

**Open Report on behalf of Richard Wills
Executive Director, Environment & Economy**

Report to:	Planning and Regulation Committee
Date:	4 July 2016
Subject:	County Matter Application - S20/S16/1138/16

Summary:

Planning permission is sought by Mid UK Recycling Ltd (Agent: JHG Planning Consultancy Ltd) to use land for the processing and storage of construction, demolition and excavation wastes to produce recycled/secondary aggregate at Mid UK Recycling Ltd, Caythorpe Heath Lane, Caythorpe, Grantham.

The proposed development essentially comprises of a subdivided open storage area with compounds designed for the processing of waste aggregates and storage of recovered aggregate products. The wastes to be processed are derived from the adjoining waste management complex where they would have already undergone some initial separation and processing to separate them from the mixed recyclable wastes. The wastes would then be processed within the proposal site using a mechanical screener and trommel to recover aggregate materials that can then be sold on and distributed for use elsewhere. The proposed development would process approximately 15,000 tonnes of wastes per annum and is presented as being an ancillary and additional recovery/processing operation associated with the existing permitted waste management operations and activities. This application is part retrospective as the applicant has started to construct a landscaping bund along the eastern boundary of the site which is being proposed as part of this development.

Having considered the size, scale and nature of the recycling operations, and taking into its location within and existing and operational quarry, it is considered that, subject to the imposition of planning conditions, any environmental or amenity impacts arising from the development and operations can be controlled so the development would not have an unacceptable adverse impact on the surrounding area or nearby residents and land-uses.

Recommendation:

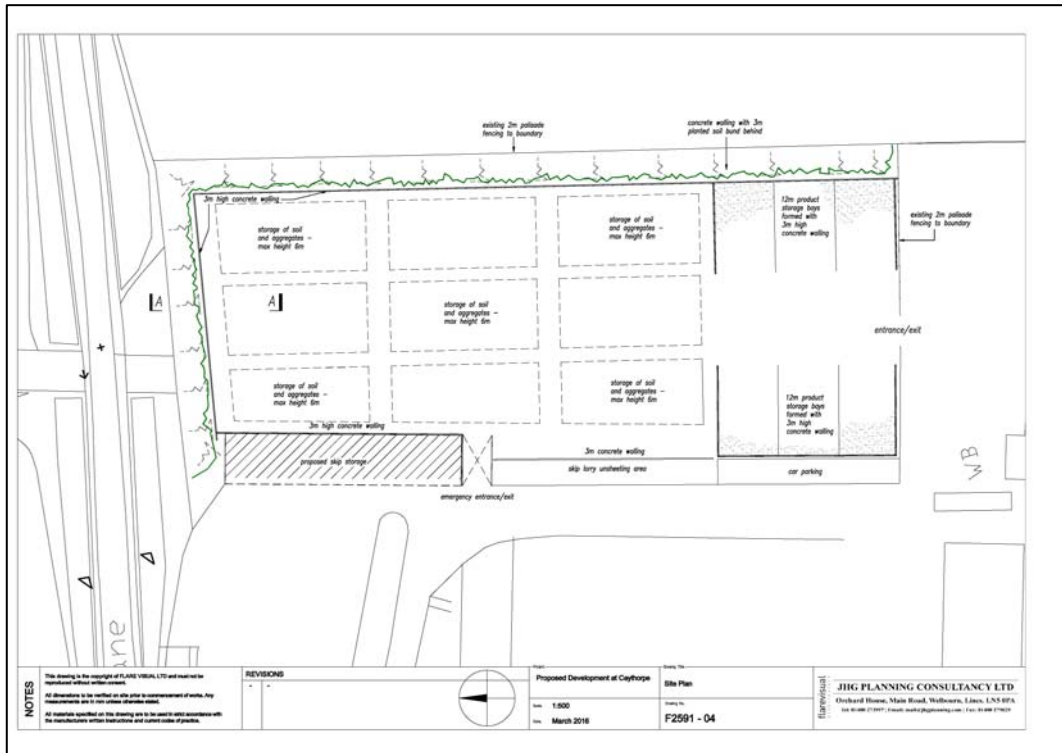
Following consideration of the relevant development plan policies and the comments received through consultation and publicity it is recommended that conditional planning permission be granted.

The Application

1. Planning permission is sought by Mid UK Recycling Ltd (Agent: JHG Planning Consultancy Ltd) to use land for the processing and storage of construction, demolition and excavation wastes to produce recycled/secondary aggregate at Mid UK Recycling Ltd, Caythorpe Heath Lane, Caythorpe, Grantham.
2. The proposal site is approx. 0.92 hectares in size and lies at the frontage of the existing Caythorpe Materials Recycling Facility (MRF). The site was once occupied by an industrial building which has now been demolished leaving an open area of concrete/hardstanding. It is proposed to use this land for the storage and processing of wastes using mechanical equipment (including a screener and trommel) to recover recycled/secondary aggregates. The plant and equipment associated with this proposal would process approximately 15,000 tonnes of wastes per annum which derive from the waste materials that are already brought to the wider MRF for processing. The applicant states that currently many of the skips received at the MRF include a quantity of waste aggregates (e.g. bricks, rubble, stone and soils) and currently once these have been separated from other recyclable materials they are exported off-site for treatment and processing elsewhere. Rather than continue this practice, the proposed development would therefore allow the applicant to process, recover and store these recovered aggregate materials at the site prior to their sale and distribution.
3. The applicant states that as the wastes to be processed are already brought to and associated with the existing MRF, this proposal would not increase or create new throughput capacity over and above that already permitted in association with the MRF. This proposal is therefore presented as being an ancillary and additional recovery/processing operation associated with the existing permitted MRF operations and activities which would not only represent a sustainable waste management practice but also maximise productivity and offers financial and logistical efficiencies and benefits to the applicants business.

Site Operations

4. The proposed development essentially comprises of a subdivided open storage area with compounds designed for the receiving of waste aggregate and storage of processed aggregate products (Image 1). After initial separation from the mixed recyclable materials using the permitted operations/activities associated with the MRF, the waste aggregates would be transported into the proposal site and temporarily stockpiled upon nine concrete surfaced storage pads. The waste aggregates would then be transferred and loaded into a mechanical trommel and screener (Image 2) which would be stationed in the southern confines of the site. Once processed the various aggregate products would then be transferred into dedicated concrete panel walled storage bays (6 in total) where they would be retained prior to their transportation and distribution off site using HGVs for locally based markets/customers.

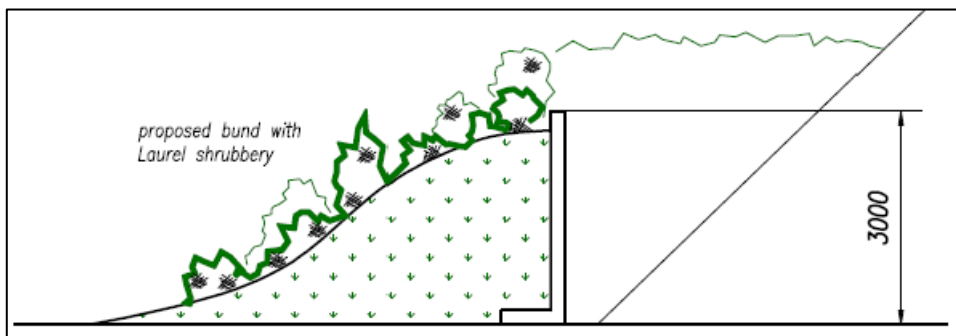


1. Proposed Site Layout



2. Proposed mechanical trommel and screener

5. The applicant states that the height of all stockpiles would be restricted to 6 metres and a 3 metre high concrete panel wall would also be erected around the site boundaries. A 3m high soil bund is also proposed to be constructed along the northern and eastern boundaries of the site which would be planted in order to provide a degree of visual screening to views from the north and east in the medium to long-term (Image 3). The applicant has already begun to construct this bund and therefore this application is now part retrospective.



3. Typical cross-section of proposed bund

6. Finally, the applicant states that the hours of operation would be restricted to the same as those governing the existing MRF (i.e. between 07:00 and 18:00 Monday to Friday and 07:00 and 13:00 hours on Saturdays) and this proposal would directly create three new full-time jobs.

Site and Surroundings

7. The Caythorpe MRF is located off the A607 (between Lincoln and Grantham) with access to the site being gained via Caythorpe Heath Lane. The proposal site is located to the south of Caythorpe Heath Lane just before the railway bridge which spans the former railway line which runs alongside the site. The proposal site itself was once occupied by the factory of Kingspan Environmental Ltd and is located along the north-eastern edge of the main MRF complex (which is identified as an existing waste management site on the Proposals Map of the South Kesteven Core Strategy 2010). The factory building associated with the sites former use has now been demolished leaving a vacant site with areas of hardstanding. A steel security fence which runs alongside the sites northern, eastern and southern boundaries and the northern boundary also supplemented by a belt of mature trees/shrubs which help to restrict and filter direct views into the site from the public highway. The western boundary of the proposal site adjoins an area of hardstanding and the internal roadway associated with the existing MRF.
8. The existing buildings associated with the MRF are located to the west and south of the site and are of various sizes but all are typical, large-scale industrial buildings. The land to the east, and the wider surrounding area, is in arable agricultural use. There are no residential properties in close proximity to the site with the nearest being those located within the village of Caythorpe which is located on the other side of the A607 approximately 600m to the east.



View of the site



View towards northern & north-eastern boundary



View across southern confines of site



Entrance to Caythorpe MRF site

Main Planning Considerations

National Guidance

9. National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development. The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

Paragraph 14 (Sustainable Development) states that there is a presumption in favour of sustainable development and therefore proposals that accord with the development plan should be approved (unless material considerations indicate otherwise).

Paragraph 17 (Core Planning Principles) sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking.

Paragraphs 32 to 35 (Sustainable Transport) seeks to secure sustainable modes of transport and provide safe and suitable access to sites. Planning decisions should take account of whether, amongst other things, safe and suitable access to the site can be achieved for all people.

Paragraph 103 (Flood Risk) states that local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment and following the application of the Sequential and Exception Tests.

Paragraph 109 (Natural & Local Environment) states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; minimise impacts on biodiversity and prevent both new and existing development from contributing to or being put at unacceptable

risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 120 (Pollution and Health) states that planning decisions should ensure that new development is appropriate for its location and that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity and the potential sensitivity of the areas or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 122 (Land use and other pollution control regimes) states that local planning authorities should focus on whether the development itself is an acceptable use of land, and the impact of the use, rather than the control of processes or emissions themselves where they are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.

Paragraph 123 (Noise and Quality of Life) states that planning decisions should aim to avoid noise from giving rise to significant adverse effects on health and quality of life as a result of new development and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from new development, including through the use of conditions.

Paragraphs 186 & 187 (Decision Making) local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicant to secure developments that improve the economic, social and environmental conditions in the area.

Paragraph 206 (Planning Conditions) states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraphs 215 & 216 (Status of Local Plans & Policies) advises what weight should be given to relevant policies in existing and emerging local plans according to their degree of consistency with the NPPF and their stage of preparation (i.e. the closer the policies in the plan to the policies in the NPPF the greater the weight that may be given). This is of relevance to the adopted South Kesteven Core Strategy 2010.

National Planning Policy for Waste (NPPW) (October 2014) is a material consideration in the determination of planning applications and should be read in conjunction with the NPPF. Appendix B sets out specific locational and environmental and amenity criteria to consider when assessing waste management proposals. Of main relevance to this proposal are those relating to noise, traffic and access and potential land-use conflict.

Planning Practice Guidance [ID7] 'Flood Risk and Coastal Change' (April 2015) – supports the NPPF and provides further guidance on the assessment of flood risk when considering new development.

Local Plan Context

10. Core Strategy and Development Management Policies (CSDMP) of the Lincolnshire Minerals and Waste Local Plan (June 2016) - this document sets out the key principles to guide the future winning and working of minerals and the form of waste management development in the County up to 2031. It also sets out the development management policies against which planning applications for minerals and waste development will be considered. The key policies of relevance in this case are:

Policy M1 (Recycled and Secondary Aggregates) states that planning permission will be granted for recycling/reprocessing of materials for use as secondary or recycled aggregates in appropriate locations as specified in Policy W4, provided that proposals accord with all relevant Development Plan Policies set out in the Plan.

Policy W1 (Future Requirements for New Waste Facilities) states that the County Council will, through the Site Locations document, identify locations for a range of new or extended waste management facilities within Lincolnshire where these are necessary to meet the predicted capacity gaps for waste arisings in the County up to and including 2031.

Policy W3 (Spatial Strategy for New Waste Facilities) states that Proposals for new waste facilities, including extensions to existing waste facilities, will be permitted in and around the following main urban areas as indicated on the key diagram subject to the criteria of Policy W4:

- Lincoln;
- Boston;
- Grantham;
- Spalding;
- Bourne;
- Gainsborough;
- Louth;
- Skegness;
- Sleaford; and
- Stamford.

Proposals for new waste facilities, outside the above areas will only be permitted where they are:

- facilities for the biological treatment of waste including anaerobic digestion and open-air windrow composting (see Policy W5);
- the treatment of waste water and sewage (see Policy W9);
- landfilling of waste (see Policy W6);

- small-scale waste facilities (see Policy W7).

Proposals for large extensions to existing facilities, outside of the above areas will only be permitted where it can be demonstrated that they meet an identified waste management need, are well located to the arisings of the waste it would manage and are on or close to an A class road and meet the criteria of Policy W4.

Policy W4 (Locational Criteria for New Waste Facilities) identifies the type of land suitable for the purpose in and around main urban areas. Proposals for new waste facilities, including extensions to existing waste facilities, in and around the main urban areas set out in Policy W3 will be permitted provided that they would be located on:

- previously developed and/or contaminated land; or
- existing or planned industrial/employment land and buildings; or
- land already in waste management use; or
- sites allocated in the Site Locations Document; or
- in the case of biological treatment the land identified in Policy W5.

Proposals for the recycling of construction and demolition waste and/or the production of recycled aggregates in and around the main urban areas set out in Policy W3 will also be permitted at existing Active Mining Sites. In the case of large extensions to existing waste facilities, where the proposals do not accord with the main urban areas set out in Policy W3, proposals will be permitted where they can demonstrate they have met the above criteria. Small scale facilities that are not in and around the main urban areas will be considered under Policy W7. Proposals must accord with all relevant Development Management Policies set out in the Plan.

Policy DM1 (Presumption in Favour of Sustainable Development) states that when considering development proposals, the County Council will take a positive approach. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy DM2 (Climate Change) states that proposals for minerals and waste management developments should address the following matters where applicable:

- Minerals and Waste – Locations which reduce distances travelled by HCVs in the supply of minerals and the treatment of waste; and
- Waste – Implement the Waste Hierarchy and reduce waste to landfill.

Policy DM3 (Quality of Life and Amenity) states that planning permission will be granted for minerals and waste development provided that it does not generate unacceptable adverse impacts arising.

Policy DM6 (Impact on Landscape) – provided that due regard has been given to the likely impact of the proposed development on the landscape,

including landscape character, valued or distinctive landscape features and elements.

Policy DM14 (Transport by Road) states that planning permission will be granted for minerals and waste development involving transport by road where the highways network is of appropriate standard for use by the traffic generated by the development and arrangements for site access would not have an unacceptable impact on highway safety, free flow of traffic, residential amenity or the environment.

Policy DM15 (Flooding and Flood Risk) states that proposals for minerals and waste developments will need to demonstrate that they can be developed without increasing the risk of flooding both to the site of the proposal and the surrounding area, taking into account all potential sources of flooding and increased risks from climate change induced flooding. Minerals and waste development proposals should be designed to avoid and wherever possible reduce the risk of flooding both during and following the completion of operations. Development that is likely to create a material increase in the risk of off-site flooding will not be permitted.

Policy DM16 (Water Resources) states that planning permission will be granted for minerals and waste developments where they would not have an unacceptable impact on surface or ground waters and due regard is given to water conservation and efficiency.

Policy DM17 (Cumulative Impacts) states that planning permission will be granted for minerals and waste developments where the cumulative impact would not result in significant adverse impacts on the environment of an area or on the amenity of a local community, either in relation to the collective effect of different impacts of an individual proposal, or in relation to the effects of a number of developments occurring either concurrently or successively.

South Kesteven Core Strategy (SKCS) (2010) - in line with paragraph 215 of the NPPF, due weight should be given to relevant policies within the Plan according to their degree of consistency with the policies of the NPPF. The following policies are of relevance to this proposal:

Policy EN1 (Protection and Enhancement of the Character of the District) sets out a range of criteria against which all development proposals are required to be assessed.

Policy EN2 (Reducing the Risk of Flooding) states that all planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. On-site attenuation and infiltration will be required as part of any new development wherever possible.

Emerging Local Plan Context

11. Draft Site Locations Document (Preferred Site and Areas) of the Lincolnshire Minerals and Waste Local Plan (December 2015) - between 4 December 2015 and 29 January 2016 consultation on a draft version of this document took place. The document sets out the preferred sites and areas for future minerals and waste development to be taken forward as well as those not to be taken forward to the next stage of plan preparation. This document is of relevance to this application as the proposal site has been promoted and included within this document as one of the preferred sites for future waste uses.

Policy SL2 (Waste Site Allocations) identifies the sites that are proposed to be allocated and safeguarded for Waste uses and states that applications for waste development on the sites identified will be permitted where the applicant can demonstrate that the proposal is in line with the Development Plan. The proposal site is identified as site WS14-SK and is identified as a potential acceptable site for waste uses including as a resource recovery park, waste transfer station, materials recycling facility and/or C&D recycling site.

Notwithstanding the support that this document offers, in line with paragraph 216 of the NPPF, given the early stage of preparation of this plan, at this stage limited weight may be given to this document in the determination of this application.

Results of Consultation and Publicity

- 12 (a) Local County Council Member, Councillor P Wood – requested that this application be reported to the Planning & Regulation Committee for determination as he has received objections/concerns from Carlton Scroop and Caythorpe Parish Council's.
- (b) Fullbeck Parish Council – has provided the following comments and concerns regarding the existing site and proposed additional operations:
- Dust: Residents have experienced issues with smells and dust from the site especially when the wind is from the south.
 - Noise: Concerned that there would be an increase in noise as a result of the equipment proposed.
 - Traffic: Whilst the applicant indicates that the traffic volume would not increase, the intention to export and deliver prepared aggregates from the Caythorpe site once processed would involve smaller vehicles and therefore would represent an increase in traffic for the same tonnage. An increase in traffic is unacceptable as the current volumes of traffic adversely impacts on the daily life of residents.

- (c) Highway & Lead Local Flood Authority (Lincolnshire County Council) – no objection.
- (d) Environment Agency (EA) – no objection but has advised that this additional processing operation would require either a new Environmental Permit or an amendment to the boundary of the sites existing Environmental Permit in order to cover these operations. The advice and contact information provided by the Agency can be drawn to the attention of the applicant by way of an Informative on any permission granted.

The following bodies/persons were consulted on the 26 April 2016 but no comments/response had been received within the statutory consultation period or by the time this report was prepared.

Caythorpe & Fresiton Parish Council
Carlton Scroop & Normanton Parish Council
Ministry of Defence (Safeguarding)
Environmental Health Officer (South Kesteven District Council)
Historic Environment (Lincolnshire County Council).

- 13. The application has been publicised by notices posted at the site entrance and at the junction of Station Road and the A607. The application has also been advertised in the local press (Grantham Journal on 27 April 2016). A letter of representation has been received which makes the following comments (summarised):
 - The proposed operations are likely to give rise to air pollution and fire risk. Past incidents evidence this possible risk to health and safety.
 - The proposed activity would give rise to more traffic on the narrow and twisting A607 giving rise to additional noise as well as difficulty in crossing the road.
 - The local area is popular with tourist especially cyclists and walkers and concerns that this proposal would impact negatively upon these pursuits.

District Council's Recommendations

- 14. South Kesteven District Council – has advised that this application is being reported to their Planning Committee for consideration and therefore their consultation response was not available at the time this report was prepared. Any comments received will however be reported to the Planning & Regulation Committee before this application item is debated.

Conclusions

- 15. The main issues to be considered in the determination of this application are whether the proposed operations in this location are appropriate in planning policy terms and whether it would give rise to any unacceptable adverse environmental, traffic or amenity impacts.

Waste Policy Context & Locational Considerations

16. Inert waste recycling operations which process and screen waste materials to produce recycled and secondary aggregates help to move the management of wastes up the waste hierarchy, reduce the overall quantity of wastes that may otherwise go to landfill and can also help to reduce the demand for primary won aggregates as recovered and recycled materials can be re-used in other infrastructure and construction projects. Policy W1 of the CSDMP supports the development of waste management facilities where these are necessary to meet an identified capacity gap for wastes arisings in the County. In the case of aggregate and CD&E recycling facilities, there is currently an adequate number of facilities/capacity available to meet the identified waste needs/demands up to the year 2025, however, beyond this date this capacity is predicted to reduce¹. Consequently, whilst there is no immediate need to establish new aggregate/CD&E recycling facilities in the short-term, it is accepted that there will be a need to secure new facilities or increased capacity in order to address a potential capacity gap in the future. Therefore, the Waste Planning Authority will support the establishment of new facilities in appropriate locations where they are capable of being operated without giving rise to any unacceptable adverse environmental or amenity impacts and more specifically which accord the spatial and locational criteria set out in Policies W3 and W4 of the CSDMP.
17. In terms of location, Policy W3 of the CSDMP supports the establishment of waste management facilities in and around the main urban areas and states that only certain types of facility will be granted outside of these such as small-scale facilities and composting and anaerobic digestion plants. Extensions to existing facilities located outside of main urban areas can also be supported where it can be demonstrated that they meet an identified waste management need, are well located to the arisings of the waste it would manage and are on or close to an A class road. Policy W4 identifies the types of sites/locations considered suitable for waste management uses in and around main urban areas and these include previously developed land, existing or planned industrial land, land already in waste management use as well as sites allocated in the Sites Location Document. Policy M1 of the CSDMP also supports proposals which seek to recycle/reprocess materials for use as secondary or recycled aggregates where they are proposed in the locations as identified by Policy W4.
18. In this case, the proposal site lies outside the defined settlement boundary of Grantham and is not located directly adjacent to the edge of it. Policy W3 does however lend support to this proposal as the site would be an extension to an existing waste management facility which is already located outside a main urban area and which is also located close to an A class road which connects directly into a main urban area – namely Grantham. The site itself was also formerly occupied by an industrial building and so is previously developed land and is also being promoted for a range of waste

¹ Table 9 of the CSDMP (June 2016)

uses, including C&D recycling, through the emerging Site Locations Document.

19. Given the above, the proposal site is considered to be a suitable site for the establishment of this type of waste management use and would accord with the spatial and locational strategies advocated by CSDMP Policies W3 and W4. However, before the development can be considered acceptable it must also accord with the other relevant policies as contained within the Development Plan which includes demonstrating that the development would result in unacceptable adverse environmental and amenity impacts.

Environmental & Amenity Considerations

Landscape and Visual Impact

20. The proposal site lies immediately adjacent to the existing waste management facility and is set back from the main frontage of the site and public highway. Views into the site are partially filtered by the existing soft landscaping that is present along the sites northern boundary and although views can currently be obtained from the east, as part of the proposals it is proposed to construct and plant a bund along this boundary which would help to limit views of the operations being carried out within the site. Accordingly it is considered that stockpiles and plant and machinery associated with this development would have a negligible visual impact outside of the site especially when considered against the backdrop of the existing and adjoining large-scale buildings associated with the existing MRF. Notwithstanding this, and to further minimise any potential impacts, it is considered appropriate to impose a condition which would ensure that all stockpiles associated with this proposal/development do not exceed more than 3m in height. Subject to such a condition your Officers are satisfied that the development would not have an adverse visual impact on the character or appearance of the wider area and therefore accords with CSDMP Policies DM3, DM6 and DM17 and SKCS Policy EN1.

Noise

21. The main sources of noise associated with this development would be restricted to the movement of vehicles, the loading and unloading of wastes and the use of the trommel and screener. The trommel and screener would be located externally and whilst the use of these would introduce a new source of noise within this locality they would only be operated within defined hours of operation. Furthermore, the above machinery would be sited within the southern half of the proposal site and therefore would be located closer to the existing buildings associated with the MRF which would provide a degree of noise attenuation as well as the proposed bund which is to be constructed along the sites eastern boundary.
22. Whilst objections have been received in respect of the potential increase in noise levels arising from the site, given the position of the equipment and its distance from any nearby sensitive receptors, it is your Officer's view that

any noise arising from the development, including the screening operations, is unlikely to be significantly different or dissimilar in level to that which is already associated with the permitted MRF. Consequently the proposed development is unlikely to have an adverse impact in respect of noise on the surrounding area or nearby local residents and thus accords with CSDMP Policy DM3 and DM17 and SKCS Policy EN1.

Dust

23. Objections have been received on the grounds that the proposals would give rise to increased air pollution and dust. The plant and machinery to be used to process the wastes are typical of those used at several sites across the County and although there is the potential for their operation and the storage/movement of wastes to give rise to dust emissions, measures have been proposed by the applicant which would help minimise and reduce such incidences. These include ensuring that the drop heights of materials from the plant/machinery are reduced and that all processed and unprocessed materials are stored within defined concrete walled bays and at an appropriate height. These measures are welcomed however in order to ensure that the development would not give rise to unacceptable levels of dust, especially during periods of dry weather, a planning condition is recommended to be imposed which would require a dust management scheme to be submitted for the approval of the Waste Planning Authority. This scheme would ensure that a range of other dust suppression measures could be employed and implemented at the site to ensure that any dust arising from the development could be adequately controlled and therefore not have an adverse impact on the surrounding area or lead to nuisance (in accordance with CSDMP Policy DM3 and DM17 and SKCS Policy EN1).

Highways & Traffic

24. Objections have been received on the grounds that this development would lead to an increase in traffic to and from the site and that these additional movements would have an adverse impact on the A607 and pose a danger to other road users (including cyclists and walkers).
25. Whilst these concerns are noted, the wastes to be processed by this development are already brought to the wider MRF for processing and therefore although this facility would process up to 15,000 tonnes of wastes per annum, this does not represent an increase in the wider MRF's overall throughput capacity. The number of traffic movements associated with site is therefore not expected to significantly increase as a result of this proposal although it is accepted that as it is now proposed to distribute the recovered aggregate products from this site rather than export them in bulk for processing elsewhere, there could be a small increase in the overall number of vehicles as smaller vehicles could now be used for this purpose. However, even if this were to be the case, site is located close to the A607 and vehicles would only have to travel a short distance to gain access to the strategic highway network which is the preferred and most suitable route for commercial traffic. No objections have consequently been raised by the

Highways Officer and consequently despite the objections raised in representations received from third-parties, it is your Officers view that the development would not have an unacceptable adverse impact by virtue of increased traffic either on the amenity of local residents or the function and safety of the highway network and accordingly does not conflict with CSDMP Policy DM14 and DM17 and SKCS Policy EN1.

Flood Risk and Drainage

26. Finally, the proposal site lies within Flood Zone 1 and is therefore considered to be of low risk and probability of flooding from main rivers or the sea. Waste management/treatment facilities (except landfill and hazardous waste facilities) are categorised by Table 2 of the Planning Practice Guidance (PPG) as being a 'less vulnerable' development in terms of their flood risk vulnerability and Table 3 of the PPG acknowledges that the siting of such facilities within Flood Zone 1 is therefore appropriate so long as the development would not generate or exacerbate the risks of flooding within the site or elsewhere.
27. In this case, the development largely comprises of the bulk storage and stockpiling of imported inert wastes and the processing of such materials using mechanical plant and equipment. No changes are proposed to the existing surface of the site which already comprises of a substantial area of hardstanding. The risk of pollution from the storage of the unprocessed and processed materials and any impacts on surface water runoff are therefore considered to be low. No objections have been raised from the Environment Agency or Highway & Lead Local Flood Authority and therefore it is considered that the proposals would not conflict with CSDMP Policies DM15 and DM16 and SKCS Policy EN2.

Human Rights Implications

28. The proposed development has been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well – being of the community within these rights and the Council has had due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

Final Conclusions

29. Having considered the size, scale and nature of the recycling operations, and taking into its location within and adjacent to the existing Caythorpe MRF, it is considered that, subject to the imposition of planning conditions, any environmental or amenity impacts arising from the development and operations can be controlled so the development would not have an unacceptable adverse impact on the surrounding area or nearby residents and land-uses. As such the development accords with the principles of the National Planning Policy Framework and does not conflict with the cited policies contained within the Core Strategy and Development Management

RECOMMENDATIONS

That planning permission be granted subject to the following conditions:

1. The development and use hereby permitted shall cease and, with the exception to the landscaping bund located along the eastern boundary of the site, all structures, plant and equipment, wastes and materials lying within the site which are associated with this development shall be removed within 12 months of the following requirement not being met:
 - (i) Within six months of the date of this permission a dust management scheme shall be submitted for the written approval of the Waste Planning Authority. The scheme shall include details of all dust suppression measures to be implemented to minimise dust emissions from the site. Following the written approval of the Waste Planning Authority the dust management scheme shall be implemented whilst ever the development hereby permitted subsists.
 - (ii) Within three months of the date of this permission full details relating to the landscaping bund to be erected within the site shall be submitted for the written approval of the Waste Planning Authority. The details shall include information on the height of the bund and include details of all plant/tree species to be planted within the site, locations, numbers, spacing, protection and five year aftercare. Should any tree die, become diseased, be damaged or removed they shall be replaced with the same species. The scheme shall thereafter be carried out and fully implemented in accordance with the approved details.
2. The development hereby permitted shall only be carried out in accordance with the following documents and plans, unless modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions.
 - Planning Application Form and Design & Access Statement (ref: JHG/009/16) (date stamped received 13 April 2016)
 - Drawing No. F2591-05 – Location Plan and Section (date stamped received 13 April 2016)
 - Drawing No. F2591-04 – Site Plan (date stamped received 13 April 2016).
3. All site operations and activities authorised or required in association with this development, including the accessing and egressing of vehicular traffic, shall only be carried out between the following hours:

07:00 to 18:00 hours Monday to Friday
07:00 to 13:00 hours Saturdays

No operations or activities shall be carried out on Sundays and Public or Bank Holidays.

4. No materials shall be stored at a height greater than 3 metres above the finished surface level of the land subject of the application.
5. The level of noise arising from the operations on the site shall not exceed 55dB (LAeq) (1 hour) freefield or background levels +10 dB (LAeq) (1 hour) freefield whichever is the lesser at any noise sensitive properties around the site.
6. All plant and machinery employed on the site associated with the development hereby permitted shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.

Reasons

1. To ensure that schemes relating to the matters specified in the Condition are submitted for the written approval of the Waste Planning Authority within a reasonable timescale. As the development is partly retrospective, in the event that the schemes are not submitted the development will be unauthorised and therefore shall cease.
 2. To ensure the development is implemented in all respects in accordance with the approved details.
 3. In the interests of general amenity of the area and to reflect the hours of operation consented by previous planning permissions relating to the adjoining waste management facility.
- 4, 5 & 6
To minimise the visual impacts of the development and potential impacts of noise on nearby residents and the wider area.

Informative

In dealing with this application the Waste Planning Authority has worked with the applicant in a positive and proactive manner by processing the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development and is consistent with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.

Appendix

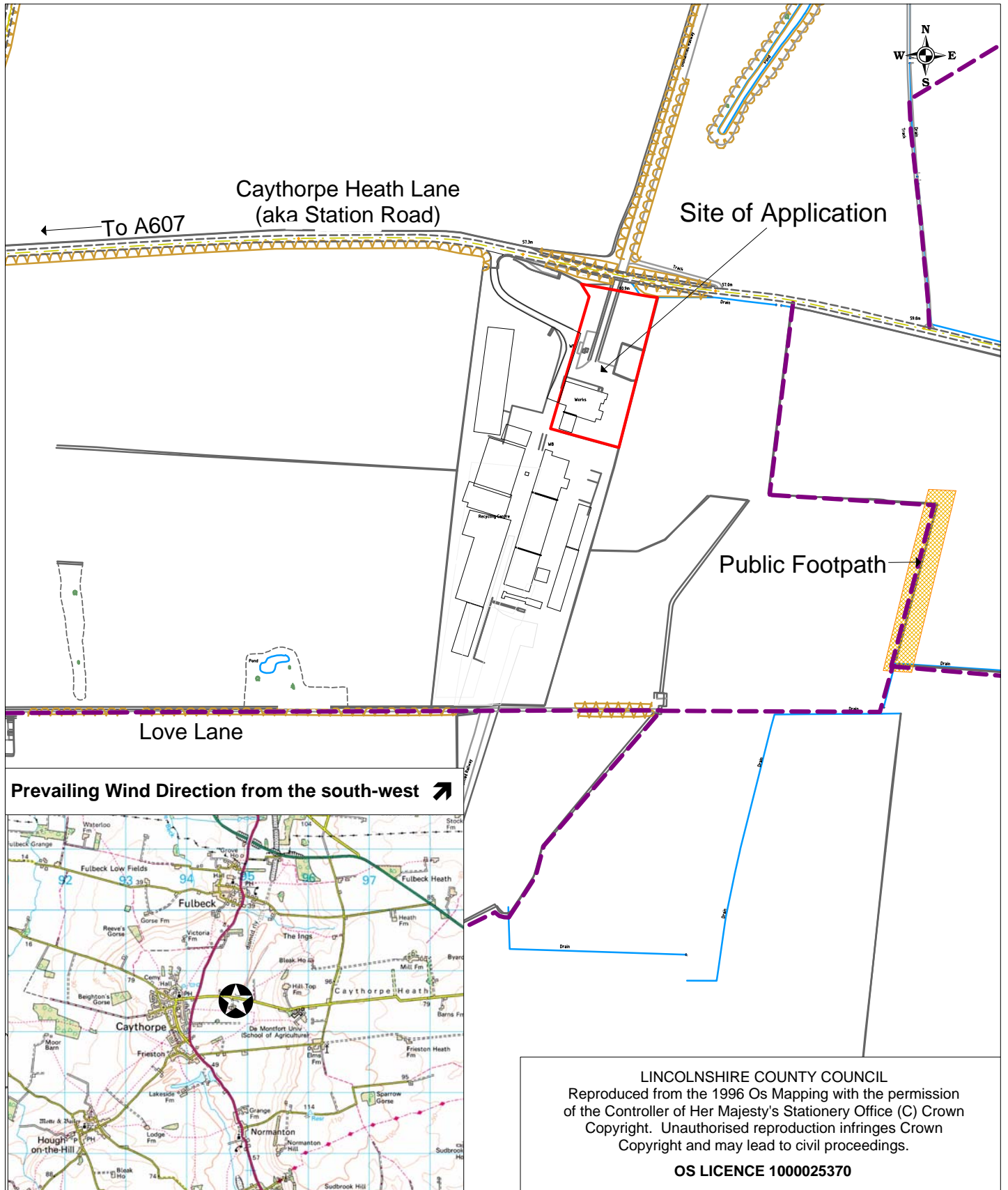
These are listed below and attached at the back of the report	
Appendix A	Committee Plan

Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File S20/S16/1138/16	Lincolnshire County Council, Planning, Witham Park House, Waterside South, Lincoln
National Planning Policy Framework (2012) National Planning Policy for Waste (2014) Planning Practice Guidance (2015)	The Government's website www.gov.uk
Lincolnshire Minerals & Waste Local Plan Core Strategy & Development Management Policies (2016) Draft Site Locations Document (Preferred Site and Areas) (December 2015)	Lincolnshire County Council's website www.lincolnshire.gov.uk
South Kesteven Core Strategy (2010)	South Kesteven District Council's website www.southkesteven.gov.uk

This report was written by Marc Willis, who can be contacted on 01522 782070 or dev_pcg@lincolnshire.gov.uk



Location:
 Mid UK Recycling Ltd
 Caythorpe Heath Lane
 Caythorpe

Application No: S20/S16/1138/16
Scale: 1:5000

Description:
 To use land for the processing and storage of
 construction, demolition and excavation wastes
 to produce recycled/secondary aggregates

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