

**APPEAL DECISION ON PROPOSED WASTE TRANSFER AND
RECYCLING STATION, LAND OFF BUCKINGHAM ROAD,
GAWCOTT, BUCKS
APPLICATION 99/2711/AWD
APPLICANT: A J COX
BUCKS STREET ATLAS PAGE 52 A3**

To: Development Control Committee

Date: 5 December 2000

Author: Head of Spatial Planning

A PURPOSE OF REPORT

1 To advise members of a recent decision by the Planning Inspectorate in respect of the above mentioned application.

B PROPOSED ACTION

2 **The Committee is asked to NOTE the contents of this report.**

C RESOURCES APPRAISAL

3 Not relevant.

D SUPPORTING INFORMATION

4 Members may recall that this application was considered by the Development Control Sub-Committee on the 17 January 2000. The Sub-Committee resolved to refuse the application for the following reasons:

a The access to the site is unsuitable by virtue of its width, geometry and standard of construction to serve the proposed development with safety and convenience.

b the nature and volume of additional traffic generated by the development will cause danger and inconvenience to pedestrians walking on the site access road which forms part of the public footpath no.4.

c The proposal is contrary to Policy WLP 11 of the Adopted Waste Local Plan for Buckinghamshire in that it does not satisfy any of the locational criteria as being identified as suitable for inert waste recycling facilities. Furthermore no compelling reasons have been demonstrated by the applicant as to why an exception should be made to this policy.

- d The proposal is contrary to Policy WLP 4 of the Adopted Waste Local Plan for Buckinghamshire in that it does not satisfy any of the locational criteria as being identified as suitable for waste transfer facilities. Furthermore no compelling reasons have been demonstrated by the applicant as to why an exception should be made to this policy.
 - e The application is not in accordance with Policy RC1 of the Aylesbury Vale Rural Areas Local Plan in that the proposed development is not considered essential to agriculture, forestry or countryside recreation.
 - f The proposal is contrary to Policy RC20 of the Aylesbury Vale Rural Areas Local Plan in that the removal of sections of hedgerow to provide visibility along the site frontage would detract from the character and appearance of the local landscape.
- 5 The refusal was appealed on the 10 July 2000. A Hearing was held on the 3 October at which the County Council presented evidence in support of its decision. The Planning Inspectorate's decision dated 25 October 2000 dismissed the appeal on the grounds that the proposal would be in clear conflict with the relevant development plan policies on the location of waste recycling facilities and that the proposal would have some adverse visual amenity impacts. Other material considerations supportive of the proposal were insufficient to justify a decision contrary to the development plan. A full copy of the Inspector's decision is attached as Appendix A.

E BACKGROUND PAPERS

Application 99/2711/AWD

Appeal statements of case

Planning Inspectorate Appeal Decision letter dated 25 October 2000

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