

Agenda Item 4.1

From:
Sent: 18 July 2022 14:23
To: Marc Willis
Cc: Dev_PlanningSupport
Subject: Re: Fw: COMMITTEE NOTIFICATION - PLANNING APPLICATION B/22/0201 (PL/0035/22)
Attachments: Email RE_ Fw_ PL_0035_22.pdf

Dear Mr Willis

The reasons for my request to defer consideration from the 25th July to 5th Sept are explained fully in my email of earlier today.

As I said "it will be impossible to correct the errors and omissions in the short time available before the committee or within the allocated three minutes at committee,"

Please do ensure both this, the earlier today email and the referred to within it email of 31/5/2022 plus additionally the email (from you to me and attached to this) dated 26/05/2022, 14:08 , are all presented in full to the committee.

They will of course then be able to note your various promises to get back to me and/or to keep me informed, the plain facts of the matter being that just so obviously you did not.

Yours Sincerely

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On 18/07/2022 12:58, Marc Willis wrote:

I write further to your email below which has been forwarded onto me.

Your criticisms of the report and officer recommendation aside, this item is now on the agenda for the meeting on 25 July. Therefore, unless you formally withdraw the application, it will be presented to that meeting as a decision on whether or not to agree to your deferral request rests with the Planning & Regulation Committee and not Officers at this stage. Consequently, if you are seeking a deferral you will need to set out in writing why you feel a deferment is necessary and also what omissions or errors you believe exist. This would need to be received by no later than **5pm on Thursday 21st** so that this request/information can be included in a written update that is circulated to the Committee members on Friday. The Committee will then consider that request and decide whether to not to proceed.

Yours sincerely

Marc Willis
Applications Manager
Lincolnshire County Council,
County Offices, Newland, Lincoln LN1 1YL

Mobile: 07919 990321

Email: marc.willis@lincolnshire.gov.uk

Teams: [Chat with me](#)

Website: www.lincolnshire.gov.uk

From:

Sent: 18 July 2022 12:06

To: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>

Subject: Re: COMMITTEE NOTIFICATION - PLANNING APPLICATION B/22/0201 (PL/0035/22)

Dear Planning Support

Thank you for your below. albeit it at ridiculously short notice.

Having quickly scanned the Committee Report I find it contains numerous very serious Omissions and Errors.

Whilst I am aware that there is an option to address the committee in respect of the above on the time and date of the meeting, three minutes will be entirely inadequate so to do.

In that most if not indeed all could have been dealt with and clarified or corrected prior the report and committee had your officer just replied to my email of Date: 31/05/2022, 17:56 (attached) as asked as I invited, "**If you need any further explanation or detail, please do just ask.**", the fact being nothing addition ever requested nor asked.

In that it will be impossible to correct the errors and omissions in the short time available before the committee or within the allocated three minutes at committee, please defer consideration of this, so we can address the serious errors and omissions, to the scheduled committee meeting to take place on 5 Sep 2022 10.30 am.

Please do let me have your immediate reply and decision.

Yours Sincerely

Design and Management. co. uk

On 18/07/2022 07:36, Dev_PlanningSupport wrote:

Dear Sir/Madam

PLANNING REFERENCE NUMBER: B/22/0201 (PL/0035/22)
DEVELOPMENT: FOR CHANGE OF USE FROM USE CLASS B1/HAULAGE
DEPOT TO END OF LIFE VEHICLES (ELV) DISMANTLING FACILITY
LOCATION: V.W. BREAKERS UK LTD, THE OLD SMITHY, HIGHGATE,
LEVERTON

Please be advised that the above planning application will be reported to the Planning and Regulation Committee on Monday 25 July 2022. The meeting will be held at County Offices, Newland, Lincoln, LN1 1YL and is due to commence at 10:30am.

If you wish to speak regarding this application at the above meeting, please register your intent in writing via email democraticservices@lincolnshire.gov.uk to no later than two full working days in advance of the committee meeting. Details on attendance will follow once registered, please note you may attend in person or via remote video link using Microsoft Teams.

Any person not giving notice will only be allowed to speak at the discretion of the Committee Chairman.

Speakers will be limited to three minutes each in respect of an application and may be subject to being asked questions by the Planning Committee.

The Committee Report and Agenda will be available to be viewed on our website via the following link:

<http://lincolnshire.moderngov.co.uk/ieListMeetings.aspx?CommitteeId=138>

Anyone wishing to attend the meeting should contact democraticservices@lincolnshire.gov.uk by Friday 22 July 2022 to ensure sufficient space is available.

The wearing of a face mask and prior lateral flow testing is advised.

The audio and video of the meeting will be streamed live via the Council's website and a link to this stream will be available on the dedicated meeting page for this meeting which is

<https://lincolnshire.moderngov.co.uk/ieListDocuments.aspx?CId=138&MId=5807>

Further guidance on Speaking at Committee is also available to view via the following link:

<https://lincolnshire.moderngov.co.uk/mgCommitteeDetails.aspx?ID=138>

Yours sincerely

Technical Support Team

Planning Services

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

Tel: 01522 782070

Website: www.lincolnshire.gov.uk



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Subject: RE: Fw: PL/0035/22

From: Marc Willis <Marc.Willis@lincolnshire.gov.uk>

Date: 26/05/2022, 14:08

To:

Dear

Thanks for your email and the response. I have forwarded this onto the Borough Council (BBC) and asked them to consider and advise if they have anything else to add or change their comments at this stage. I will await a response from BBC but at this stage it looks like I will need to report this to the Planning & Regulation Committee to be held on **6 July 2022**. If this changes I will let you know.

An issue that has been raised and is of relevance is the sites' location and, notwithstanding the current permitted use, how this proposal fits in the context of the criteria set out in Policies 1 of the South East Lincolnshire Local Plan and perhaps more specifically Policy W7 of the Minerals & Waste Local Plan. The proposed use falls within the scope of Policy W7 (being a small-scale waste facility) and therefore we need to consider the criteria set out therein. These are:

- that there is a proven need to locate the facility outside of the main urban areas; and
- the facility would be well located to the arisings of the waste it would manage; and
- it would be located on land which constitutes previously developed and/or contaminated land or redundant agricultural and forestry buildings and their curtilages; and
- the proposal accords with all relevant Development Management policies set out in the Plan.

In principle, I see no issue with compliance with the 3rd bullet point given the historic and current/permitted B1 light industrial use. Also, at this stage, and subject to certain conditions like those imposed on the current BBC permission, I don't foresee any major issues in terms of complying with the 4th bullet point and relevant DM policies. On the first 2 bullet points however, nothing has been presented to explain how those criteria have been met. For example:

- did your client consider other sites closer to the main urban areas prior to this site and why weren't they pursued (e.g. lack of suitable sites, higher rents, etc)?
- How does this site relate in terms of its proximity to wastes/vehicles to be received?
- What are the main markets/sources?

You will note that in order to be considered in **full** compliance with Policy W7 then **all** 4 bullet points/criterion need to be met or satisfied. Failure to demonstrate any one of these does not necessarily mean permission cannot be granted but rather that the development is not fully compliant and there may be other material considerations or factors which fall in its favour. Given the current absence of any specific or direct response to these criteria I would invite you to consider these and would welcome any comments, response and/or evidence that you may have that I can take into account when carrying out my assessment.

In the meantime I will continue to progress the application and should I hear anything back from BBC or other consultees I will be in touch.

Regards

Marc Willis

Applications Manager

Lincolnshire County Council,
County Offices, Newland, Lincoln LN1 1YL

Mobile: 07919 990321

Email: marc.willis@lincolnshire.gov.uk

Teams: [Chat with me](#)

Website: www.lincolnshire.gov.uk



From:

Sent: 24 May 2022 15:38

To: Marc Willis <Marc.Willis@lincolnshire.gov.uk>

Subject: Fwd: Fw: PL/0035/22

Dear Marc

Further to your below and attached plus since that, the BBCs comments attached .

I will first deal with the BBC comment as it appears to more or less reiterate and add to the EHOs comments.

I have pasted the BBC substance below and will answer after each in BBCs order.

1) The site is located in the open countryside. It does not propose an agricultural or rural business and does not demonstrate that it is necessary to such a location, as per Policy 1 of the South East Lincolnshire Local Plan. In the first instance, the proposed use should be directed to allocated employment sites or established industrial areas within the Borough.

The location , as BBC are fully aware, is an established industrial area having been permitted as such by BBC Planning Approval B/20/0237

2) The level of information submitted with the application is insufficient to fully assess the impacts of the proposal.

It is just plain disingenuous for BBC to try pretend the level of information provided is insufficient

to fully assess the impacts of the proposal, Because the BBC, excluding considering material difference between complete vehicles as opposed to parts of vehicles is already assessed. (see attached Plans and Docs in respect of B/20/0237 Approved) In addition revised assessments based on the B/20/0237 approved assessments are provided as a part of this current application.

3) The proposal has the potential to adversely impact upon the amenity of neighbouring properties through noise, vibrations, odour, outside storage and vehicle movements, contrary to Policy 2 and Policy 30 of the South East Lincolnshire Local Plan

BBC having assessed already the previous and existing current uses in permitting specifically B/20/0237 , only the question of any operations materially different to as is already approved in 2020 need assessing in respect of this.

Notwithstanding the above and to clarify for the LA, both PO and EHO,

The only material difference to that already approved and as is now proposed is that complete vehicles will be brought to the yard and dismantled into their parts and dispatched, rather than their being delivered and despatched in their parts.

More or less exclusively one vehicle at a time will be delivered by medium size sliding bed transporter or similar, such as is in common use by local firms and the AA or RAC for breakdown recovery.

The Vehicles will be depolluted on an impervious surface, liquids kept separate and stored in sealed containers which will be regularly removed from site by licenced carrier, to be recycled elsewhere, all subject to and in accordance with the appropriate EA licence as is required by the licence,

Depolluted Vehicles will be stored on an impervious surface, for at most a short period of time before being moved into the dismantling area as designated within the existing building to be dismantled.

Vehicles will be dismantled exclusively within the existing building as designated by the use of hand tools.

The consequent parts as they are dismantled will be transferred to the existing storage to be either stored or dispatched to customers.

The remnants of a depolluted and dismantled vehicle will be conveyed more or less immediately by medium size vehicle as is described above to a licenced scrap yard for further processing and recycling.

Hours of operation are proposed reduce again the hours as currently permitted.

If you or BBC need any further clarification or any question still remains, please do just ask.

Yours Sincerely

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----- Forwarded Message -----

Subject:Fw: PL/0035/22

Date:Mon, 9 May 2022 11:41:41 +0000

From:Marc Willis <Marc.Willis@lincolnshire.gov.uk>

Further to my previous email, I have just received the attached comments from the EHO.

>From my quick review of the information so far, I must admit I was going to ask for something similar as information on what processes/activities take place on site is limited. I would therefore be grateful if you could provide a breakdown or overview of what happens from start to finish with vehicles and also what plant/equipment and tools are used on the site. This will hopefully then give the EHO more clarity and also help for us to understand the scale of operations on site.

Thanks

Marc Willis

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Lincolnshire County Council,

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Mobile: 07919 990321

Email: marc.willis@lincolnshire.gov.uk

Teams: [Chat with me](#)

Website: www.lincolnshire.gov.uk

From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>

Sent: 09 May 2022 12:17

To: Marc Willis <Marc.Willis@lincolnshire.gov.uk>

Subject: PL/0035/22

Good afternoon Marc

Please see attached, uploaded and published.

Thanks

Chris

Technical Support Team

Planning Services

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

Tel: 01522 782070

Website: www.lincolnshire.gov.uk

From:
Sent: 31 May 2022 17:57
To: Marc Willis
Subject: Re: Fw: PL/0035/22

Dear Mr Willis

Thank you for your below,

To address as you request in respect of as you additionally raise

. that there is a proven need to locate the facility outside of the main urban areas; and

Proven need arises in that, controlling the entire process will enable real time discrimination between waste and recyclable/re-saleable parts so as to provide an inventory to accord with the stored inventory for sales and despatch.

In turn that will expedite and make more efficient the entire process by filtering out for reuse during dismantling only the saleable parts so as to expedite the immediate recycling of of all else.

Obviously it is more efficient and cost effective to conduct the entire process from one premises, essentially then the parts delivered in bulk rather than piecemeal or singly, the waste and unsaleable parts separated and forwarded in bulk to a local recycling facility, the saleable parts stored until sale and dispatch.

As such the proposed is ideally situated and configured so as to accommodate that, it providing already the depository of parts recycled pending sale and dispatch.

. the facility would be well located to the arisings of the waste it would manage; and

The ELV waste arises nationally, it is never predictable from whence it will be available. Similarly in that sales are both national and international, the site having adequate or good infrastructure and local associated services to serve it, is ideally located.

Overhead or operating cost being an obvious advantage by it being a one off situation utilising existing established premises away from the high cost and restricted space of the local Industrial Estates.

Currently ELVs are dismantled elsewhere. To bring both parts storage and dismantling together will consolidate the business providing additional cost savings and a guarantee of long term sustainability and employment for the future.

In fact the applicant transferred his existing business from a Local Industrial Estate simply because the cost and space constraints were unsustainable for his business model.

It appears you are content that bullet points 3 and f4 are complied with so I have not considered them here.

I trust the above provides as is necessary.

If you need any further explanation or detail, please do just ask.

Yours Sincerely

On 26/05/2022 14:08, Marc Willis wrote:

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From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>

Sent: 09 May 2022 12:17

To: Marc Willis <Marc.Willis@lincolnshire.gov.uk>

Subject: PL/0035/22

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Thanks

Chris

Technical Support Team

Planning Services

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

Tel: 01522 782070

Website: www.lincolnshire.gov.uk

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