

**PLANNING AND REGULATORY COMMITTEE
22 MARCH 2016****RETROSPECTIVE APPLICATION FOR THE USE OF LAND
FOR EXTERNAL STORAGE PURPOSES ANCILLARY TO
THE EXISTING WASTE TRANSFER STATION AT LYDSTEP,
CLEEVE ROAD, MIDDLE LITTLETON, EVESHAM,
WORCESTERSHIRE**

Applicant

Pete Bott Skip Hire Limited

Local Member(s)

Mr A A J Adams

Purpose of Report

1. To consider a County Matter planning application for the retrospective use of the land for external storage purposes ancillary to the existing waste transfer station at Lydstep, Cleeve Road, Middle Littleton, Evesham, Worcestershire.

Background

2. Planning Permission (application reference no. 407544) for the existing Waste Transfer Station at Lydstep, Cleeve Road, Middle Littleton was granted by members of the Planning and Regulatory Committee on 6 March 2003 (Minute 226 refers).

3. The existing Waste Transfer Station is located off the B4085. The site comprises of a number of workshop and office buildings. The primary working, sorting and recycling area associated with the Waste Transfer Station business is sited to the western side of the site.

4. The existing Waste Transfer Station involves the recovery and transportation of mixed inert materials together with construction/demolition waste arising from the development industry.

5. The skip hire business operated from the site covers mainly the Evesham, Stratford and Redditch areas.

6. The operational area has expanded outside of the approved site area onto land adjacent to and west of the existing site. This area is currently being used for storage purposes, which are ancillary to the existing waste transfer station and skip hire business.

7. The applicant states that the application site has a haulage history and has submitted an aerial photograph dated 2005, which they consider demonstrates significant vehicle, plant and skip storage on parts of the site at that time.

8. There are no permissions on the site granted by Wychavon District Council or Worcestershire County Council.

9. The use of the land is considered to be enclosed paddock land.

The Proposal

10. The applicant is seeking planning permission for the retrospective use of the land for external storage purposes. The operational area has expanded outside of the approved site area and the site is being used for storage purposes ancillary to the existing Waste Transfer Station business.

11. It was originally proposed that the application site area would continue to accommodate skips, which await repair on site; un-roadworthy vehicles, which are used for spares and top soil storage produced as a recovered material from the existing adjacent waste transfer station. It is proposed that there will be two skip storage areas. The skips awaiting repair would be located on the northern side of the site and the skips awaiting use would be located in the south-east of the site. The unroadworthy vehicles would be located to the north-west of the site and the top soils would be located to the south-west of the site to a proposed maximum height of 5 metres.

12. The applicant states that the storage areas are presently located on a hard-core base. They state that the application site is entirely permeable.

13. It is not proposed that any of the surrounding high hedgerows would be removed or cut back.

14. There is no existing lighting within the application site area and it is not proposed that any lighting would be erected as part of this planning application.

15. However, the applicant has subsequently decided to remove the unroadworthy vehicle storage area from his proposal.

16. The applicant states that the storage use is almost entirely passive in nature and would contain no noises sources or traffic movement other than the occasional provision and/or replenishment of the screened top soil. It would not create an increase in traffic generation or lorry movements above or beyond those presently experienced, bearing in mind that the use has been extant for a long time already.

The Site

17. The application site is located within the village of Middle Littleton. The application site measures approximately 0.4 hectares and comprises of grassed areas to the north and hard-core areas to the south of the site.

18. The application site is bound by an agricultural field to the north; the existing waste transfer station site to the east with the B4085 road and residential estate beyond; access track and residential property, 'Tower View', to the south and open countryside to the west.

19. There are existing tall mature hedgerows along the western and southern boundaries.

20. The application site is located approximately 390 metres north-east of Windmill Hill & Harrow Hill Bank; approximately 685 metres of Littleton, Broadway & Badsey Brooks and Tributaries; approximately 560 metres south-east of Cleeve Prior Bank and approximately 725 metres east of the River Avon (Local Wildlife Sites).

21. The nearest residential properties are no. 1 School Lane which is sited approximately 82 metres east of the application site and 'Tower View' which is sited approximately 8 metres south of the application site.

22. Beyond 'Tower View' is 'Kanes Foods', a chilled food manufacturer, sited approximately 12 metres south of the application site and the existing Waste Transfer Station.

23. The application site is located with Flood Zone 1, which is an area not at risk of flooding.

24. Public Right of Way (reference number 535(C)) runs adjacent to the application site and the existing Waste Transfer Station to the south.

Summary of Issues

25. The main issues in the determination of this application are:

- The waste hierarchy
- Location of the development
- Landscape character and appearance of the local area
- Residential amenities (including noise and dust emissions)
- Ecology and biodiversity
- The water environment
- Traffic and highways safety.

Planning Policy

National Planning Policy Framework (NPPF)

26. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking.

27. Sustainable Development is defined by five principles set out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;

- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly".

28. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy
- a social role, supporting vibrant and healthy communities and
- an environmental role, protecting and enhancing our natural, built and historic environment.

29. The NPPF does not contain specific waste policies, as these are contained within the National Planning Policy for Waste. However, the NPPF states that local authorities taking decisions on waste applications should have regard to the policies in the NPPF so far as relevant. For that reason the following guidance contained in the NPPF, is considered to be of specific relevance to the determination of this planning application:

- Section 1: Building a strong, competitive economy
- Section 3: Supporting a prosperous rural economy
- Section 4: Promoting sustainable transport
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving the Historic Environment

National Planning Policy for Waste

30. The National Planning Policy for Waste was published on 16 October 2014 and replaces "Planning Policy Statement 10 (PPS 10): Planning for Sustainable Waste Management" as the national planning policy for waste in England. The document sets out detailed waste planning policies, and should be read in conjunction with the NPPF, the Waste Management Plan for England and National Policy Statements for Waste Water and Hazardous Waste, or any successor documents. All local planning authorities should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management.

The Development Plan

31. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of the Adopted Worcestershire Waste Core Strategy and the Adopted South Worcestershire Development Plan.

32. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

33. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF

are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Worcestershire Waste Core Strategy Development Plan Document (WCS)

Policy WCS 1: Presumption in favour of sustainable development

Policy WCS 3: Re-use and Recycling

Policy WCS 8: Site infrastructure and access

Policy WCS 9: Environmental assets

Policy WCS 11: Sustainable design and operation of facilities

Policy WCS 12: Local characteristics

Policy WCS 14: Amenity

Policy WCS 15: Social and economic benefits

Waste Management Plan for England (2013)

34. The Government through Defra published the Waste Management Plan for England in December 2013. This Plan superseded the previous waste management plan for England, which was set out in the Waste Strategy for England 2007.

35. There are comprehensive waste management policies in England, which taken together deliver the objectives of the revised Waste Framework Directive, therefore, it is not the intention of the Plan to introduce new policies or to change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan.

36. This Plan is a high level document which is non-site specific, and is a waste management, rather than a waste planning document. It provides an analysis of the current waste management situation in England, and evaluates how it will support implementation of the objectives and provisions of the revised Waste Framework Directive.

37. The key aim of this Plan is to work towards a zero waste economy as part of the transition to a sustainable economy. In particular, this means using the “waste hierarchy” (waste prevention, re-use, recycling, recovery and finally disposal as a last option) as a guide to sustainable waste management.

38. It states that the construction, demolition and excavation sector is the largest contributing sector to the total waste generation, generating 77.4 million tonnes of waste in 2010.

The Government Review of Waste Policy England 2011

39. The Government Review of Waste Policy in England 2011 seeks to move towards a green, zero waste economy, where waste is driven up the waste hierarchy. The waste hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery) and last of all disposal.

Adopted South Worcestershire Development Plan

40. The South Worcestershire Development Plan (SWDP) covers the administrative areas of Worcester City Council, Wychavon District Council and Malvern Hills District

Council. The SWDP is a Development Plan Document which sets out strategic planning policies and detailed development management policies. The SWDP also allocates sites for particular types of development and sets out policies on site specific requirements. It covers the period 2006-2030. The SWDP was adopted on 25 February 2016 and is subject to a six week High Court challenge period. Notwithstanding this, full weight should be given to the SWDP in the determination of this application.

41. The SWDP policies that are relevant to the proposal are listed below:

Policy SWDP 1 Overarching Sustainable Development Principles
Policy SWDP 2 Development Strategy and Settlement Hierarchy
Policy SWDP 4 Moving Around South Worcestershire
Policy SWDP 5 Green Infrastructure
Policy SWDP 7 Infrastructure
Policy SWDP 21 Design
Policy SWDP 22 Biodiversity and Geodiversity
Policy SWDP 25 Landscape Character
Policy SWDP 28 Management of Flood Risk
Policy SWDP 29 Sustainable Drainage Systems
Policy SWDP 31 Pollution
Policy SWDP 33 Waste

Consultations

42. **Wychavon District Council** has no objection to the proposal, having regard to Saved Local Plan Policy ECON2 for the expansion of existing rural employment site, which states:-

43. Outside defined development boundaries, proposals for the expansion of existing employment sites and/or uses will be permitted, providing:

- a) the site/use is currently operating without significant harm to its surroundings and the rural environment;
- b) the proposal is for the reasonable and limited needs for expansion of an existing business or businesses; and
- c) the site and its surroundings can accommodate such limited expansion without significant harm to the character, appearance or amenity of the area.

44. **North and Middle Littleton Parish Council** – No comments received.

45. **Worcestershire Regulatory Services** have no comments to make from a nuisance point of view.

46. **The Environment Agency** has no objections to the proposal. They can confirm that the existing Waste Transfer Station located to the east of the proposed application is regulated by the Agency under an Environmental Permit, which regulates and controls matters such as:

- General Management of the site;
- Permitted activities e.g. operations. - Waste Acceptance (quantity and type of waste);

- Emissions (such as Odour, Noise and Vibration relevant to the 'operational area'); and
- Monitoring, Records and Reporting.

47. **The Environment Agency** made a site inspection in August 2014, which did not identify any permit breaches or cause for concern. They can confirm that there have been some complaints to date in relation to dust emissions but these were a few years ago (nothing more recent) and none were substantiated.

48. The proposed area is directly associated and connected to the site and its waste operations. However, the proposed external storage area does not fall within the boundary of the permitted area (installation boundary). Therefore, any waste transfer and treatment is not currently permitted in this proposed area. All waste operations must be carried out within the permitted area. The applicant does not hold any waste exemptions allowing them to store, treat, dispose or use waste in the proposed area. Therefore, presently the applicant may only carry out non-waste activities in this area. They advise that should the applicant wish to carry out waste activities in this area, they must apply to the Environment Agency to modify their existing permit. It is likely that further site drainage and infrastructure works would be needed prior to waste treatment operations commencing in this area. An impermeable hardstanding would need to be implemented for waste storage areas, as the Environmental Permit requires that "non-hazardous wastes must be stored on impermeable surface with sealed drainage". The applicant may be able to apply to register for an exemption on this part of the site, to cover lower risk waste activities. They have specific limits and conditions, which have to be followed.

49. **The County Landscape Officer** has no objections to the application. They acknowledge that the supporting statement sets out that external storage, notably, the storage of topsoil is limited to a height of 5 metres, with other areas being used to store skips. The site context is characterised by block suburbanisation to the east, modern industrial development to the south, small, regular enclosed fields to the west and low-density row settlement to the north. The site is effectively screened along all four boundaries by mature hedgerows, together with a mature block of plantation woodland to the west, which helps to screen the site on its potentially most open landscape aspect.

50. They state that despite the rural setting, the relative density of domestic and industrial development in Middle Littleton and the existing industrial land use is such that they perceive no measurable impact to the landscape character of the site setting. They consider that the mature nature of surrounding hedgerows and integrated, small plantations of woodland already offers a sufficient level of screening, notably in the more vulnerable view sheds to the west and east. They recommend that ongoing maintenance of the hedgerows, in particular, should ensure that an effective screen is retained.

51. **The County Ecologist** has no objections to the proposal as there appear to be no obvious or immediate implications for protected species or habitats within the application site. Given the retrospective status of the application, the nature and relatively small scale of the scheme, the County Ecologist does not think biodiversity enhancement should be a requirement. However, in line with the aspirations of NPPF, it may be appropriate to signpost the applicant to resources through which, if they choose, the site could be made more wildlife-friendly without compromising the operational activity of the business. For instance, Windmill Hill Site of Special Scientific Interest (SSSI), which has

been designated for its calcareous grassland, is located approximately 350 metres due west of the site, albeit separated by intervening agricultural land. Wildflower seeding any verges or otherwise 'unused' land will provide 'stepping stones' for wildlife such as uncommon invertebrates that would otherwise be geographically isolated in the landscape.

52. **Natural England** assessed this application using the Impact Risk Zones data (IRZs) and 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 Windmill Hill Site of Special Scientific Interest (SSSI) has been notified. They therefore advise the County Planning Authority that this SSSI does not represent a constraint in determining this application.

53. **The County Archaeologist** has no comments to make on the application.

54. **The County Highways Officer** has no objections to the application as it does not involve any increase in vehicle movements and, therefore, does not have an adverse impact on the highway.

55. **Worcestershire Wildlife Trust** has no objections to the proposal.

56. **South Worcestershire Land Drainage Partnership** – No comments received.

57. **Severn Trent Water Limited** – No comments received.

Other Representations

58. In accordance with the Development Management Procedure Order 2010, the application has been advertised on site, in the press and through neighbour notification letters. Three letters of representation have been received from members of the public objecting to the proposal. The letters of representation are available in the Members Support Unit.

59. The concerns include:

- The objects proposed to be stored on the site – they are concerned that there are non-business activities taking place on the site including the servicing of third party's HGVs on Sundays and tinkering with motor-racing vehicles
- Trading hours – they state that trading presently takes place outside of the current operational hours
- Noise – they state that the reversing alarms on vehicles are a nuisance and machines make a horrendous noise; and
- Dust – they state that there are no measures in place to prevent dust from the site.

They state that planning permission should only be granted once all other infrastructure is in place, including, sound proofing, dust suppressor and a wheel wash.

The Head of Strategic Infrastructure and Economy's Comments

60. As with any planning application, this application should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The relevant policies and key issues have been set out earlier.

The waste hierarchy

61. The National Planning Policy for Waste states that positive planning plays a pivotal role in delivering this country's waste ambitions through:

- Delivery of sustainable development and resource efficiency...by driving waste management up the waste hierarchy
- Ensuring that waste management is considered alongside other spatial planning concerns...recognising the positive contribution that waste management can make to the development of sustainable communities
- Providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of, and
- Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.

62. The Government Review of Waste Policy in England 2011 seeks to move towards a green, zero waste economy, where waste is driven up the waste hierarchy. The waste hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery) and last of all disposal. This is reiterated in the Waste Management Plan for England (2013).

63. The Head of Strategic Infrastructure and Economy considers that the proposed development is ancillary to an existing adjacent Waste Transfer Station operation. Waste materials are recovered, this drives waste management up the waste hierarchy and contributes to the delivery of sustainable development.

Location of the development

64. The application site is located adjacent to an existing Waste Transfer Station.

65. The Waste Core Strategy sets out a Geographic Hierarchy for waste management facilities in Worcestershire.

66. The hierarchy takes account of patterns of current and predicted future waste arisings and resource demand, onward treatment facilities, connections to the strategic transport network and potential for the future development of waste management facilities. The hierarchy sets out 5 levels with the highest level being Level 1 'Kidderminster zone, Redditch zone and Worcester zone'.

67. Policy WCS 3 of the Waste Core Strategy allows waste management facilities that enable re-use or recycling of waste, including treatment, storage, sorting and transfer facilities, to be permitted within all levels of the Geographic Hierarchy, where it is demonstrated that the proposed location is at the highest appropriate level of the Geographic Hierarchy.

68. The application site is located in Level 5 of the Geographic Waste Hierarchy. Given that the location of the proposal is adjacent to the existing Waste Transfer Station, the Head of Strategic Infrastructure and Economy considers that the proposed location is at the highest appropriate level of the hierarchy and is, therefore, considered to be appropriate.

69. It is considered that the ancillary use of this site adjacent to the existing Waste Transfer Station is considered to be reasonable for the functionality of the existing waste transfer station business.

Landscape character and appearance of the local area and expansion into open countryside

70. The current land use is considered to be enclosed agricultural land. The applicant states that this land has been used for the storage for vehicles as part of a previous haulage business.

71. The use of the land is currently being used for the storage of skips, obsolete vehicles used for spare parts and top soils to the west of the existing Waste Transfer Station.

72. The application site is not visible from public view along the B4085 or the Public Right of Way (reference number 535(C)) which runs adjacent to the application site to the south. This is due to the existing tall mature hedgerows along the western and southern boundaries.

73. The County Landscape Officer has no objections to the application and recommends that ongoing maintenance of the hedgerows, in particular, should ensure that an effective screen is retained.

74. On balance and in view of the above advice, the Head of Strategic Infrastructure and Economy does not consider that the loss of the enclosed agricultural land as a result of this land being used for ancillary purposes in association with the existing waste transfer station business for storage use, would have any adverse impact on the character and appearance of the area, subject to conditions limiting the height of any stockpiling of materials and retaining and maintaining boundary hedgerows. This is in accordance with Policy WCS12 of the Worcestershire Waste Core Strategy and Policy SWDP 25 of the Draft South Worcestershire Development Plan.

Residential amenities (including noise and dust emissions)

75. The nearest residential properties are no. 1 School Lane which is sited approximately 82 metres east of the application site and 'Tower View' which is sited approximately 8 metres south of the application site.

76. The applicant states that the storage use is passive in nature and would not generate noise sources or traffic movement other than the occasional provision and/or replenishment of the screened top soil.

77. Three letters of representation have been received from members of the public objecting to the proposal. The local residents have raised concerns about the materials proposed to be stored on the site; trading hours; noise and dust.

78. The applicant proposes to continue to accommodate skips, which await repair on site and top soil storage produced as a recovered material from the existing waste transfer station.

79. The operational hours would be the same as the existing waste transfer station.

80. The applicant states that the use of the area within the application site is almost entirely passive in nature, which would not create an increase in traffic generation or lorry movements above or beyond those presently experienced, bearing in mind that the use has been extant for a long time already.

81. Although the applicant states that the use of the site would be almost entirely passive in nature, the Head of Strategic Infrastructure and Economy considers that vehicles would have to move between this site and the existing waste transfer station site and materials would be moved between these areas with the potential to generate noise and dust.

82. Worcestershire Regulatory Services have been consulted on the application and they have no objections to the proposal. The Environment Agency have also been consulted on the application and they have raised no objections. The site would be covered by an Environmental Permit, which regulates and controls matters such as:

- General Management of the site
- Permitted activities e.g. operations. - Waste Acceptance (quantity and type of waste)
- Emissions (such as Odour, Noise and Vibration relevant to the 'operational area'), and
- Monitoring, Records and Reporting.

83. Paragraph 122 of the National Planning Policy Framework states that "local planning authorities should focus on whether the development itself is an acceptable use of the land and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively."

84. Having taken into the account the concerns raised by local residents and in view of the comments received by Worcestershire Regulatory Services and the Environment Agency, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have any adverse impact on the amenities of the neighbouring residential properties in accordance with Policy WCS14 of the Worcestershire Waste Core Strategy and Policy 31 of the Draft South Worcestershire Development Plan.

85. Furthermore, the Head of Strategic Infrastructure and Economy recommends the imposition of a condition requiring removal of the unroadworthy vehicles from the site.

Ecology and biodiversity

86. The County Ecologist has no objections to the proposal as there appear to be no obvious or immediate implications for protected species or habitats within the application.

87. In view of the above, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have an adverse impact on ecology and biodiversity in accordance with Policy WCS 9 of the Worcestershire Waste Core Strategy and Policy SWDP 22 of the Draft South Worcestershire Development Plan.

The water environment

88. The application site is located with Flood Zone 1, which is an area not at risk of flooding.

89. The applicant states that the site is entirely permeable.

90. In accordance with the Environment Agency's advice, all waste storage areas should be located on impermeable hardstanding with sealed drainage and this is something that the Head of Strategic and Economy considers would be appropriate to control through the imposition of a condition requiring this. Subject to this condition, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have any adverse impact on the water environment in accordance with Policy SWDP 28 and Policy SWDP 29 of the Draft South Worcestershire Development Plan.

Traffic and highways safety

91. The applicant states that the use of the area within the application site is almost entirely passive in nature, which would not create an increase in traffic generation or lorry movements above or beyond those presently experienced, bearing in mind that the use has been extant for a long time already. The applicant states that the vehicle movements associated with the existing site include 7 lorries, which carry out about 3-4 skip collections, making a maximum of 20-30 movements in and out, based on a busy day.

92. Although the applicant states that the use of the site would be almost entirely passive in nature, the Head of Strategic Infrastructure and Economy considers that vehicles would have to move materials between this site and the existing waste transfer station site.

93. The County Highways Officer has been consulted and has no objections to the application as it does not involve any increase in vehicle movements on the public highway and, therefore, does not have an adverse impact on the highway.

94. In view of the above, the Head of Strategic Infrastructure and Economy is satisfied that the proposed development is acceptable on highways grounds in accordance with Policy WCS 8 of the Waste Core Strategy for Worcestershire.

Conclusion

95. The Head of Strategic Infrastructure and Economy considers that the proposed development is ancillary to an existing adjacent waste transfer station operation. Waste materials are received, this drives waste management up the waste hierarchy and contributes to the delivery of sustainable development.

96. It is considered that the ancillary use of this site adjacent to the existing Waste Transfer Station is considered to be reasonable for the functionality of the existing waste transfer station business.

97. On balance, the Head of Strategic Infrastructure and Economy does not consider that the loss of the enclosed agricultural land as a result of this land being used for ancillary purposes in association with the existing waste transfer station business for storage use would have any adverse impact on the character and appearance of the area, subject to conditions limiting the height of any stockpiling of materials and skips and retaining and maintaining boundary hedgerows. This is in accordance with Policy WCS12 of the Worcestershire Waste Core Strategy and Policy SWDP 25 of the Draft South Worcestershire Development Plan.

98. Having taken into the account the concerns raised from local residents and in view of the comments received by Worcestershire Regulatory Services and the Environment Agency, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have any adverse impact on the amenities of the neighbouring residential properties in accordance with Policy WCS14 of the Worcestershire Waste Core Strategy and Policy 31 of the Draft South Worcestershire Development Plan.

99. In view of the above, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have an adverse impact on ecology and biodiversity in accordance with Policy WCS 9 of the Worcestershire Waste Core Strategy and Policy SWDP 22 of the Draft South Worcestershire Development Plan.

100. In accordance with the Environment Agency's advice, all waste storage areas should be located on impermeable hardstanding with sealed drainage and this is something that the Head of Strategic and Economy considers would be appropriate to control through the imposition of a condition. Subject to this condition, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have any adverse impact on the water environment in accordance with Policy SWDP 28 and Policy SWDP 29 of the Draft South Worcestershire Development Plan.

101. The Head of Strategic Infrastructure and Economy is satisfied that the proposed development is acceptable on highways grounds in accordance with Policy WCS 8 of the Waste Core Strategy for Worcestershire.

102. The Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have an adverse impact on ecology and biodiversity; the water environment and on highways. Taking into account the provisions of the Development Plan and in particular Policies WCS 1; WCS 3; WCS 8; WCS 9; WCS 11; WCS 12; WCS 14 and WCS 15 of the Adopted Worcestershire Waste Core Strategy and Policies SWDP 1; SWDP 2; SWDP 4; SWDP 5; SWDP 7; SWDP 21; SWDP 22; SWDP 25; SWDP 28; SWDP 29; SWDP 31 and SWDP 33 of the Adopted South Worcestershire development Plan, it is considered the proposal would not cause demonstrable harm to the interests intended to be protected by these policies or highway safety.

Recommendation

103. The Head of Strategic Infrastructure and Economy recommends that planning permission be granted for the retrospective use of the land for external storage purposes ancillary to the existing waste transfer station at Lydstep, Cleeve Road, Middle Littleton, Evesham, Worcestershire, subject to the following conditions:

- a) The development hereby permitted shall be carried out in accordance with the details shown on submitted drawings, titled, *Proposed external storage ancillary to waste transfer station [part retrospective] - Location Plan, received by the County Planning Authority on 27 August 2015 and Proposed external storage ancillary to waste transfer station [part retrospective] - Layout Plan, received by the County Planning Authority on 27 August 2015;*
- b) All existing unroadworthy vehicles shall be removed from the site within 3 months of the date of this permission. Thereafter, no unroadworthy vehicles shall be stored within the site;
- c) The maximum height of the top soils storage area shall not exceed 5 metres and a height bar shall be maintained on site for the duration of the operations to maintain the 5 metre height restriction;
- d) The maximum height of the skips storage area shall not exceed 4 metres and a height bar shall be maintained on site for the duration of the operations to maintain the 4 metre height restriction;
- e) Vehicle movements on the site shall only take place between 8:00 a.m. and 6:00 p.m. Monday to Friday, 8:00 a.m. and 1:00 p.m. on Saturdays and not at all on Sundays or Public Holidays;
- f) The hedgerow along the southern boundary of the site shall be retained and maintained for the duration of operations on the site;
- g) Details of impermeable hardstandings and sealed drainage areas shall be submitted to and approved in writing by the County Planning Authority. The approved hardstanding areas shall be constructed and used for the storage of waste materials for the duration of waste management operations on the site; and
- h) No waste processing operations shall be carried out within this site other than the storage of waste materials on impermeable hardstandings with sealed drainage.

Contact Points

County Council Contact Points

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Specific Contact Points for this report

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Background Papers

In the opinion of the proper officer (in this case the Head of Strategic Infrastructure and Economy) the following are the background papers relating to the subject matter of this report:

The application, plans and consultation replies in file reference 15/000032/CM.