

**PLANNING AND REGULATORY COMMITTEE
20 SEPTEMBER 2016****PROPOSED EXTENSION OF A YARD ASSOCIATED WITH
AN EXISTING WASTE TRANSFER STATION AT GROVE
HOUSE YARD, TEWKESBURY ROAD, UPTON-UPON-
SEVERN, WORCESTERSHIRE**

Applicant

Dynamic Construction Limited

Local Member(s)

Mr R J Sutton

Purpose of Report

1. To consider a County Matter planning application for a proposed extension of a yard associated with an existing Waste Transfer Station at Grove House Yard, Tewkesbury Road, Upton-upon-Severn, Worcestershire.

Background

2. Grove House Yard has a history of mixed commercial and industrial uses. The yard was mainly used as a haulage and distribution depot from the early 1950s and has a number of uses operating from the site including a workshop and garage, motorcycle business, car sales, accommodation for hauliers, and small commercial units and a ready mix concrete batching plant.
3. The Planning and Regulatory Committee granted planning permission for the existing Waste Transfer Station in May 2012 (Reference no. 11/000060/CM, Minute no. 775 refers). Since then Digaway and Cleanaway (the sister company of the applicant) applied for planning permission in November 2014 to extend the existing Waste Transfer Station building at the site. The rationale for this extension was because they had become highly successful due to a very high demand for waste management services and a low supply of such operators locally. As a result, the existing building was not of a sufficient size to allow all waste transfer operations, including, sorting, storing, loading and unloading to be undertaken within the building which had meant that storage of materials and waste transfer operations had been occurring outside of the building. This was in breach of Conditions 5 and 20 of the extant Planning Permission 11/000060/CM which relate to waste transfer operations only taking place within the building and storage of materials, (including wastes and processed materials) except empty skips, goods or equipment on the site, respectively.
4. In order to regularise this breach of planning control, the applicant applied to extend the existing building in order to provide a larger covered area within which the waste transfer activities would be carried out. The Committee subsequently

granted planning permission for the extension of an existing Waste Transfer Station building in May 2015 (Reference no. 14/000045/CM, Minute no. 907 refers). This permission has not yet been implemented. The applicant states that the reason for this is because "*the construction of the extended building would reduce the size of the yard area to such a degree that Waste Transfer operations are inhibited greatly*". The applicant is, therefore, applying to extend the yard area associated with the Waste Transfer Station operations to facilitate the construction of the permitted Waste Transfer Station building extension.

The Proposal

5. The applicant is seeking permission for a proposed extension of a yard associated with an existing Waste Transfer Station at Grove House Yard, Tewkesbury Road, Upton-upon-Severn, Worcestershire. The applicant states that "*the proposed extension is required because following the grant of planning permission for the extension to the Waste Transfer Station building (Reference no. 14/000045/CM, Minute no. 907 refers) it became apparent that its construction would have the effect of reducing the working yard area to a degree that it would inhibit the circulation and operational activities*".

6. The applicant goes on to state that the "*operational arrangements of the Waste Transfer Station would not alter as a result of this proposal. The extended yard area would simply provide sufficient circulation space for the existing activities to be conducted and to allow the construction of the building extension previously granted planning permission (Reference no. 14/000045/CM, Minute no. 907 refers). There is a serious lack of car parking provision on site at present which has resulted in an off-site car parking facility being provided. This has been the subject of a separate planning application and has been refused by Malvern Hills District Council*" (District Reference: 15/01740/FUL). The applicant has lodged an appeal against the District Council's decision, which is still under consideration by the Planning Inspectorate (Appeal Reference: APP/J1860/W/16/3145698).

7. The proposed yard extension would measure approximately 0.37 hectares in area. The yard would accommodate car parking for staff (21 standard parking spaces and 1 parking space for disabled users); relocated weighbridge; empty skip storage area in the northern part of the extension area; and ten bays for the external storage of inert wastes, located in the south-east corner of the extension area, measuring about 4 metres wide by 4 metres long by 2.4 metre high to be constructed from timber sleepers or similar. A new concrete section of access road together with gates is also proposed to aid vehicle circulation. The existing baled storage area to the east of the Waste Transfer Station building is currently open to the elements. The applicant is proposing that this be replaced in its current location by a new lean-to covered storage area. The applicant states that the vehicles associated with the Waste Transfer Station business (spaces for up to ten vehicles) would be stored overnight immediately to the south of the permitted Waste Transfer Station building for security reasons. A below ground surface water attenuation tank measuring about 30 cubic metres is also proposed within the extension area to cater for rainwater from the existing and permitted Waste Transfer Station buildings. Surface water from the existing and proposed yards would be directed to a below ground surface water attenuation tank (measuring about 108 cubic metres) within the proposed extension area, an associated silt trap and hydrobrake would also be installed. A pond feature is proposed in the northern corner of the site. The

proposed yard area would be enclosed by a closeboard timber fence measuring about 2.4 metres high along the eastern boundary and metal palisade fencing and gates measuring about 2.4 metres high situated along the northern and southern boundaries of the site. A landscaped area encompassing native shrub and tree planting is proposed along the eastern and northern site boundaries. A new hedgerow is also proposed to be planted off site, situated about 120 metres south of the proposal in between the application site and the residential properties along Ryall Grove and Willow Close. The annual throughput of wastes at the site would remain unchanged at up to 5,000 tonnes per annum.

8. The hours of operation are not proposed to be altered. The existing hours of operation are 07:30 to 18:00 Mondays to Fridays, inclusive and 07:30 to 13:00 on Saturdays. No operations are permitted on Sundays or Bank Holidays.

9. The applicant states that there would be no increase in HGV traffic generated by the site resulting from the proposed development. The current HGV movements are approximately 24 HGV movements per day (12 HGVs entering the site and 12 HGVs exiting the site). The proposal would create 6 further full-time equivalent jobs, resulting in a total of 24 full-time equivalent employees and 1 part-time employee.

The Site

10. The application site, which measures approximately 0.37 hectares in area, is located about 240 metres north of Ryall village and approximately 1.1 kilometres north-east of Upton-upon-Severn in a predominantly rural setting. The application site is located adjacent to a small commercial and industrial yard along the eastern side of Tewkesbury Road (A38). The commercial and industrial yard comprises a ready mix concrete plant to the north; and a workshop and garage, specialist motorcycle enterprise and car sales business in the western part of the yard. At the southern end of the yard are offices, two commercial business units, a glass and glazing company, a tyre and battery enterprise and two motor repair businesses. The application site would be located predominately on agricultural land and is surrounded to the north, east and south by agricultural land.

11. The existing Waste Transfer Station site is situated at about 14.75 to 15 metres AOD ground level. The proposed extension area would be situated on land about 1 metre lower, at approximately 13.70 metres AOD.

12. Access to the site is gained via the existing access off Tewkesbury Road (A38). There are two Public Rights of Ways located in close proximity to the site. Footpath RP-512 is sited approximately 280 metres east of the application site and Footpath RP-513 is sited about 235 metres south-east of the site.

13. The application site is located approximately 440 metres west of the Smithmoor Common and Meadows Local Wildlife Site (LWS) and approximately 775 metres north-east of the River Severn LWS. The application site is also located approximately 850 metres north-east of the Upton Ham Site of Special Scientific Interest (SSSI) and about 1 kilometre north-west of Earl's Croome Meadow SSSI

14. The application site falls within Flood Zone 1 which has a low probability of flood risk.

15. The nearest residential properties to the application site are Grove House which is sited adjacent to the application site (red line boundary) and about 50 metres west of the proposed extension area. A row of flats are located immediately to the west of the proposal within the commercial estate. The Willows is sited approximately 25 metres south of the application site. There are further residential properties situated along Ryall Grove, which is located about 220 metres south of the application site.

Summary of Issues

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

- The Waste Hierarchy
- Location of the Development
- Landscape Character and Appearance
- Residential Amenity
- Traffic and Highways Safety
- Ecology and Biodiversity, and
- The Water Environment.

Planning Policy

National Planning Policy Framework (NPPF)

17. 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.

18. 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".

19. 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.

20. 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

National Planning Policy for Waste

21. 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

22. 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 Adopted South Worcestershire Development Plan.

23. 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.

24. 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 2: Enabling Waste Management Capacity

Policy WCS 3: Re-use and Recycling

Policy WCS 6: Compatible land uses
Policy WCS 8: Site infrastructure and access
Policy WCS 9: Environmental assets
Policy WCS 10: Flood risk and water resources
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

South Worcestershire Development Plan

25. 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. The SWDP policies that are of relevance to the proposal are set out below:-

Policy SWDP 1 Overarching Sustainable Development Principles
Policy SWDP 2 Development Strategy and Settlement Hierarchy
Policy SWDP 3 Employment, Housing and Retail Provision Requirements and Delivery
Policy SWDP 4 Moving Around South Worcestershire
Policy SWDP 8 Providing the Right Land and Buildings for Jobs
Policy SWDP 12 Rural Employment
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 30 Water Resources, Efficiency and Treatment
Policy SWDP 31 Pollution and Land Instability

Waste Management Plan for England (2013)

26. 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.

27. 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.

28. 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.

29. 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.

30. 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

31. 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.

Consultations

32. **Earls Croome Parish Council** makes the following comments:

- The Parish Council complained at a meeting on 4 April 2016 that the hours of working were not being adhered to, and that work often commenced before 07:30 hours and beyond 13:30 hours on Saturdays
- Concerns about dust and pollution from the site
- Sufficient landscaping should be provided at the southern part of the site to minimise the impact on the local community at Ryall Grove
- Concerns regarding the living conditions of the residents of the 6 flats within yards of the buildings on site, and the residents of Grove House
- Concerns regarding the ditch that ran along the eastern boundary of the site has already been infilled and relocated into the adjoining field. The County Planning Authority should ensure that the site is adequately and properly drained
- The potential for an increase in traffic resulting from an increase in staff from 18 to 24, and an expanding business should be considered
- A site meeting with the applicant and agent took place on 25 April 2016. Confusion arose regarding a proposed bund along the eastern boundary of the site. The Parish Council are concerned that the plans do not show a bund, and that the proposal should be clear and unambiguous regarding this bund.
- The Parish Council recognise the need for a bund down the greater part of the boundary to provide screening. Construction and future maintenance of any bund should be regularly monitored by the authorities

- Provision of a road was mentioned at the site meeting on 25 April, but this is not identified on the plans. Any roadway should be clearly shown on the plans and flood risk should be considered
- The additional area is much lower than the original site. A condition should be placed on any approval to prevent future development of any kind on this additional land
- A restriction should be placed on the height that skips can be stacked to because they present an eyesore, and
- This application proposes ten external bays, and therefore, would continue the processing and storage of waste outside the Waste Transfer Station building, creating further noise, pollution and visual impacts to residents. Should planning permission be granted a condition should be imposed requiring these bays to be located within the building.

33. **Ripple Parish Council** makes the following comments:

- They welcome the proposal to locate a 22 space car park at the rear of the site as a permanent alternative to the part retrospective formation of a car park off Tewkesbury Road (District Ref: 14/01740/FUL (refused), Appeal Ref: APP/J1860/W/16/3145698 still under consideration)
- They welcome the increase in the number of employees from 18 to 24
- They raise concerns over the potential increase in traffic which may result from the expansion of the site and query the submitted vehicle movement figures
- They expect a condition to be imposed restricting the height of any externally stored skips or materials, as per the extant planning permission (Ref: 14/000045/CM)
- They welcome the inclusion of Sustainable Drainage System (SuDS) and expect that South Worcestershire Land Drainage Partnership would be consulted, and
- They welcome the proposal to screen the site's eastern boundary; however, the Parish Council consider the construction of an earth bund to restrict noise and vehicle light pollution during the winter months would be more appropriate.

34. **Malvern Hills District Council** raises concerns that due to the size of the yard extension it would have an adverse landscape and visual impact, even with the additional planting given the size of the yard extension proposed. The District Council state that they would not object to a smaller extension limited to providing staff car parking and improvements to circulation space.

35. Based upon the submitted Transport Assessment, it appears that the proposed use would not have a greater impact upon the surrounding highway network.

Subject to the County Highways Officer being satisfied with the proposed, the District Council wish to raise no objections on highways grounds.

36. Should the County Planning Authority be minded to support this application, regard should be given to the comments received from South Worcestershire Land Drainage Partnership to ensure that the proposal accords with Policy SWDP 29 of the South Worcestershire Development Plan.

37. Due to the proposed external bays for inert waste storage, the District Council consider it would be difficult to control their operation and use by way of a planning condition that prevents the external sorting of waste material. Ultimately, however, this is a matter for the County Planning Authority to address as decision-taker.

38. The District Council raises no objections to the proposal on biodiversity grounds, subject to appropriate conditions requiring the biodiversity enhancement measures referred to in the submitted Ecological Survey being implemented.

39. **The Environment Agency** has no objections, and note that the existing Waste Transfer Station has an Environmental Permit regulated by the Environment Agency. The Environmental Permit control emissions to land, air (including odour, noise and dust) and water. At the time of commenting on the application the Environment Agency had not received any substantiated complaints in respect of emissions.

40. **Public Health England** has no objections to the proposal, stating that they have no significant concerns regarding the risk to the health of the local population, providing that the applicant takes all appropriate measures to prevent or control emissions in accordance with industry best practice.

41. **Worcestershire Regulatory Services – Air Quality** has no objections, stating that the application indicates there would be no increase in traffic; therefore, there would be no impact on air quality.

42. **Worcestershire Regulatory Services – Noise** has no objections, stating that the amended Noise Assessment is satisfactory and indicates that noise from the additional activities should not have a significant impact at the nearest residential dwellings.

43. **The County Highways Officer** has no objections, subject to the imposition of a condition requiring details of the construction of the access, turning area and parking facilities. They note that the site is currently limited by planning condition to the processing of up to 5,000 tonnes of waste per annum (Condition 10 of planning permission 14/000045/CM). There is no proposed increase to this tonnage. The extension would result in an enlargement of the operational area of the site and would provide 21 car parking spaces and 1 car parking space for disabled users. Given that the annual tonnage processed would not increase they raise no objections to the proposal.

44. **The County Archaeologist** has no objections, subject to a condition requiring a programme of archaeological monitoring and recording. The Archaeologist comments that the Worcestershire Historic Environment Record indicates the presence of known heritage assets of archaeological interest in the immediate

vicinity of the application site, comprising an area of prehistoric activity identifiable as cropmarks on aerial photographs.

45. **The County Landscape Officer** has no objections, subject to the imposition of conditions requiring retained trees to be protected during the construction works, and any trees that die are replaced. They note that the submitted Landscape Statement states:

- There would be some limited adverse visual impact during the construction phase of the development, but that the majority of the proposed extension area is hidden from view due to the topography and intervening mature trees and hedgerows
- While it is acknowledged that there may be some degree of operational impact associated with the expansion of the yard area this is anticipated to be minor in nature, decreasing over time as the proposed screen planting matures, with only limited visibility/ views into the site from the surrounding landscape. This may include limited, glimpsed views from the A38 when immediately approaching the site, but this should be taken in context of the existing Waste Transfer Station buildings / yard in the foreground, and views from elevated middle distance positions to the east, particularly from footpaths RP-512 and EA-544, where there would be views into the proposed yard extension area. However it is recognised that there are existing views into the Waste Transfer Station from those positions and the yard extension would not substantially increase the level of visual intrusion to footpath users / receptors in this area when compared to existing views of the site
- The native tree and shrub planting proposed along the eastern site boundary would help to screen the existing site and the proposed yard extension, as well as providing a wildlife corridor
- The proposed planting to the south of 'The Willows' would enhance the deteriorating hedgerow structure and would be sympathetic to the landscape character of the area, and
- The planting and pond creation proposals are in accordance with the NPPF (paragraph 109) with regard to minimising impacts on biodiversity and providing net gains in biodiversity where possible.

46. **The County Ecologist** has no objections, subject to the imposition of conditions regarding details of planting specifications; timing of vegetation clearance, bird boxes, protection of retained trees, and an updated ecological assessment should works not commence within a specified timescale.

47. The County Ecologist states that they support the design principles of the proposal insofar as they aim to use a selection of native species with recognised value for biodiversity in order to strengthen the local habitat network and to provide new opportunities for wildlife. However, the value of the proposed SuDS pond for biodiversity would be dependent on its initial planting specification. It is noted that the application is explicit in that no new lighting is proposed and the submitted Ecological Appraisal identifies the requirements for light to be strictly controlled to prevent unnecessary illumination, specifically upon identified wildlife habitats.

48. **Worcestershire Wildlife Trust** has no objections and wishes to defer to the County Ecologist for all detailed on-site biodiversity considerations.

49. **The Lead Local Flood Authority** has no objections, deferring to the opinion of South Worcestershire Land Drainage Partnership for all detailed matters relating to surface water management.

50. **South Worcestershire Land Drainage Partnership** has no objections, subject to the imposition of a condition requiring an implementation and maintenance plan for the Sustainable Drainage System (SuDS). They note that the submitted longitudinal cross-section through the proposed SuDS 'train' through the site shows that there is insufficient fall available to achieve minimum self-cleansing gradient for the pipe run between the attenuation tank and the pond feature, however, the Drainage Officer notes that the arrangement must work within the existing ground levels that are available and the insertion of a manhole along this pipeline length would permit future operator(s) to gain access for regular maintenance of the pipeline upstream to the storage tank and downstream to the pond. On that basis the Drainage Officer raises no objections.

51. **Severn Trent Water** has no objections to the proposal, subject to the imposition of a condition requiring a scheme for the disposal of foul and surface water.

52. **West Mercia Police** has no objections to the proposal.

53. **Hereford and Worcester Fire and Rescue Service** has made no comments.

54. **The Campaign to Protect Rural England** has made no comments.

Other Representations

55. The application has been advertised in the press, on site, and by neighbour notification. To date 1 letter of representation objecting to the proposal has been received with an accompanying petition of 20 signatures from local residents who have formed the action group: 'Grove Residents Reclaiming Altogether a Tranquil Environment' (GRRATE). The letter of representation and accompanying petition are available in the Members' Support Unit. The main comments are summarised below:

- The application site is outside the South Worcestershire Development Plan
- The site is in the wrong location. Previous applications highlighted that the site would not be large enough for an increase in waste tonnage
- Previous applications stated that the processing and storage of waste materials would be confined inside the Waste Transfer Station building. This has not been the case and these activities continue to take place outside the building
- A physical barrier to reduce the noise and visual impact needs installing immediately
- Resident's daily lives and property values have been impacted for 3 years

- The Noise Assessment was based on a predicted Noise Assessment dated 2010 from a different site. Complaints have been made to Worcestershire County Council regarding this
- Planning application 14/000045/CM was approved to resolve outstanding issues. However, it appears Digaway and Clearaway's intention was to extend the site by stealth through this planning application
- Waste transfer activities take place in the open in the yard area on a daily basis. The door to the unit is open from 07:00 (and sometimes earlier), and remains open all day, which is not in compliance with the extant planning permission
- Heavy plant movements create unacceptable noise for residents
- Crushing of waste takes place in outside bins and the storage area. This activity does not have planning permission
- The landscape statement does not account for the visual impact on the bungalows and some houses with a clear view of the yard. The noise impact would be unacceptable and the yard is an eyesore
- If the operator wishes to expand the site further they facility should be relocated to a more sustainable site
- The Landscape and Visual Impact Assessment indicates that residents are would have to wait at least 5 years before the hedgerow screening is well established and mature
- The Design Philosophy section of the Landscape and Visual Impact Assessment indicates that the residents are affected by visual and acoustic problems. Why has this not been resolved by Worcestershire County Council?
- Letters and photographs detailing a number of concerns have been sent to the Worcestershire County Council's Enforcement Officer over a lengthy period of time, and
- The petition requests that no further building or works should take place until the screening and noise issues have been addressed.

The Head of Strategic Infrastructure and Economy's Comments

56. 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

57. 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.

58. 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). The Worcestershire Waste Core Strategy sets out a number of objectives. Objective WO3 of the Waste Core Strategy seeks to make driving waste up the waste hierarchy the basis for waste management in Worcestershire.

59. The Head of Strategic Infrastructure and Economy considers that as the proposed development would involve the bulking up of various sources of waste in preparation for transfer and subsequent recycling by specialist operators it would comply with the objectives of the waste hierarchy.

Location of the Development

60. The yard extension would take place adjacent to the boundary of a small commercial estate in a predominantly rural area. The yard extension would be situated on greenfield agricultural land, and would measure approximately 0.37 hectares in area.

61. One letter of representation has been received objecting to the proposal on the grounds that it would be located in an unsustainable location and should be relocated.

62. National Planning Policy for Waste seeks to drive waste management up the waste hierarchy, and to secure the re-use of waste without endangering human health or harming the environment. Section 4 identifies possible suitable sites for waste management, this includes industrial sites, opportunities for co-location, re-use of previously developed land, sites identified for employment uses and redundant agricultural and forestry buildings and their curtilages. Section 5 includes criteria for assessing the suitability of sites for new waste management facilities and Appendix B sets out locational criteria. The Worcestershire Waste Core Strategy is broadly in accordance with these principles and the National Planning Policy for Waste.

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

64. Policy WCS 3 of the Waste Core Strategy requires 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.

65. The proposal would be located in Level 5: 'All other areas' of the geographic hierarchy for waste management in Worcestershire (the lowest level).

66. Paragraph 4.24 of the Worcestershire Waste Core Strategy states that *"level 1 is the highest level of the geographic hierarchy. If the proposed site is not in level 1 of the geographic hierarchy, applicants should demonstrate that proposals are located at the highest appropriate level. This should set out the special considerations that justify why it is more suitable for the development to be located on the proposed site than in the geographic zones at higher levels"*.

67. Paragraph 4.26 of the Worcestershire Waste Core Strategy outlines a number of reasons which may help to justify the location of the development outside of level 1 of the geographic hierarchy, this includes: proximity to the producers of the waste to be managed; proximity to end users, proximity to other waste management facilities in the same treatment chain, proximity to synergistic development, enabling bulking, movement of material, and lack of suitable sites at higher levels of the geographic hierarchy.

68. The applicant states that the location of the site is acceptable because *"there is a sparsity and scarcity of such waste management facilities presently in this southern part of the County. This, combined with the excellent connections to the strategic transport network gives the site good credentials"*.

69. It is considered that the applicant has not adequately demonstrated the reasons why the site has to be located within level 5 of the geographic hierarchy, however, the Head of Strategic Infrastructure and Economy notes the proposal would be an extension of an existing and well established waste management site, and, therefore, the principle of a waste management facility in level 5 of the geographic hierarchy in this location has already been established.

70. Policy WCS 6 of the Worcestershire Waste Core Strategy directs waste management development to land with compatible uses. Policy WCS 6 directs re-use and recycling facilities, such as this, to land which includes existing or allocated industrial land; contaminated or derelict employment land; redundant agricultural or forestry buildings or their curtilage; and sites with current use rights for waste management purposes as long as they are enclosed. It also directs enclosed re-use and recycling sites to active mineral workings or landfill sites; land within or adjoining a waste water treatment works; or co-location with producers, end users or other complementary activities, where strongly justified. Greenfield land is stated as not being a compatible land use.

71. The applicant states that *"there are no specific policies within the Waste Core Strategy that deal specifically with the extension of existing Waste Transfer Station buildings. It is not appropriate to apply Policy WCS 6 as this policy deals specifically with proposal for 'new' waste management facilities. This is an existing facility so this policy does not apply"*.

72. The Head of Strategic Infrastructure and Economy notes that the matter of whether Policy WCS 6 applies to extensions to existing waste management facilities was considered by the Inspector in the determination of appeal by *Mr A. Craddock (Craddock Metal Recycling) against the decision of Worcestershire County Council to refuse to grant planning permission for the erection of steel framed building for*

use as a Waste Transfer Station and extension of existing storage area for waste (part retrospective), new access, car parking and landscaping. (Re-submission of 12/000087/CM) at Clevedon Farm, Icknield Street, Beoley, Redditch, Worcestershire (Appeal Reference: APP/E1855/A/14/2215468). The inspector concluded that:

- *"Paragraph 21. The land where the new development would be largely sited, to the west of the existing facility is an agricultural field. Greenfield land is not a compatible land use for enclosed re-use and recycling and 'other recovery' or disposal facilities, or other unenclosed facilities, as identified within Table 7. The proposed scheme would therefore conflict with Policy WCS 6. I consider that the Council was correct to consider the scheme against this policy as the proposal involves new development, even though it would be an extension of existing waste transfer facilities".*

73. It is considered that the proposal would not be in accordance with Policy WCS 6, as the expansion of an existing waste management facility is not referred to in the list of examples; and this list refers to other activities, producers and end users, focusing on synergies rather than further development of the same operation, and is therefore, not an exemption allowable by this policy. It is therefore, considered that the compatible land use of 'co-location with producers, end users or other complementary activities' is not applicable in this instance, and the proposed development would be on greenfield land. There is no evidence submitted with the application as to why the proposal has to be sited on greenfield land and to whether the applicant has considered siting the proposed development on land set out as compatible in Policy WCS 6. As a result, the proposed development is considered to be in an unacceptable location contrary to Policy WCS 6 of the Worcestershire Waste Core Strategy.

Landscape Character and Appearance

74. The proposed yard extension would be located in an existing agricultural field adjacent to a small commercial estate. Two Public Rights of Way are located within 300 metres of the application site to the east and to the south-east.

75. 1 letter of representation containing 20 signatories has been received objecting to the proposal on visual impact grounds.

76. The application was accompanied by a Landscape and Visual Impact Assessment which considers in respect of views from residential properties that *"due to their orientation and window layout neither the Grove House or The Willows have direct views across the proposed extension area. There are no other near distance views from properties. In terms of middle distance views the vast majority of The Grove would similarly have no views towards the site. However there are 7 or 8, mainly bungalow properties along the north side of Ryall Grove, Willow Close and Green Lane that have open or partial low-lying views of the existing Business Park and proposed extension site... There may be oblique and partial upstairs long distance views from Sudeley Farmhouse to the south-east of the site, but the majority of the farm is comprised of windowless agricultural barns and outbuildings from which no views are afforded. Neither Sudeley or Withybeds Cottages have views towards the proposal due to their orientation, wooded setting, and/or intervening topography".*

77. The Landscape and Visual Impact Assessment concludes that *"on completion of the works (including the following 5 years) and while the soft landscaping is immature it is anticipated that whilst the majority of the yard activities should be screened from view at the lower level / The Grove some upper portions of plant, skips, and vehicles may be discernible above the closeboard fencing. From elevated middle distance positions to the east (from Public Rights of Way) the views of the yard are likely to be greater as they will be able to see more over the top of the fencing. Some headlight spillage may be discernible particularly during the winter months*

78. *From approximately 5 years plus the on and off-site planting combined with the willows planted by the adjacent farmer on the east side of the main drain should have matured sufficiently that the screening provided by them will improve year on year and to such an extent that eventually the vast majority of the yard extension area should be hidden from view (at both low and elevated levels) during the growing season and partially concealed (at elevated levels) during the winter months. Headlight spillage is likely to be almost non-existent during the summer when there are leaves on the trees, and minimal in winter".*

79. The County Landscape Officer has been consulted and raised no objections to the proposal, subject to the imposition of appropriate conditions. Malvern Hills District Council raises concerns that due to the size of the yard extension it would have an adverse landscape and visual impact.

80. The NPPF is a material consideration. Its core planning principles includes recognising and taking into account the intrinsic character and beauty of the countryside.

81. Policy WCS 12 of the Worcestershire Waste Core Strategy states that *"waste management facilities will be permitted where it is demonstrated that the design of buildings, layout, landscaping and operation of the facility, and any restoration proposals: a) contribute positively to the character and quality of the local area and protect and enhance local characteristics".*

82. Policy SWDP 21 of the South Worcestershire Development Plan states that *"all development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings".* Policy SWDP 25 of the South Worcestershire Development Plan states that development proposals and their associated landscaping schemes must demonstrate a number of factors listed in the policy this includes *"that they are appropriate to, and integrate with, the character of the landscape setting".*

83. The existing Waste Transfer Station site measures approximately 1.11 hectares in area, the proposed yard extension itself would measure about 0.37 hectares (about 3,700 square metres), equating to an enlarged yard area measuring approximately 1.48 hectares in area (an increase of about 33%). Other land within the application site (about 0.15 hectares) would be subject to soft landscaping. The proposed extension area would measure a maximum of 200 metres long by 25 metres wide and would result in significant encroachment in to the open countryside, resulting in the loss of greenfield land. The proposal would also include the external

storage of inert waste material in the south-east corner of the site (ten 4 metre long by 4 metre wide by 2.4 metre high bays), together with external skip storage and car parking provision, therefore, it is considered that the proposal represents an undesirable intrusion of development into the open countryside that would be harmful to the essential rural character of the local area. It is further noted that the rationale for the proposal is due to "*the construction of the extended building would reduce the size of the yard area to such a degree that Waste Transfer operations would be inhibited greatly*". The Head of Strategic Infrastructure and Economy, therefore, questions the need for a yard extension of this scale, together with outside storage of inert waste material and empty skip storage if the rationale for the proposal is to "*simply provide sufficient circulation space for the existing activities to be conducted and to allow the construction of the building extension previously granted planning permission (Reference no. 14/000045/CM, Minute no. 907 refers)*".

84. Notwithstanding the comments of the County Landscape Officer, the Head of Strategic Infrastructure and Economy considers that the proposal would result in the expansion of this waste management use into an area of open countryside which would be harmful to the agricultural character and appearance of the local area, contrary to a core principle of the NPPF as set out at paragraph 17 bullet point 5, Policy WCS 12 of the Worcestershire Waste Core Strategy and Policies 21 and 25 of the South Worcestershire Development Plan.

Residential Amenity

85. The nearest residential properties to the application site are Grove House which is sited adjacent to the application site and about 50 metres west of the proposed extension area. A row of flats are located immediately to the west of the proposal within the commercial estate. The Willows is sited approximately 25 metres south of the application site. There are further residential properties situated along Ryall Grove, which is located about 220 metres south of the application site.

86. 1 letter of representation containing 20 signatories has been received objecting to the proposal primarily on noise and visual impact grounds, but also raises concerns regarding the management of the site and non-compliance with the extant planning permission.

87. Earls Croome Parish Council raise concerns regarding pollution and dust emissions, visual impact, compliance with permitted operating hours and recommend that a screening bund is constructed, and a condition is imposed limiting the height of any external skip storage. Ripple Parish Council also recommend the imposition of a condition controlling the height of any external skip storage or materials and welcome the proposal to screen the site's eastern boundary; however, Ripple Parish Council consider the construction of an earth bund to restrict noise and vehicle light pollution during the winter months would be more appropriate.

88. A Noise Report accompanied the planning application, which concludes that "*there is likely to be a low impact on the surrounding residents, except for the loading of sorted materials in the south-east corner of the site, which occasionally occurs once or twice a day and last for less than 10 minutes*". The Head of Strategic Infrastructure and Economy notes that the processing of waste within the Waste Transfer Station building (extant planning permissions) would not be above background noise level, but that the loading and unloading of inert waste material

externally in the south-east corner of the site would exceed background noise level by about 5 dB at the Grove House and 4dB at the Willows, and likely to have an adverse impact on local residents, but that the loading of inert materials would only take place once or twice a day and lasts for less than 10 minutes in each instance. Worcestershire Regulatory Services has been consulted on the amended Noise Assessment and raises no objections, stating that the amended Noise Assessment is satisfactory and indicates that noise from the additional activities should not have a significant impact at the nearest residential dwellings. The Head of Strategic Infrastructure and Economy notes that the original building and its extension were predicated on the basis that all unloading and loading of material would take place within the buildings.

89. Paragraph 122 of the NPPF 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"*. Paragraph Reference ID: 28-050-20141016 of the Government PPG elaborates on this matter, stating that *"there exist a number of issues which are covered by other regulatory regimes and waste planning authorities should assume that these regimes will operate effectively. The focus of the planning system should be on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under other regimes. However, before granting planning permission they will need to be satisfied that these issues can or will be adequately addressed by taking the advice from the relevant regulatory body"*.

90. It is noted that the Environment Agency has raised no objections, and that the existing Waste Transfer Station has an Environmental Permit regulated by the Environment Agency. The Environmental Permit control emissions to land, air (including odour, noise and dust) and water. At the time of commenting on the application the Environment Agency had not received any substantiated complaints in respect of emissions.

91. With regard to impacts to human health, Public Health England has raised no objections, stating that they have no significant concerns regarding risk to health of the local population from the proposed activity, providing that the applicant takes all appropriate measures to prevent or control pollution, in accordance with the relevant sector technical guidance or industry best practice.

92. With regard to the requests from the Parish Councils for the construction of a screening bund. The Head of Strategic Infrastructure and Economy is not clear what useful function a bund would perform, given that the submitted Noise Report considers that the proposal without a bund would be acceptable and Worcestershire Regulatory Services, Public Health England and the Environment Agency have all raised no objections. Furthermore, with respect to visual screening it is considered that a bund would in itself introduce an alien feature and would appear incongruous within the local landscape, and therefore, would likely be contrary to Policy WCS 5: landfill and disposal of the Worcestershire Waste Core Strategy. Finally, it is noted that the applicant is not proposing the construction of an earth bund in this application, and all planning applications should be considered on their own merits.

93. With regard to objections raised in relation to non-compliance with the extant planning permission Ref: 14/000045/CM, in particular out of hours working, not closing the Waste Transfer Station building doors, and processing of waste externally. Members should note that compliance or otherwise with the extant planning permission should not be taken into account in the determination of this related but separate planning application. The Head of Strategic Infrastructure and Economy is fully aware of the concerns of local residents and in view of this the County Planning Monitoring and Enforcement Officer has been regularly visiting the site and will continue to monitor the site and liaise with residents, the local member and the operator to ensure compliance with the extant planning permission.

94. In view of the above matters, the Head of Strategic Infrastructure and Economy considers that, subject to the imposition of appropriate conditions as imposed on the extant planning permission relating to operating hours; construction hours; the processing of all waste materials within the Waste Transfer Station building, except for the storage and loading and unloading of inert waste materials within the designated external storage area; all doors to the Waste Transfer Station building shall be kept closed except to allow entry and exit; plant and machinery being maintained in accordance with manufacturer's specifications; no crushing or screening of waste material shall take place on the site; a lighting scheme; limiting the height of external skip storage; a dust management plan; and the maximum throughput of the site remaining at 5,000 tonnes per annum; together with a condition limiting the height of any external inert material within the designated bays, that there would be no adverse air pollution, noise or dust impacts on residential amenity or that of human health.

95. Concerns have been raised by local residents that the Waste Transfer Station has had a detrimental impact on property values in the immediate area. The Head of Strategic Infrastructure and Economy notes their concerns, but advises Members that property values are not a relevant material consideration in the determination of this planning application.

Traffic and Highways Safety

96. The applicant states that the site currently generates about 24 HGV movements per day (12 vehicles entering the site and 12 vehicles exiting the site per day). The applicant has confirmed that there would be no increase in HGV movements as a result of the proposed development. The applicant currently has planning permission to process up to 5,000 tonnes of waste material per annum (Condition 10 of planning permission 14/000045/CM); the applicant is not proposing to amend this condition. The proposed development would incorporate 22 additional parking spaces; this includes 1 parking space for disabled users. The proposal would increase the number of employees at the site by 6 (full-time equivalent) who would be site based and required to increase the sorting capacity of the site. The application site would not be accessible by members of the public, or other waste operators.

97. The County Highways Officer has raised no objections, subject to the imposition of a condition requiring details of the construction of the access, turning area and parking facilities. They note that given the annual tonnage processed at the facility would not increase they raise no objections to the proposal on highways grounds.

98. Based on the advice of the County Highways Officer, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have an unacceptable impact upon traffic and highway safety, in accordance with Policy WCS 8 of the Worcestershire Waste Core Strategy and Policy SWDP 4 of the South Worcestershire Development Plan. It is also noted that the County Highways Officer raised no objections to planning permission 14/000045/CM for the extension of the Waste Transfer Station building, as the location for the approved building extension would not impact on the areas required for vehicle access, turning and parking, and no evidence has been submitted with this application to demonstrate the operation of the facility would not be feasible.

Ecology and Biodiversity

99. The application is accompanied by a Preliminary Ecological Assessment. The assessment states that the site is dominated by recently cleared ground in the west and part of a wider arable field in the east. Hedgerows border parts of the northern and southern site boundaries. The assessment concluded that no protected species or habitats would be adversely affected by the proposed yard extension, as well as making recommendations to ensure compliance with wildlife legislation.

100. Worcestershire Wildlife Trust has been consulted due to the proximity of the proposal to the Smithmoor Common and Meadows Local Wildlife Site (LWS) and River Severn LWS and has raised no objections, deferring to the opinion of the County Ecologist for detailed on site biodiversity issues. The County Ecologist has no objections, subject to the imposition of conditions to secure the measures recommended in the Preliminary Ecological Appraisal, which include: details of planting specifications; timing of vegetation clearance, bird boxes, protection of retained trees, and an updated ecological assessment should works not commence within a specified timescale.

101. In view of the above matters, the Head of Strategic Infrastructure and Economy considers that subject to the imposition of appropriate conditions as recommended by the County Ecologist, the proposal would not have an unacceptable adverse impact on ecology and biodiversity at the site or on the surrounding area.

The Water Environment

102. Policy WCS 10 of the Worcestershire Waste Core Strategy states that proposals will be permitted where unacceptable adverse flood risk impacts have been mitigated to ensure safety and water quality. Policy SWDP 28 of the South Worcestershire Development Plan indicates that development must manage surface water through Sustainable Drainage Systems (SuDS).

103. The application site falls within Flood Zone 1 which has a low probability of flood risk. The proposed yard extension would increase the impermeable area from 1.11ha to 1.48ha. The existing drainage ditch would be relocated further east. A new drainage pond and two underground tanks are proposed for drainage control, together with the construction of a permeable car parking area.

104. As the combined site area of the existing and proposed extension area exceeds 1 hectare in area, a Flood Risk Assessment was submitted in support of the planning application. The Flood Risk Assessment concludes that *"the main potential source of fluvial flooding is the small ditch along the eastern boundary but*

this is 1 metre below the site and the risk of flooding is considered to be low and there are no known records of any historical flooding at the site".

105. The Lead Local Flood Authority has been consulted and has raised no objections, deferring to the opinion of South Worcestershire Land Drainage Partnership for all detailed matters relating to surface water management. South Worcestershire Land Drainage Partnership has no objections, subject to a condition securing an implementation and maintenance plan for the Sustainable Drainage System (SuDS). Severn Trent Water has also raised no objections to the proposal, subject to a condition requiring a scheme for the disposal of foul and surface water. Severn Trent Water also has no objections to the proposal, subject to the imposition of a condition requiring a scheme for the disposal of foul and surface water.

106. In view of the above matters, the Head of Strategic Infrastructure and Economy considers that subject to the imposition of appropriate conditions, that there would be no adverse effects on the water environment and considers that the planning application accords with Policy WCS 10 of the Worcestershire Waste Core Strategy and Policy SWDP 28 of the South Worcestershire Development Plan.

Other matters

Economic Impact

107. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development through the three dimensions of economic, social and environmental. In particular the NPPF sees the economic role of planning as *"contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating the development requirements, including provision of infrastructure"*.

108. In addition, the NPPF at Paragraph 19 states that the *"Government is committed to ensuring that the planning system does everything it can to support economic growth, and therefore, significant weight should be placed on the need to support economic growth through the planning system"* and paragraph 28 states that *"planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development"*.

109. The applicant currently employs a total of 18 full-time employees, should this planning application be granted a further 6 employees (full-time equivalent) would be required. By securing existing jobs and creating new opportunities, the proposal would support communities and thereby provide a social benefit. Furthermore, by providing jobs and a service to other businesses, it would contribute to the local economy. In so far as it provides these social and economic benefits, the proposal would accord with the aims of the NPPF.

Conclusion

110. The applicant is seeking permission for a proposed extension of a yard associated with an existing Waste Transfer Station at Grove House Yard. The rationale for the proposal is to facilitate the construction of the approved Waste Transfer Station building (building (Reference no. 14/000045/CM, Minute no. 907 refers), as the applicant states that *"it has become apparent that its construction*

would have the effect of reducing the working yard area to a degree that it would inhibit the circulation and operational activities".

111. The Head of Strategic Infrastructure and Economy considers that as the proposed development would involve the bulking up of various sources of waste in preparation for transfer and subsequent recycling by specialist operators it would comply with the objectives of the waste hierarchy.

112. The proposed yard extension would be located in an existing agricultural field adjacent to a small commercial estate. Policy WCS 6 of the Worcestershire Waste Core Strategy directs waste management development to land with compatible uses and identifies greenfield land as not being a compatible land use. There is no evidence submitted with the application as to why the proposal has to be sited on greenfield land and to whether the applicant has considered siting the proposed development on land set out as compatible in Policy WCS 6. As a result, the proposed development is considered to be in an unacceptable location contrary to Policy WCS 6 of the Worcestershire Waste Core Strategy.

113. Based on the advice of Worcestershire Regulatory Services, Public Health England and the Environment Agency, it is considered that the proposal would be acceptable in respect to air pollution, noise, dust impacts on residential amenity and that of human health, subject to the imposition of appropriate conditions as imposed on the extant planning permission together with a condition limiting the height of any external inert material within the designated bays.

114. Based on the advice of the County Highways Officer, the Head of Strategic Infrastructure and Economy is satisfied that the proposal would not have an unacceptable impact upon traffic and highway safety, however, it is also noted that the County Highways Officer raised no objections to planning permission 14/000045/CM for the extension of the Waste Transfer Station building, as the location for the approved building extension would not impact on the areas required for vehicle access, turning and parking, and no evidence has been submitted with this application to demonstrate the operation of the facility would not be feasible.

115. The Head of Strategic Infrastructure and Economy considers that subject to the imposition of appropriate conditions as recommended by the County Ecologist and South Worcestershire Land Drainage Partnership, that the proposal would not have an unacceptable adverse impact on ecology and biodiversity at the site or on the surrounding area or that of the water environment.

116. It is noted that the NPPF affords significant weight to economic growth. By securing existing jobs and creating new opportunities, the proposal would support communities and thereby provide a social benefit. Furthermore, by providing jobs and a service to other businesses, it would contribute to the local economy. In so far as it provides these social and economic benefits, it is considered that the proposal would accord with the aims of the NPPF.

117. On balance, it is considered that permitting the proposed extension of a yard associated with an existing Waste Transfer Station at Grove House Yard, Tewkesbury Road, Upton-upon-Severn Worcestershire would be unacceptable in the proposed location contrary to Policy WCS 6 of the Worcestershire Waste Core Strategy; and would have an unacceptable impact upon the open countryside

contrary to a core principle of the National Planning Policy Framework as set out at paragraph 17 bullet point 5, Policy WCS 12 of the Worcestershire Waste Core Strategy and Policies 21 and 25 of the South Worcestershire Development Plan.

Recommendation

118. The Head of Strategic Infrastructure and Economy recommends that planning permission be refused for the proposed extension of a yard associated with an existing Waste Transfer Station at Grove House Yard, Tewkesbury Road, Upton-upon-Severn, Worcestershire, for the following reasons:

- a) **The proposal is considered to be in an unacceptable location contrary to Policy WCS 6 of the Worcestershire Waste Core Strategy; and**
- b) **The proposal is considered to have an unacceptable impact upon the open countryside contrary to a core principle of the National Planning Policy Framework as set out at paragraph 17 bullet point 5, Policy WCS 12 of the Worcestershire Waste Core Strategy and Policies 21 and 25 of the South Worcestershire Development Plan.**

Contact Points

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Supporting Information

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 16/000002/CM.