

Open Report on behalf of Andy Gutherson - Executive Director for Place

Report to:	Planning and Regulation Committee
Date:	15 March 2021
Subject:	County Matter Application - S21/0153

Summary:

Planning permission is sought by Condor Recycling Ltd for change of use of an existing building from storage and distribution (Use Class B8) to a waste plastics/polymer/PVC/rubber recycling facility (Sui Generis use) at New Mills, North Witham Road, South Witham.

The proposal site covers an approximate area of 0.134 hectares and comprises of an existing industrial/warehouse type building sited within a small industrial site/estate. The building sits between two similar existing warehouses/buildings which are in both currently in use. Access to the site gained via an entrance off North Witham Road is suitable for HGV use.

The applicant is proposing to use the building as a recycling facility for plastics. It is proposed that a variety of different polymers would be brought to the site where they would be shredded, granulated and bagged in one tonne containers before being sold on to manufacturers for re-use elsewhere. All waste processing and handling operations, including storage of unprocessed and processed materials, would take place within the building. The applicant states that the site would accept 600 tonnes of waste per annum.

The main issues to be considered in the determination of this application are whether the proposed development is acceptable in this location given its proximity to the local village of south Witham and whether it would cause detriment to residential amenity.

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 Condor Recycling Ltd for change of use of an existing building from storage and distribution (Use Class B8) to a waste recycling facility (Sui Generis use) for plastics, polymer, PVC and rubber at New Mills, North Witham Road, South Witham. The existing building has an internal floorspace of 840 metres squared and is a typical industrial type building that currently has permission for B8 uses (Storage & Distribution). No changes are proposed to the external appearance of the building or any of the existing servicing or drainage arrangements.
2. The applicant is proposing to use the existing building as a recycling facility for plastics. It is proposed that a variety of different polymers would be brought to the site where they would be shredded, granulated and bagged in one tonne containers before being sold on to manufacturers for re-use elsewhere.
3. The main product to be reprocessed would be sourced from a company based in Melton Mowbray that produces a compound known as Megolon. Megolon is used in electric cabling to lower the risk of toxic fumes and lower the combustion temperature in the event of fire. By the nature of the manufacturing process materials are discarded and collected in cardboard boxes which will then be transported to the applicant's site for recycling. It is also intended to receive and re-process other similar materials such as Polyethylene terephthalate (PET) (which is a form of polyester extruded or moulded into plastic bottles and containers) and Polypropylene products (PP).
4. The applicant states that the site would accept 600 tonnes of waste per annum which would equate to 50 tonnes per month or 12.5 tonnes weekly if distributed across the year. All waste processing and handling operations, including storage of unprocessed and processed materials, would take place within the building.
5. All waste materials would arrive at the site in sealed containers or sheeted waterproof pallets and so be in a clean state. Upon arrival at the site the wastes would be unloaded and stored within the building until they are ready to be processed. The recycling operation involves shredding the wastes using a shredder and then granulating them to produce pellets which can be used by other manufacturers. The finished product has no value if it becomes wet, dirty or otherwise contaminated and therefore once processed the finished product would be stored in one tonne bags within the building until they are ready for dispatch.
6. The machinery proposed to be included within the building is as follows:
 - Forklift gas powered – for the movement of materials
 - Shredding machine – processing of materials
 - Granulating machine – processing of materials

- Bagging machine – to ensure all materials are securely bagged before leaving the site.



Recycled products for dispatch

HGV Movements and Access

7. Materials are intended to be transported to the site in 20 foot curtain sided trucks. Given the relatively small tonnage of waste being transported to the site, it is expected that traffic movements would be low and between 1-3 visits per week (6 two way movements). The site would employ two staff and there are existing parking areas within the industrial estate for employees (8-10 spaces in total).



Left side parking at site



Right side parking at site

Employees and Hours of Operation

8. The applicant states that this is a small business that will fill a niche in the market that will be able to process small quantities promptly and efficiently as well as being able to respond quickly to meet the needs of customers. The facility would help to recover and facilitate the recycling and re-use of polymer products which might otherwise would go to landfill.
9. The site would employ two staff and operate Monday to Friday only (between 08:00 and 20:00 hours) and so no operations or works would take place on Saturdays, Sundays or Bank Holidays.

Site and Surroundings

10. The proposal site covers an approximate area of 0.134 hectares and comprises of an existing industrial/warehouse type building sited within a small industrial site/estate located approximately 800 metres north of South Witham village. South Witham village lies to the south of Grantham and Colsterworth and to the west of the A1.
11. The building sits between two similar existing warehouses/buildings which are both currently in use and make up the small industrial estate. The building has approximately 840 metres squared floor space with area of parking located alongside the building. Access to the industrial

estate/complex and the building is gained via an existing access off North Witham Road.

12. The industrial estate/site is surrounded by agricultural land and mature vegetation and the nearest residential property to the site is located within South Witham village.

Main Planning Considerations

Planning Policy Context

13. The National Planning Policy Framework (February 2019) sets out the Government's planning policies for England. It is a material consideration in determination of planning applications and adopts a presumption in favour of sustainable development. A number of paragraphs are of particular relevance to this application as summarised:

Paragraphs 7 to 11 (Sustainable development) - states that there is a presumption in favour of sustainable development and that achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways. These three objectives are: economic; social and; environmental. Planning Authorities should favour sustainable development and for decision-taking this means:

- (a) approving development proposals that accord with an up-to-date development plan without delay; or
- (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 170 (Conserving and enhancing the natural environment) – directs that planning decisions should contribute to and enhance the natural and local environment, minimize impacts on and providing net gains for biodiversity.

Paragraph 180 (Ensuring development appropriate for its location) – taking into account the likely effects on health, living condition and the natural environment through mitigation and reduction of potential adverse impacts.

Paragraph 183 – the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land. Where a planning decision has been made on a particular development, the planning

issues should not be revisited through the permitting regimes operated by pollution control authorities.

Paragraphs 212 - 214 (NPPF and Local Plans) – states that due weight should be given to existing Local Plans where they are consistent with the NPPF.

This is of relevance to the Lincolnshire Mineral and Waste Local 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 for conflict with other land use.

Lincolnshire Minerals & Waste Local Plan: Core Strategy and Development Management Policies (CSDMP) (2016) – this document was formally adopted on 1 June 2016 and as an adopted document the policies contained therein should be given great weight in the determination of planning applications. The key policies of relevance in this case are as follows (summarised):

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 predicated capacity gaps for waste arising 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 main urban areas subject to the criteria of Policy W4. It is added that proposals for new waste facilities, outside an urban area 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).

Policy W7 (Small Scale Facilities) states planning permission will be granted for small scale waste facilities, including small extensions to existing waste facilities, outside of those areas specified in Policy W3 provided that:

- there is a proven need to locate such a facility outside of the main urban areas; and
- the proposals accord with all relevant Development Management Policies set out in the Plan; and

- the facility would be well located to the arisings of the waste it would manage; and
- they would be located on land which constitutes previously developed and/or contaminated land, existing or planned industrial/employment land, or redundant agricultural and forestry buildings and their curtilages.

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 HGVs 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 to occupants of nearby dwellings or other sensitive receptors as a result of a range of different factors/criteria (e.g. noise, dust, vibrations, visual intrusion, etc.).

Policy DM6 (Impact on Landscape and Townscape) states that planning permission will be granted 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 and important views. If necessary additional design, landscaping, planting and screening will also be required and where new planting is required it will be subject to a minimum 10 year maintenance period. Development that would result in residual, adverse landscape and visual impacts will only be approved if the impacts are acceptable when weighed against the benefits of the scheme. Where there would be significant adverse impacts on a valued landscape considered weight will be given to the conservation of that landscape.

Policy DM14 (Transport by Road) Planning permission will be granted for minerals and waste development involving transport by road where:

- the highway network is of, or will be made up to, an appropriate standard for use by the traffic generated by the development; and
- arrangements for site access and the traffic generated by the development would not have an unacceptable impact on highway
- safety, free flow of traffic, residential amenity or the environment; and
- a suitable travel plan is in place.

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 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 Local Plan 2011-2036 (Adopted January 2020). The following policies are relevant:

Policy SD1 (Sustainable Development) states development proposals in South Kesteven will be expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy.

Policy SP1 (Spatial Strategy) states the Local Plan will deliver sustainable growth across the District and throughout the Plan Period (2011 – 2036). To achieve new growth the Local Plan includes allocations for both housing and employment land.

All allocations proposed in the plan are the most suitable and sustainable development options and provide for a variety of site types and sizes to ensure choice is offered to the market and delivery is achievable.

Policy SP2 (Settlement Hierarchy) In order to address the District's growth needs the Local Plan proposes that in Larger Villages, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.

Policy EN4 (Pollution Control) states that development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. In achieving this development should be designed from the outset to improve air, land and water quality and promote environmental benefits.

Policy EN5 (Water Environment & Flood Risk) – states development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment (SFRA).

Policy DE1 (Promoting Good Quality Design) - to ensure high quality design is achieved throughout the District, all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime.

Results of Consultation and Publicity

14. (a) Local County Council Member, Councillor B Adams – has requested this application be brought to the Planning & Regulation Committee. No written comments have been received but Councillor Adams has indicated that he wishes to speak at the meeting when the application is heard.
- (b) South Witham Parish Council - objects to this application on the grounds that there is not enough detail on the process taking place. The Parish Council requested more information on how noise, heat and smells may affect residents and also the number of vehicles arriving at the site and proposed hours of use. The Parish Council also requested more information on the routes HGVs would take as the village has a weight restriction of 7.5 tonnes and roads are not suitable for HGV traffic. Finally concerns were raised regarding whether the materials arriving on the site will, in time, turn to raw materials and the health implications and traffic issues this could have.

Additional information has been provided by the applicant and this was forwarded onto the parish council for their comment. At the time of writing this report a response had not been received and so any further comments will be reported as an update.

- (c) Environment Agency (EA) – has no objection but has advised that the development will require an Environmental Permit (issued by the Agency). This advice can be appropriately dealt with by way of an Informative on any permission issued.
- (d) Environmental Health Officer (South Kesteven District Council) – has commented that based upon the description of the proposed operations to be undertaken, the tonnages are small. The Environmental Protection Team therefore has no direct comments to make on the change of use as the site is part of an existing commercial/industrial use and the site is not near any sensitive receptors that could be impacted by a commercial/industrial use. Like the Environment Agency, the EHO has commented that the site may need an Environmental Permit and so it is advised that the applicant contacts the Environment Agency.
- (e) Highway and Lead Local Flood Authority (Lincolnshire County Council) – has no objection to this proposal. The existing building has B8 use and it is not considered that this alternative use for waste recycling would materially change the traffic impact of the development. Parking is available on site and the access would be unchanged. Consequently there would not be an unacceptable impact on highways safety as a result of this proposal.

In respect of drainage, the surface water regime would be unchanged as the building is existing and the application is for change of use only.

(f) Lincolnshire Police – no objections regarding this application.

The following bodies/persons were consulted/notified on 25 January 2021 but no comments/response had been received within the statutory consultation period or by the time this report was prepared:

Lincolnshire Fire and Rescue
Public Health (Lincolnshire County Council).

15. The application has been publicised by notices posted at the site and in the local press (Lincolnshire Echo on 04 February 2021) as well as letters of notification sent to the nearest neighbouring residents. A total of 45 representations have been received in response to this publicity/notification. A summary of the comments/objections received is given below:
- The site is too close to the village and there are concerns residents will suffer the effects of noise and smells as a result of the recycling operations.
 - Concerns about the impact on existing businesses adjacent to the site including a fruit and vegetable nursery which could lose customers.
 - This development is not needed by the local community especially considering the unsuitable roads in and around the area.
 - Roads through the village are in poor condition and not suitable for further traffic and heavy vehicles. There are issues with congestion in the village and it is feared this would increase as a result of the proposal.
 - Recycling warehouses are a fire risk and fires at other warehouses have occurred resulting in toxic smells and gases being released into the area.
 - There are existing weight limits in the village but these are ignored by other businesses and so there are concerns the applicant would also not adhere to these.
 - The roads to the site are narrow and already suffer damage to verges due to passing vehicles and potholes from the heavy use of the road. It is felt that traffic from this proposal along with the existing number of HGV traffic would be detrimental to the impact on the state of the roads and grass verges.
 - It is felt there is not enough room for both parking and turning of large vehicles on the industrial estate and could cause dangerous reversing and parking.
 - There are concerns regarding noise, odour and toxic chemicals produced by the development and also the materials entering the site.

There are fears these could be detrimental to local livestock, resident health and organically grown fruit and vegetables in close proximity.

District Council's Recommendations

16. South Kesteven District Council – no response has been received by the time this report was prepared.

Conclusions

17. Planning permission is sought by Condor Recycling Ltd for change of use of an existing building from storage and distribution (Use Class B8) to a waste plastics/polymer/PVC/rubber recycling facility (Sui Generis use) at New Mills, North Witham Road, South Witham.
18. The main issues to be considered in the determination of this application are whether the proposed development is acceptable in this location given its proximity to the local village of South Witham and whether it would cause detriment to residential amenity.

Location and Setting

19. In spatial and locational terms, the broad thrust and ethos of planning policy is to direct most new development towards urban centres and settlements, sites allocated for such purposes (as identified in the Development Plan) and away from rural areas and the open countryside. This is reflected by Policy 1 of the SKLP which states that development in the open countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.
20. More specific to waste related development, Policy W1 of the CSDMP states that, through the Site Locations document, the County Council will identify locations for a range of new and extended waste management facilities where these are necessary to meet predicted capacity gaps in waste arising within the County. Where a site is proposed outside the locations or areas specifically allocated or identified within the Site Locations document, it may still be appropriate and capable of support but only where it accords with the spatial and locational criterion set out in other CSDMP policies (notably Policies W3, W4, W5 or W7) and where they are capable of being operated without giving rise to any unacceptable adverse environmental or amenity impacts.
21. 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. In such cases, reference should therefore be given to Policy W7 which sets out the criteria applicable in considering such proposals. Policy W7 states that facilities outside of the areas identified in Policy W3 will be supported where there is a proven need outside of the main urban area, accords with

development management policies, well located and is proposed on land which constitutes as previously developed.

22. This development would therefore be classified as a Small Scale Waste Facility given its size and tonnage proposed per annum. In this case, the proposal involves the change of use of an existing industrial building. The site is therefore previously developed for such uses. The proposed works would allow the recycling of wastes which would otherwise be placed in landfill. Once the materials have been processed and bagged, the site would provide to existing clients. The site itself is located some distance from the nearest residential properties and its use would have close links to recycling aims within the county. The small niche and need in the market has been identified by the applicant. From a purely locational perspective, I am therefore satisfied that this proposal would fit well and accord with the criteria of Policy 1 of the SKLP and Policy W3 and W7 of the CSDMP.

Environmental and amenity considerations

Visual and Landscape Impacts

23. This application proposes the change of use of an existing industrial building located within a small industrial estate/complex that lies to the north of South Witham village. The industrial site/buildings have been in existence for many years and the site boundaries consist of notable landscaping features such as trees or hedgerows as well as security fencing. All waste processing, handling and storage operations would take place within the building and so external activities would be limited to the movement of materials to and from the site via HGV. Given the distance of the site from the nearest settlement, views would be limited and any views would only be from the public highway. Any views would therefore be transient and when viewed in the context of the wider industrial landscape would not be detrimental to the experience or enjoyment of any passer-by's or other users. Planning conditions could be imposed to ensure all operations take place within the building (as stated) and this would therefore ensure any visual impacts arising as a result of this proposal are not considered significant or adverse and therefore ensure that the development accords with the aims of SD1 and DE1 of the SKLP and Policy DM6 of the CSDMP.

Noise, Dust and Odour

24. Many objections have been received regarding odour, noise, dust and concern about toxic fumes from the processing on site. These objections are noted however this is small scale, low key operation with all waste processing operations and activities being contained wholly within the existing building. No chemical treatment or complex processing of the wastes would take place with the waste handling and processing operations being limited simply to the shredding, granulating and bagging of waste plastics. Other than the use of a shredder and occasional large vehicles, noise from the site would therefore be fairly limited with any emissions (including odours or dust) being reduced by the fabric of the building and

distance of the site from nearby sensitive receptors. No changes are necessary or proposed to the external fabric of the building or to the sites supporting infrastructure including site access (which is suitable for HGV use) and existing surface water and foul drainage arrangements. No objections have therefore been received from the Environment Agency, Environmental Health Officer or Highways Authority and with sufficient controls and conditions in place, as well as any additional conditions that may be imposed on an Environmental Permit (issued and monitored by the Environment Agency), the site operations and activities would not have an unacceptable impact on the local area or the amenity of local residents. Therefore subject to suitable conditions and controls, I am satisfied that the proposal accord with Policies DM3 and DM17 of the CSDMP and Policy EN4 of the SKLP.

Highways and Traffic

25. Objections have been received on the grounds of disturbance and nuisance caused by both traffic and potential for debris on the road.
26. The site is accessed off North Witham Road which joins the B676 (Bourne Road) to the north and then connects to the A1 via the Colsterworth junction. The applicant has indicated that HGV traffic movements would be low with materials being imported/exported using a 20 foot curtain sided HGV which would visit no more than three times per week (6 two way movements). HGV traffic would approach and leave the site via the B676/A1 junction and therefore avoid passing through both North and South Witham villages and disturbing residents. Whilst there are residential properties in Colsterworth that front onto the B676, this is an existing and established route and given the low number of movements proposed any increased disturbance or nuisance as a result of HGV traffic is not considered significant. Similarly, the low number of movements also means that there would not be an unacceptable adverse impact on the function or safety of the highway network, a view which is supported by the lack of objection from the Highway & Lead Local Flood Authority.
27. Given the above, whilst the concerns and objections of local residents are noted, the refusal of this proposal on the grounds of traffic impacts cannot be justified. This application proposes the change of use of an existing industrial building that already has permission for B8 uses which means it can already be used for storage and distribution uses which are likely to generate traffic in greater number than that proposed by this development. Conditions can be imposed on this permission to limit and control the use of the building including hours of use and the times traffic can enter and leave the site which would reduce the impact of any such movements on local residents that live along routes to and from the site. Such conditions would therefore ensure that the development and use of the site has minimal impact on local residents living in the area and would ensure the development accord with policy DM14 of CSDMP.

Drainage and Flood Risk

28. No objections have been received from the Environment Agency or the Lead Local flood Authority regarding flooding or drainage. There is no proposed changes to the existing drainage plan which has been previously been granted permission. Subject to this I am satisfied that the proposal would be in compliance with Policy DM15 of the CSDMP and Policy EN5 of SKLP.

Human Rights Implications

29. The Committee's role is to consider and assess the effects that the proposal will have on the rights of individuals as afforded by the Human Rights Act (principally Articles 1 and 8) and weigh these against the wider public interest in determining whether or not planning permission should be granted. This is a balancing exercise and matter of planning judgement. In this case, having considered the information and facts as set out within this report, should planning permission be granted the decision would be proportionate and not in breach of the Human Rights Act (Articles 1 & 8) and the Council would have met its obligation to have due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

Final Conclusion

30. The development is accepted as being a sustainable waste management practice and therefore is considered acceptable with the appropriate mitigation procedures conditioned on the decision notice to protect the amenity of the locality.

RECOMMENDATIONS

That planning permission be granted subject to the following conditions:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The waste types permitted to be imported, stored, processed and exported shall be restricted to plastics/polymer/PVC/rubber.

Reason: To control pollution at the site and to ensure that the development is in accordance with the submitted details.

3. 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:

- Application Form (date received 15 January 2021)
- Statement of Industrial Process (date received 15 January 2021)
- Drawing number 2171-2-701 - Site Plan, (date received 15 January 2021)
- Truck Route NG33 5QQ – Proposed Routes for Vehicles (date received 4 February 2020).

Reason: To confirm the scope of the planning permission and to ensure that the controlled waste operations and imported waste materials are stored within the area permitted only.

4. All operations and activities, including the entry and delivery of materials and dispatch of final product from the site, shall only be carried out between the following hours:

Monday – Friday 08:00 to 20:00 hours

No operations would occur on Saturdays, Sundays or Bank Holidays

Reason: In the interest of the amenity of the area.

5. All vehicles entering and leaving the site which are carrying materials shall be transported in a '20 Foot Curtain Sided Truck' that are covered or enclosed on all sides so as to prevent any materials dropping on the public highway.

Reason: For the avoidance of doubt and to minimise the impact of the proposal on highway safety.

6. No processing operations or activities, including the storage of unprocessed and final finished products, associated with the use hereby permitted shall take place outside of the building.

Reason: To minimise the visual impact of the development and to minimise the impacts on the amenity of local residents and visitors to the area.

7. Unless in case of an emergency, all external doors shall be kept shut so as to prevent noise disturbance to neighbouring businesses.

Reason: In the interest of the amenity of the area.

Informatives

Attention is drawn to:

- (i) Requirement for an environmental permit

The proposed activity associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency.

The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You may also like to use our free pre-application service, which can be applied for here: <https://www.gov.uk/government/publications/environmental-permit-preapplication-advice-form>.

You should be aware that there is no guarantee that a permit will be granted.

- (ii) In dealing with this application the Waste Planning Authority has worked with the applicant in a positive and proactive manner by seeking further information to address issues identified. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.

Appendix

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

Background Papers

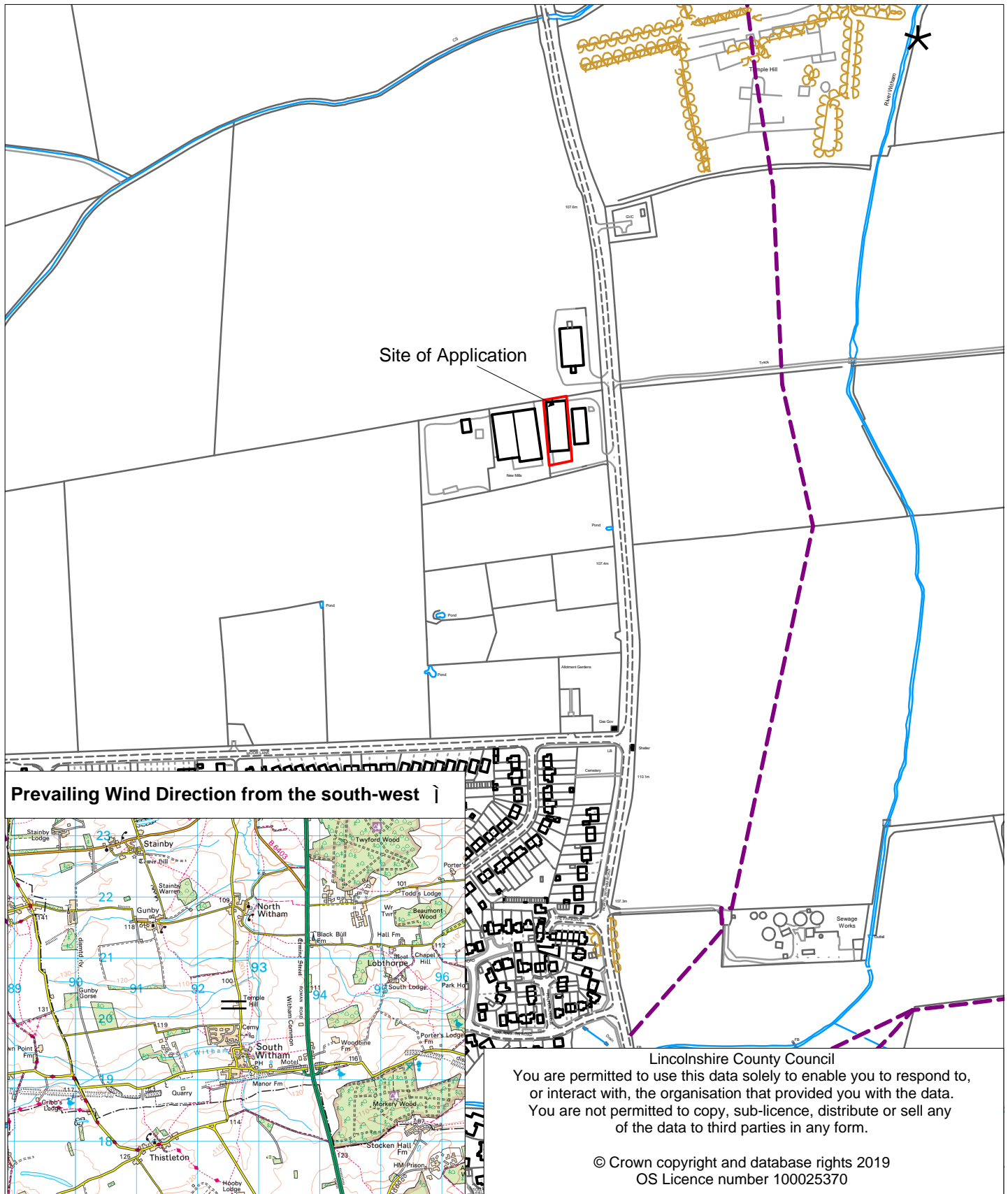
The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File S21/0153	Lincolnshire County Council's website http://lincolnshire.planning-register.co.uk
National Planning Policy Framework (2019)	The Government's website www.gov.uk
Lincolnshire Minerals & Waste Local Plan (2016)	Lincolnshire County Council's website www.lincolnshire.gov.uk
South Kesteven Local Plan (2020)	South Kesteven District Council's website www.southkesteven.gov.uk

This report was written by Emily Anderson, who can be contacted on 01522 782070 or dev_planningsupport@lincolnshire.gov.uk

LINCOLNSHIRE COUNTY COUNCIL

PLANNING AND REGULATION COMMITTEE 15 MARCH 2021

**Location:**

New Mills
 North Witham Road
 South Witham

Application No: S21/0153

Scale: 1:5000

Description:

For change of use of building from storage and
 distribution (Use Class B8) to waste
 plastics/polymer/PVC/rubber recycling facility
 (Sui Generis use)

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