

## Committee Report

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**Application Number:** CM/0040/19

**Title:** Proposed new building shed for the sorting and baling of plastics and cardboard for the purposes of recycling

**Site Location:** Hawes Recycling Centre,  
Coronation Road  
Cressex Business Park  
High Wycombe  
Buckinghamshire

**Applicant:** Hawes Recycling

**Case Officer:** James Suter

**Electoral divisions affected:** Abbey

**Local Member(s):** Lesley Clarke OBE

**Valid Date:** 2<sup>nd</sup> September 2019

**Statutory Determination Date:** 2<sup>nd</sup> December 2019

**Extension of Time Agreement:** n/a

**Summary Recommendation(s):** The committee Chairman and Vice-Chairman the Development Control Committee is invited to APPROVE application no. CM/0040/19 subject to the conditions set out in Appendix A

## **1.0 Introduction**

- 1.1 Application CM/0040/19 is for a new building at Hawes Recycling centre to be used for the sorting and baling of plastics and cardboard.
- 1.2 The use of the site for waste importation, storing and processing is not proposed to change. Operational procedures including vehicle movements are also not proposed to change.
- 1.3 The application is being reported for determination by the Development Control Committee as objections have been received from local residents.

## **2.0 Site Description**

- 2.1 The development is located within Cressex Business Park, in the south west of High Wycombe town. The application site is approximately 0.94 hectares in size and consists of an operational waste transfer station. The site is accessed off Coronation Road.
- 2.2 The site comprises of a waste recycling and separation facility, waste storage bays, a welding building (for maintenance of the separation facility machinery), a dis-used hire centre building and site offices.
- 2.3 The site has no landscape of historical, cultural or known archaeological significance and does not fall within any identified non-statutory or statutory nature conservation site. 'Chairborough Road Local Nature Reserve' is located approximately 130m to the north of the site and 'Widdenton Park Wood SSSI' is located approximately 2.75km to the west of the site. The site is located within flood zone 1. It is screened from its neighbours by planting.
- 2.4 There are no rights of way on or near the application site and the nearest residential properties are approximately 190 metres southeast on Verney Avenue, 150 metres to the north on McLellan Place and 220 metres north-northwest on Chairborough Road. Chiltern Wood School is approximately 240m to the southeast of the site. Views onto the application site from these properties are obscured by other buildings. Hillcrest Day Centre is situated to the northwest of the application site on the opposite side of Coronation Road.
- 2.5 The location of the proposed site is shown in the site location plan below (Figure 1). Its positioning within the application site can be seen in Figure 2.

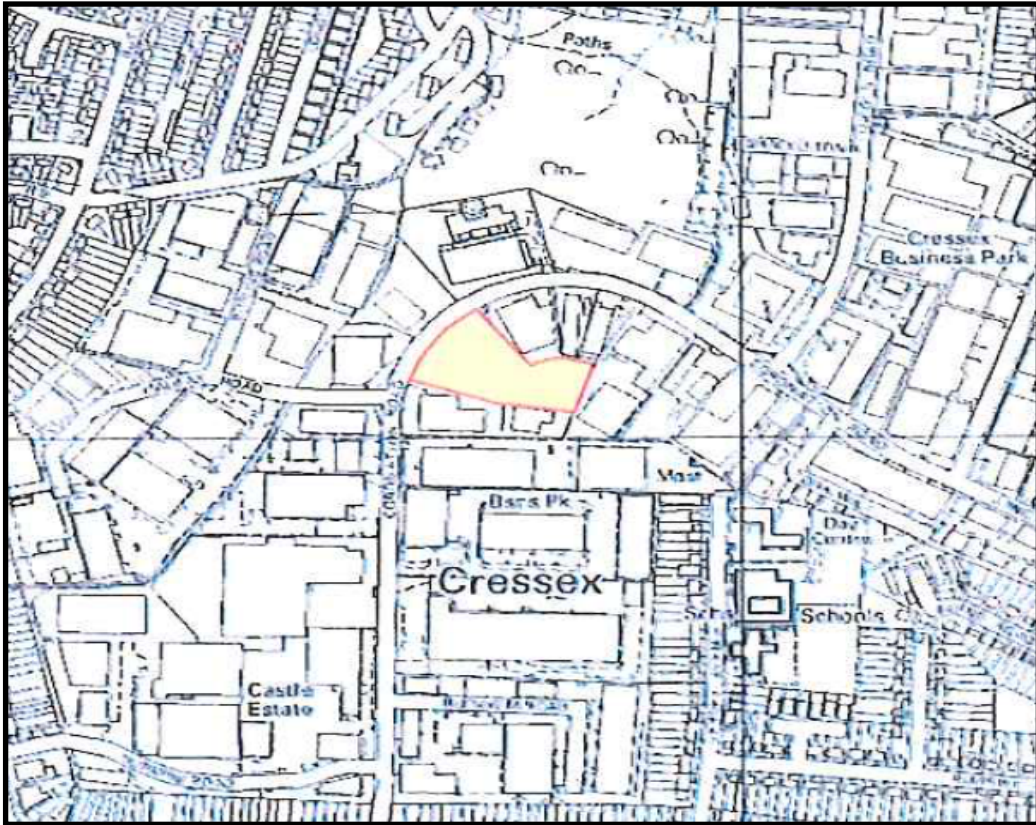


Figure 1: Site location map showing the site in cream outlined in red.



Figure 2: Map showing the location of the proposed development within the Hawes Recycling Site (Extracted from Proposed Site Plan, amended for clarity)

### 3.0 Site History

3.1 Planning history at the site includes the following:

Planning Application No.	Proposal	Decision	Date
<b>18/07264/FUL</b>	Extension and alterations to separating shed and alterations to separating store under previously approved PP 17/08381/FUL to omit corner of building to allow access	Approved	06/12/2018
<b>17/05304/CON CC</b>	Extension and alterations to existing separating shed	Approved	21/02/2018
<b>CM/12/17</b>	Section 73 application to continue the development approved by consent 09/06549/CONCC (erection of Hire shop, Workshops and Waste Separation Building) without complying with condition 12 to allow acceptance of Waste Electrical and Electronic Equipment (WEEE),	Approved	28/04/2017
<b>CC13/9002/CM</b>	Extension to waste separation building, erection of 6 metre high screen to building and alterations to site layout	Approved	03/10/2013
<b>09/06549/CON CC</b>	Proposed erection of hire shop, store, electrical maintenance workshop, administration office building, a vehicle maintenance workshop, heavy plant storage and waste material separation building. Erection of a wash down enclosure, waste separation building and additions to and modifications to existing site roads, hard standings, site entrance and, all at land formerly occupied by George Worley Transport Ltd	Approved	29/10/2010

### 4.0 Description of Proposed Development

- 4.1 The proposed development is for the erection of a new building for the baling of cardboard and plastics.
- 4.2 The building is proposed to be constructed using a steel frame with metal profile cladding to the walls and roof. It would be grey in colour. The proposed building would have an open elevation to the rear (North East facing) elevation and a personnel and loading door to the front (South East facing) elevation.
- 4.3 The proposed development would require the use of one baler and one grab/loading shovel to move waste and load the baler.
- 4.4 No change to the site access or daily vehicle movements is proposed.
- 4.5 No additional external lighting is proposed.
- 4.6 No change in the impermeable area of the site or surface water drainage is proposed.
- 4.7 No change in the hours of operation for the site is proposed.

## 5.0 Planning policy and Other Documents

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The development plan for this area comprises of:

- Buckinghamshire Minerals and Waste Local Plan 2036 (BMWLP)
- Wycombe District Local Plan (WDLP)

5.3 Other documents that need to be considered in determining this development include:

- National Planning Policy Framework (NPPF)
- National Planning Policy for Waste (NPPW)

5.4 I consider the following policies are relevant to the proposed development:

### **Buckinghamshire Minerals and Waste Local Plan (2016-2036)**

- Policy 13 - Spatial Strategy for Waste Management
- Policy 14 – Development Principles for Waste Management Facilities
- Policy 16 – Managing Impacts on Amenity and Natural Resources
- Policy 17 – Sustainable Transport
- Policy 18 – Natural Environment
- Policy 23 – Design and Climate Change
- Policy 24 – Environmental Enhancement

### **Wycombe District Local Plan Adopted 2019**

- CP1 – Sustainable Development
- CP12 – Climate Change
- HW17 – Cressex Business Park, High Wycombe
- DM20 – Matters to be determined in accordance with the NPPF
- DM33 – Managing Carbon Emissions: Transport and Energy Generation
- DM34 – Delivering Green Infrastructure and Biodiversity in Development
- DM37 – Small Scale Non-Residential Development
- DM38 – Water Quality and Supply
- DM39 – Managing Flood Risk and Sustainable Drainage Systems

## 6.0 Consultation Responses

6.1 The Local Member, **Councillor Lesley Clarke**, supports the application and considers it another useful service to add to the recycling site.

6.2 The officer from BCC **Highways Development Management** has no objection to the proposed development subject to a condition requiring the scheme for parking and manoeuvring to be laid out as indicated on the submitted plans. He also notes the site benefits from planning permission for use as a waste separation and transfer station where the maximum annual operational throughput and maximum

number of vehicular movements are controlled via condition. On this basis he considers the current proposal would not result in detrimental impact to the safety, capacity or free flow of the local highway network.

- 6.3 The officer from BCC **Lead Local Flood Authority** has no objection to the proposed development.
- 6.4 The **Wycombe District Council Environmental Health** Officer has no objection to the application.
- 6.5 The **BCC Ecology** Officer has no objection to this application, but advises that should the application be consented that an informative with regards to nesting birds is included in the decision notice.
- 6.6 The **Wycombe District Council Planning** has not commented on the application.

## **7.0 Representations**

- 7.1 One representation has been received objecting to the development due air-born dust, regular bad smells, loud noises and traffic from the existing operation and it being exacerbated with the proposed development.

## **8.0 Discussion**

- 8.1 The main issues for consideration in relation to application CM/0040/19 are:
  - Principle and Location of the proposed development
  - Vehicle movements and access
  - Impact on Amenity
  - Drainage
  - Biodiversity and Green Infrastructure
  - Climate Change

### *Principle and Location of the proposed development*

- 8.2 Policy CP1 of the WDLP reflects the NPPF and requires all development contribute to delivering sustainable development. As part of this, development should follow the vision and objectives of the development plan and accord with the main principles of location.
- 8.3 Policy 13 and 14 of the BMWLP together outline the main spatial strategy for the location of waste development and the principles for waste development. They direct waste uses towards the main areas of growth and support the co-location of waste management facilities either with other waste management facilities or existing general industrial and employment areas where this is complementary to the area. In addition, they seek to maximise the benefits of waste management, for example through efficient collection and recovery and/or heat recovery as appropriate. Policy HW17 of the WDLP specifically relates to development on the Cressex Business Park. It seeks to secure the site for continued employment uses and improve the commercial attractiveness of the site. It gives support to certain

uses, including general industry, storage and distribution, sui generis and those which support the business uses of the area.

- 8.4 The proposed development is located on an existing waste site in an industrial area on the periphery of High Wycombe. It seeks to expand facilities for the preparation of waste for recycling. As the expansion of an existing waste management facility is located close to an area of major growth, the proposal is considered to be in accordance with the spatial strategy for waste management.
- 8.5 The cardboard and plastics are not new waste streams for the site. At the current time they are removed for further recovery at another facility. Sorting and bailing plastics and cardboard on-site for the purposes of recycling is considered to help the efficient recovery of waste materials and move treatment of them up the waste hierarchy. In addition it allows for the better management of waste close to source.
- 8.6 Overall, the proposed development is considered to be in accordance with policies 13 and 14 of the BMWLP and policies CP1 and HW17 of the WDLP.

#### *Impact on Amenity*

- 8.7 Policy 16 of the BMWLP requires that all proposals for waste development demonstrate the proposed development is environmentally feasible and secures a good standard of amenity. In addition it seeks to limit unacceptable adverse impacts through, amongst other factors, noise, dust, vibration, land use conflict, litter, odours and vermin. Policy DM20 of the WDLP directs matters relating to the control of pollution to guidance contained within the NPPF.
- 8.8 In relation to small scale, non-residential development, policy DM37 of the WDLP supports good design that respects the character of the area and requires plant and equipment to be sited to minimise disturbance to surrounding users. Similarly, policy 23 of the BMWLP requires waste development to have high quality design and be reflective of the surrounding environment. The use of materials in construction which are similar to those present on site and surrounding the site is evidence of this.
- 8.9 As the sorting of cardboard and plastic will occur within an enclosed building and the nature of the waste not being associated with high levels of dust, it is not considered that local amenity will be significantly impacted should the appropriate noise, dust and pollution management schemes be followed. This can be secured via condition.
- 8.10 The National Planning Policy for Waste states that when determining applications planning authorities should concern themselves with planning strategy and not with control of processes which are a matter for the pollution control authorities. Further to this it states authorities should work on the assumption that the relevant pollution control regime will be properly applied.
- 8.11 On balance, it is considered that the proposed development is in accordance with policies 16 and 23 of the BMWLP and policies DM20 and DM37 of the WDLP.

### *Vehicle movements and access*

- 8.12 Policy 17 of the BMWLP encourages the use of sustainable transport measures and the efficient use of transport network. It states that efficient use of transport networks combined with good logistics and operational practices can make a significant contribution toward the level of sustainability. Specifically the requirement for transport information demonstrating the suitability of the site and local highway network is stipulated in policy 17 of the BMWLP. In addition, policy DM33 of the WDLP requires development to be located to provide safe and convenient access to the local highway. It also requires that there is sufficient parking onsite and that any material adverse impacts on existing and forecast traffic conditions are mitigated.
- 8.13 The proposed development would result in no change in vehicle movements and may result in a net reduction of movements related to waste as plastic and cardboard streams would be sorted in situ. Further to this, no change in access will occur. The highways development officer has indicated the development will have no impact on the safety and suitability of the access subject to the implementation of agreed parking and manoeuvring.
- 8.14 In summary it is considered that the development broadly fulfils policy 17 of the BMWLP and policy DM33 of the WDLP.

### *Drainage*

- 8.15 Policies DM38 and DM39 of the WDLP together seek to protect water quality and avoid flood risk. As the site is already 100% impermeable there will be no increase to the impermeable area of the site and as such no material increase in run-off. The shed will also utilise the existing drainage. Further to this, there is no objection from the Lead Local Flood Authority regarding the development.
- 8.16 Considering the relevant information the development is broadly in agreement with Policies DM38 and DM39 of the WDLP.

### *Biodiversity and Green Infrastructure*

- 8.17 Policy 18 of the BMWLP requires waste development to conserve and enhance natural assets and resources, including providing net gains in biodiversity. Policy 24 of the BMWLP requires that proposals for extensions to existing waste development incorporate measures to enhance Buckinghamshire's environmental assets. This includes making use of opportunities to deliver biodiversity net gains. Similarly, policy DM34 of the WDLP requires that all development protects and maximise opportunities to enhances biodiversity and green infrastructure long term.
- 8.18 Given the nature of the site, opportunities to enhance biodiversity are somewhat limited. Construction of at least 1 bird box on the proposed building to support the proximal avian population alongside the planting of suitable climbing plants on the façade of the proposed building will make some effort to enhance the present biodiversity. This will be secured via condition.
- 8.19 Regarding green infrastructure, the roofing has clear sections allowing natural light in limiting the energy use for artificial lighting.



8.20 Taken together, the proposed development is widely in keeping with policies 18 and 24 of the BMWLP and policy DM34 of the WDLP.

### *Climate Change*

8.21 Policy 23 of the BMWLP and policy CP12 of the WDLP requires development to minimise adverse effects on climate change. This includes minimising greenhouse gas emissions, climate proofing development and incorporating native species in landscape and planting schemes which are able to adapt to climate change and sequester carbon.

8.22 Situating the baling of plastics and cardboard on site will also theoretically reduce climate impact due to reduced movement of the waste as well as the progression of it up the waste hierarchy. It is therefore considered in keeping with policy 23 of the BMWLP 36 and policy CP12.

### *Other Matters*

#### Equality and Diversity issues

8.23 As required as part of the Equality Act 2010 Section 149, in determining this application due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups.

8.24 It is not considered the proposal would conflict with the requirements of the Equality Act 2010 or the Council's policy on equality

## **9.0 Conclusion**

9.1 Application CM/0040/19 is for a new building at Hawes Recycling centre to be used for the sorting and baling of plastics and cardboard. The development would not result in new waste streams and would aid to move treatment of waste higher up the waste hierarchy. In addition, the proposed building is considered appropriate to the location and established lawful use of the site.

9.2 I am satisfied that permitting the development will not significantly impact the amenity of the area.

9.3 Subject to the conditions set out in Appendix A below, I recommend that planning permission should be granted for this development.

## **Appendix A: Scheme of Conditions**

### **Time Limit for Commencement**

1. The development shall commence no later than three years from the date of this consent. No later than seven days before the date of commencement, written notification of the date of commencement shall be provided to the County Planning Authority.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990

### **Listing of Approved Plans**

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the details submitted with the application, additional information and the following drawings:

- 2436 - PL304 - PROP FLOOR PLAN
- 2436 - PL305 - PROP ELEVATIONS
- 18185/002- PARKING ARRANGEMENT
- 18185/TK03- SWEPT PATH ANALYSIS – PARKING MANOEUVRES
- 18185/TK04- SWEPT PATH ANALYSIS – TURNING MANOEUVRES

Reason: To define the development which has been permitted and so to control the operations (Buckinghamshire Minerals and Waste Local Plan Policy 28, Buckinghamshire Minerals and Waste Core Strategy Policy CS22, Wycombe District Local Plan, Policy G3.)

### **Pre-commencement Conditions**

*None*

### **Development Phase Conditions**

*None*

### **Post Development Phase Conditions**

3. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway (Buckinghamshire Minerals and Waste Local Plan Policy 30).

4. Prior to occupation of the building to be used for baling and sorting, details including a clearly marked plan, for the provision for wildlife to be incorporated into the development shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include no less than 1 bird box integrated in the building and demonstrable planting sites for climbing plants. Thereafter the approved scheme shall be implemented within 2 months of occupation.

Reason: To ensure a net gain for biodiversity in accordance with policies 18 and 24 of the BMWLP and policy DM34 of the WDLP.

### **Ongoing Conditions**

5. No operations authorised by this consent shall be carried out other than between the following hours:

7:00 a.m. to 6:00 p.m. Mondays to Saturdays; and

10:00 am to 4:00 p.m. Sundays and Public Holidays.

Reason: In the interests of local amenity. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

6. The total number of vehicle movements shall not exceed 345 per day in combination with permission no. 09/06549/CONCC. Within that total, the number of vehicle movements associated with the waste transfer facility shall not exceed 210 HGV movements per day (HGV is defined as greater than 3.5 tonnes unladen weight).

Reason: In the interests of highway safety and the amenities of the local area (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30)

7. Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any Order revoking or re-enacting that Order) no gates, fences, walls or other means of enclosure other than those shown on the approved plans shall be erected along the site frontage within 15 metres of the edge of the carriageway.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users (Buckinghamshire Minerals and Waste Local Plan Policy 30).

8. The wheel cleaning facilities approved in writing by the Waste Planning Authority on 31<sup>st</sup> March 2011 pursuant to condition 9 of planning permission 09/06549/CONCC shall be retained for the duration of the development, and utilised thereafter by all heavy goods vehicles involved in the transport, handling or deposit of waste or mineral prior to those heavy goods vehicles leaving the site.

Reason: In the interests of highway safety and the amenities of the local area.  
(Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

9. No loaded heavy goods or skip vehicles shall enter or exit the site without being securely sheeted.

Reason: In the interests of highway safety and the amenities of the local area  
(Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

10. The site access shall be gated and locked outside the permitted operational hours.

Reason: In the interest of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

11. Stockpiles of processed or unprocessed materials within the site shall not exceed 4 metres in height.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

12. The development hereby permitted shall be carried out in compliance with the dust mitigation as detailed in the '*Statement of Amenity Control*' approved by Planning Permission no. 09/06549/CONCC.

Reason: To protect occupants of the nearby residential premises from loss of amenity from dust (Buckinghamshire Minerals and Waste Local Plan Policy 28).

13. All plant and machinery used at the site shall be properly silenced and maintained in accordance with the manufacturer's specification.

Reason: To minimise injury to the amenity of the area (Buckinghamshire Minerals and Waste Local Plan Policy 28).

14. Site working practices shall include an auditable schedule of regular (twice a week) litter clearance for the external areas of the site.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

15. Prior to the erection of any external lighting, except that shown on 1780 PL100 Revision A a detailed scheme shall be submitted to and approved in writing by the Waste Planning Authority. The lighting scheme shall thereafter be erected in accordance with the approved details.

Reason: To ensure that light spill beyond the boundaries of the site is minimised where possible (Buckinghamshire Minerals and Waste Local Plan Policy 28).

## **INFORMATIVE**

### **Compliance with Article 35 of the Town and County Planning (Development Management Procedure) Order 2015**

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising during the planning application process by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. In this instance we sought clarification on how the WEEE goods would be brought to the site and processed, and prompted the EA to respond to the consultation request. This approach has been taken positively and proactively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Environment Agency**

Storage, sorting and processing of all non-inert waste should take place on hardstanding. These areas should all drain to sealed tank or mains sewer.

The applicant is advised to contact the Environment Agency to apply for the relevant Environmental Permit in order to accept WEEE goods at the site.

### **Nesting Birds**

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for development does not provide a defence against prosecution under this act.

The three structures that are scheduled for removal to allow for the development of the sorting and bailing shed are likely to provide suitable features for nesting birds such as any beams, ledges, overlapping materials. It is generally considered that the main nesting bird season is between March and August inclusive, therefore the buildings should be removed between September and February inclusive, i.e. outside of the nesting bird period.

If it is not possible for the buildings to be removed outside of the nesting bird period then an ecologist should conduct a nesting bird check and advise the applicant accordingly on the presence, or otherwise, of any nesting birds. The ecologist should advise on any mitigation measures to be employed in the event that a nest is found.