

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON MONDAY 27 NOVEMBER 2017 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 11.00 AM

MEMBERS PRESENT

Ms J Blake, Mr C Clare, Mr C Ditta, Mrs B Gibbs, Ms N Glover and Mr D Shakespeare OBE

OTHERS IN ATTENDANCE

Mrs O Stapleford, Ms A Herriman, Ms L Briggs, Mrs E Catcheside, Mr M Pugh and Ms R Bennett

Agenda Item

1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP

Apologies were received from Mr Brown and Mr Reed had confirmed he would be late to the meeting.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

RESOLVED: The minutes of the meeting held on 31 July 2017 were agreed as a correct record and signed by the Chairman.

4 CM/17/16 - A REVISED RESTORATION LANDFORM TO ALLOW THE DEVELOPMENT OF A WASTE RECOVERY AND ANAEROBIC DIGESTION FACILITY WITH ASSOCIATED VEHICLE PARKING, FUELLING AND WASHING, BIN STORAGE AND STAFF WELFARE FACILITIES TOGETHER WITH THE RETENTION OF THE EXISTING CONSTRUCTION WASTE RECYCLING FACILITY AND EXISTING OFFICES, PARKING, WEIGHBRIDGE AND SITE ACCESS AT WAPSEYS WOOD LANDFILL SITE, OXFORD ROAD, GERRARDS CROSS

Ms A Herriman, Senior Planning Officer presented the application CM/17/16 which sought agreement for a revised restoration landform to allow the development of a waste recovery and anaerobic digestion facility with associated vehicle parking, fuelling and washing, bin storage and staff welfare facilities together with the retention of the existing construction waste recycling facility and existing offices, parking, weighbridge and site access at Wapseys Wood Landfill Site, Oxford Road, Gerrards Cross. The report outlined the following recommendation to Committee:

Recommendation:

The Planning Development Control Committee is invited to **REFUSE** application no. CM/17/16 for the reasons as set out in Appendix A and to **DELEGATE AUTHORITY** to the Head of Planning & Environment to issue the decision notice following the adoption of a Habitats Regulation Screening Assessment.

Ms Herriman gave an overview of the application and the Committee received a presentation showing the proposed site plans and photographs. Members of the Committee had visited the site prior to the Development Control Committee meeting.

Public Speaking

Mr C Brown, Chairman of Gerrards Cross Town Council attended the meeting and spoke in objection to the application. Mr Brown's main points were circulated to Committee Members and are appended to the minutes.

A Member of the Committee asked Mr Brown to expand on the problems experienced on the A40 to the west of the site. Mr Brown confirmed that the vehicle movements to and from Wapsey Wood had meant that the road had deteriorated badly. There was also mud and debris on the road, which was also unlit, causing further risk to drivers.

Mr C Herbert, Technical Director with SLR Consulting spoke on behalf of the applicant Veolia. Mr Herbert's main points were circulated to Committee Members and are appended to the minutes.

The Committee raised the following points for discussion with Mr Herbert:

- The site would have a total capacity of 100k tonnes and with the need of 70k capacity they questioned where the additional 30k tonnes waste would come from and would this be transferred in from outside of the County. Mr Herbert confirmed that there would be 15-20 mile radius for waste so some of this would sit outside the County boundary
- The Committee asked if the applicant had assessed other potential sites outside of the Green Belt. Mr Herbert confirmed that four other sites had been considered but were identified as being unsuitable as outlined in the report
- The Committee discussed the reasons for a facility in the south of the county when there were already provisions in the north of the county that could potentially expand to take on the extra capacity required in the coming years,

which also meant not having to develop on Green Belt. Mr Herbert confirmed that there was currently no provision in the south of the county and it was thought this application would address proximity issues and reduce waste having to travel. It would also provide a network of facilities across the county rather than everything being located in the north.

The Committee raised and discussed the following points:

- Reference was made to the Greatmoor facility and the need for all the waste within County required there to make the site viable. Mrs Catchside confirmed that the Waste Needs Assessment , which is a technical document supporting the preparation of the emerging Minerals and Waste Local Plan indicated there would be a need for additional facilities in the longer term (up to 2036).
- A Member raised concern about the importing of waste from outside the county. There was a discussion about the variety of waste streams to be managed by the proposed facility in the application. In summary Mrs Catchside commented that whilst there might be a need for some of these elements proposed, the issue remained that this particular site was unsuitable due to its Green Belt location;
- The Committee raised the concerns of Gerrards Cross Town Council that if the site was left for restoration it could be vulnerable, in particular to use by travellers. Mrs Catchside confirmed that the landowner would be responsible for protecting the site against incursion by travellers and that the Council would work with the applicant to ensure the site was restored and was not left in its current condition. Mrs Catchside also confirmed that the Environment Agency would need to be involved in any discussions regarding landfill and any relevant permits that would be required.
- Mrs Catchside highlighted to the Committee that a number of meetings had been held with the applicant, who had been consistently advised that the appropriateness of this site to meet the future strategic waste needs of Buckinghamshire should be considered as part of the emerging local plan. The applicant has made representation to that plan and those are yet to be considered.

The Chairman referred to the recommendation as set out in the report.

RESOLVED: The Committee unanimously AGREED the Officer recommendation to REFUSE the application and to DELEGATE AUTHORITY to the Head of Planning & Environment to issue the decision notice following the adoption of a Habitats Regulation Screening Assessment.

5 **CM/65/17 - PROPOSED VARIATION OF CONDITIONS 2 (APPROVED DETAILS), 4 (HOURS OF OPERATIONS), 10 (EXTERNAL LIGHTING) AND 30 (VEHICLE MOVEMENTS) TO INCREASE THE THROUGHPUT OF WASTE FROM 48,000 TO 96,000 TONNES PER YEAR, INCREASE IN DELIVERY AND ASSOCIATED WEIGHBRIDGE OPERATING HOURS AND INCREASE IN VEHICLE MOVEMENTS (INCLUDING THOSE ON SUNDAYS AND BANK HOLIDAYS) ATTACHED TO PLANNING CONSENT 12/20001/AWD FOR IN-VESSEL COMPOSTING AND ANAEROBIC DIGESTION FACILITY AND ANCILLARY DEVELOPMENT TO REVISE THE SITE LAYOUT AND ELEVATIONS AT AREAS 10, 11 AND 12 AT WESTCOTT VENTURE PARK, WESTCOTT**

Ms A Herriman, Senior Planning Officer presented the application CM/65/17 Proposed variation of conditions as set out in the officer report at Westcott Venture Park, Westcott. The report outlined the following recommendation to Committee:

Recommendation:

The Development Control Committee is invited to **APPROVE** application no. CM/65/17 subject to the conditions set out in Appendix A.

The Chairman confirmed her recent visit to the site and stated that the site was situated off the main road, and was very well maintained.

Ms Herriman gave an overview of the application and the Committee received a presentation showing site plans and photographs. Ms Herriman confirmed that there had been a change of name only of Shanks Waste Management Ltd to Renewi UK Services Ltd. There had been no change in the legal entity it was purely a change of name.

Public Speaking

Mr M Robinson of Renewi UK Services Limited attended the Committee on behalf of the applicant and confirmed that the applicants had been working closely with BCC officers.

Ms Herriman stated that the previous planning application reference CM/61/16 was for the variation of the same conditions 2, 4, 10 and 30 of consent 12/20001/AWD and that Table 1 within the report showed what is currently permitted, what was proposed under CM/61/16 and what is now proposed under application CM/65/17.

The Committee raised and discussed the following points:

- A desire for the applicant to consider the extra HGV movements and the impact on the road and the cost of any repairs. Mr Robinson stated that the facility was part of the Westcott Venture Park and therefore would be considered as part of that and not just for their site.
- The Committee sought confirmation on the additional HGV vehicle movements and Mr Robinson confirmed that this would be ten extra Monday-Saturday and there would be the addition of some movements on Sundays and Bank Holidays. In total this equated to 15% more over the week.

The Chairman referred to the recommendation as set out in the report.

RESOLVED: The Committee unanimously AGREED the Officer recommendation to AGREE the application.

6 DATE OF NEXT MEETING

22 January 2018, 10.00am, Mezzanine 1&2, County Hall.

**7 EXCLUSION OF THE PRESS AND PUBLIC
RESOLVED**

That the press and public be excluded for items 8, 9 and 10 which are exempt by virtue of the following paragraphs of Part 1 of Schedule 12a of the Local Government Act 1972. Items may contain information which relates to:

Paragraph 1: Information relating to any individual

Paragraph 5: Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

Paragraph 6: Information which reveals that the authority proposes –

- (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person : or
- (b) to make an order or direction under any enactment.

8 CONFIDENTIAL MINUTES

RESOLVED: The confidential minutes of the meeting held on 31 July 2017 were agreed as a correct record and signed by the Chairman.

9 ENFORCEMENT REPORT

10 PLANNING PERFORMANCE UPDATE

CHAIRMAN