.

### **Surface Water**

25. Unless otherwise agreed in writing by the Waste Planning Authority, surface water controls shall be:

- in accordance with the amended flood risk assessment (FRA) by Abington Consulting Engineers Ltd dated 6 January 2009; and
- designed to reduce the risk of flooding without affecting flood risk elsewhere; and
- be consistent with those advocated for sustainable urban drainage schemes; and
- be designed and maintained for the lifetime of the development.

### **Groundwater and Contaminated Land**

26. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Waste Planning Authority for the remediation strategy detailing how this unsuspected contamination shall be dealt with.

### **Groundwater Protection**

27. All wastes accepted onto site must be handled (stored, separated and treated) in an enclosed area and on an impermeable surface with a sealed drainage system.

28. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein.
29. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

### **Types of Waste**

30. Waste to be managed and imported to the site shall exclude untreated/unsorted Municipal Solid Waste (MSW), Construction, Demolition and Excavation Waste (CD&E), and green waste. These wastes shall only be imported to the site if sourced from and in accordance with, an indicative catchment area plan identifying a sub regional catchment for each type of waste which shall be submitted to and agreed in writing by the Waste Planning Authority prior the importation to these wastes to the site.

### **Fire Risk Management**

31. Prior to the importation of waste at the site, a fire risk management plan identifying the measures to mitigate and manage the risk of fire at the site shall be submitted to and approved in writing by the Waste Planning Authority. The plan shall take be based on the guidance by the Environment Agency 'Fire Prevention Plans Version 1, March 2015' and the Waste Industry Safety and Health Forum (WISH) 'Reducing the Fire Risk at Waste Management Sites'. The plan as agreed in writing shall be implemented and maintained thereafter.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For 9; Against 0; Abstention 1)*

*The application was therefore*  
**APPROVED**

## **50 Delegated Officers Report**

None

## **51 Exempt Items**

None

**52 Close of Meeting**

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Chair

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Date

The meeting closed at 7.30 pm