

CM/0002/18 – Use of land for storage of empty skips, empty containers and skip lorries.

In respect of the only reason to refuse permission, the applicant contends that:

- The site is too small to meet the criteria for ‘open mosaic habitats’;
- ‘The Birds and Habitats Directive’ does not apply to this site;
- The trees lost are too small to accommodate nesting birds; and
- The distance and inhospitable terrain impedes any GCN’s realistic access to the site.

For these reasons the applicant strongly contends that the reason to refuse permission is flawed to such an extent that we respectfully ask the Committee Members to grant consent.

CM/0006/18 – Revision and clarification to existing waste transfer site - proposals include:

1. The introduction of concrete perimeter containment walls;
2. Changes to buildings A and B; and
3. External lighting
4. Outdoor waste processing; (previously approved)
5. Increase in height of stockpiles; (2m high to 3m high)
6. Removal of staff car parking;
7. Increase in HGV vehicular movements from 20 in and out to 50 in and out per day
8. Changes to operating from 08.00-18.00 M-F & 08.00-13.00 Sat to 06.30-18.00 M-Sat.

The officers have confirmed that introduction of perimeter walls is the only proposal that applies to the reason to refuse permission. In respect of the only reason to refuse permission, that applicant contends that:

- it has been demonstrated that the proposed development would not cause significant and detrimental harm to wildlife;
- an appropriate assessment is not necessary or material to the ongoing operation of the site or the determination of this application;
- it has been demonstrated that the proposed layout can conserve and enhance the biodiversity in the area; and
- the proposals will provide mitigation in respect of GCN’s, compared with the present situation.

Contrary to the officer’s assertion, Paragraph 14 of the NPPF is engaged and the requirements of Paragraph 118 have been met in all respects. For these reasons the applicant respectfully asks the members to grant planning permission.

We refer the Committee Members to the accompanying plan.