

Regulatory Committee

Dorset County Council



Date of Meeting	7 December 2017
Officer	Service Director - Economy
Subject of Report	To consider retrospective planning application 8/17/2282/DCC for the variation of Conditions 2 (Development to Be in Accordance with Approved Plans) and 3 (Operations in Accordance with Application Documents) of 8/16/2910 at Eco Sustainable Solutions Ltd, Chapel Lane, Hurn, Christchurch, Dorset BH23 6BG.
Executive Summary	<p>The application is made under section 73A of the Planning Act - <i>planning permission for development already carried out without compliance with conditions subject to which planning permission has been granted.</i></p> <p>This is the second application to vary the original permission and is a relatively minor variation to regularise the relocation and extension of the waste wood storage and processing yard, within the existing site, with an increase in throughput from 43,000 tonnes to 70,000 tonnes each year of this waste stream. This increase in throughput of waste wood does not change the overall permitted throughput of 266,000 tonnes each year. No objection to the proposal has been received. The application is presented to Committee only because the original development, of which the variation forms part, in its entirety requires Environmental Impact Assessment. This application is therefore accompanied by an Addendum to the original Environmental Statement that supported planning permission 8/14/0515.</p> <p>Prior to this application, planning permission 8/16/2910 provided for minor variations (the reconfiguration of an approved biomass boiler and drying plant, including design amendments and process modifications) to the original 'base' permission 8/14/0515 that consented the extension, reconfiguration and intensification of a pre-existing waste management and recycling facility including material changes to both operational and consented development and the introduction of new waste management processes, infrastructure and buildings.</p>
Impact Assessment:	Equalities Impact Assessment: The report concerns the determination of an application for planning permission and not any changes to any new or existing policy with equality implications.

	Budget/Risk Assessment: No budget/risk assessment implications.
Recommendation	<p>Subject to:</p> <p>(i) the application being referred for consultation with the Secretary of State for Communities and Local Government, in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009; and</p> <p>(ii) the conditions set out in paragraph 8.2 of the report</p> <p>planning permission be granted.</p>
Reason for Recommendation	The reasons for granting planning permission are summarised in paragraphs 6.16 – 6.17 and in the Informative below.
Appendices	<ol style="list-style-type: none"> 1. Site Location Plan. 2. Site Plan Showing Existing and Consented Development. 3. Plan Showing Location of Proposed Amendments – Sheet 1. 4. Plan Showing Location of Proposed Amendments – Sheet 2.
Background Papers	Planning Application File 8/17/2282/DCC
Report Originator and Contact	<p>Name: Charlotte Rushmere Tel: (01305) 224249 Email: Charlotte.Rushmere@dorsetcc.gov.uk</p>
	<p>Use of Evidence: The recommendation has been made after consideration of the application and supporting documents (including an Environmental Statement), the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the main body of the report.</p>

1. Background

- 1.1 A planning application by Eco Sustainable Solutions Ltd (the applicant) was received on 12 July 2017 for the variation of Conditions 2 (Development to Be in Accordance with Approved Plans) and 3 (Operations in Accordance with Application Documents) of planning permission 8/16/2910 at Eco Sustainable Solutions Ltd, Chapel Lane, Hurn, Christchurch, Dorset BH23 6BG. The application is made under section 73A of the Town and County Planning Act 1990 (*Planning permission for development already carried out*).
- 1.2 Planning permission 8/16/2910 was issued on 11 April 2017 for the variation of Conditions 2 (Development to Be in Accordance with Approved Plans) and 3 (Operations in Accordance with Application Documents) of 8/14/0515 to allow for the:

"Proposed reconfiguration of the approved biomass boiler and drying plant, including design amendments and process modifications".
- 1.3 The approved development provided for minor variations to principally allow for the relocation of the small biomass burner, non-ABPR (waste not subject to Animal By-Products Regulations) liquid waste conditioning plant and replacement of the waste drying plant building (not constructed) with smaller waste drying plant equipment at a different location on the site. The permission also allowed for design amendments and process modifications to these waste management processes, including the overall reduction in throughput of the biomass burner and a change to the feedstock to incorporate non-contaminated waste wood. No change to the overall throughput of waste was permitted.
- 1.4 Planning permission 8/14/0515 was issued on the 11 August 2016 for the:

"Proposed reconfiguration of existing and consented development; introduction of new plant and processes; increase in permitted throughput; partial widening of access road; provision of a permissive path; new landscaping and associated matters."
- 1.5 The approved development provided for the extension, reconfiguration and intensification of the pre-existing waste management and recycling facility including material changes to both operational and consented development and the introduction of new waste management processes, infrastructure and buildings.
- 1.6 This also included an increase in facility throughput from the previously consented 210,000 tonnes each year to 266,000 each year and an increase in total floorspace from 10,119 square metre (sqm) (pre-existing and consented) to 15,087 sqm. Works on the extension and reconfiguration of the site are proceeding.
- 1.7 Section 73A (2c) of the Planning Act provides scope for permission to be sought for development already carried out without complying with some condition subject to which planning permission has already been granted; the principle of the development already having been established. Section 73 provides that if a planning authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, it shall grant planning permission accordingly. It also provides that if the planning authority decides that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, it shall refuse the application. The

effect of an approval under section 73 is that a new planning permission is granted. The pre-existing permission continues to subsist regardless of the outcome of the section 73 application.

- 1.8 Planning application 8/14/0515 was accompanied by an Environmental Statement (ES) and planning application 8/16/2910 was accompanied by an Addendum to this ES, submitted pursuant to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the EIA Regulations). The current application is also accompanied by an Addendum to the original ES. The application is being reported to Committee only because the proposed development in its entirety constitutes EIA development and the application therefore is required to be accompanied by the original ES and Addendum to it as necessary.
- 1.9 Prior to their determination, application(s) 8/14/0515 and 8/16/2910 were referred to the Secretary of State for Communities and Local Government in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009 and the Civil Aviation Authority and Bournemouth Airport were consulted in accordance with the Town and Country Planning (Safeguarding aerodromes, technical sites and military explosive storage areas) Direction 2002. The applicant also entered into planning obligations under section 106 of the Town and Country Planning Act 1990 securing various matters.
- 1.10 In its entirety, the proposed development would constitute both inappropriate development in the Green Belt and major development. Accordingly, it is considered that the application should again be referred to the Secretary of State. However, neither the Civil Aviation Authority nor Bournemouth Airport have objected to the granting of planning permission nor requested conditions different to those proposed. Consequently, further consultation is not necessary under the safeguarding direction.
- 1.11 Under the terms of the existing section 106 unilateral undertaking, as the application has been made under section 73, the planning obligations entered into on 01 August 2016 will continue to apply. In summary, these provide for:
 - the submission, approval and implementation of a Landscape and Ecological Management Plan (LEMP) for heathland restoration/management relating to two compartments of land outside of the application site, for which Compartment 1 comprises an area of lowland heathland and woodland (5.54 hectares) which forms part of Parley Common SSSI to the west of the Chapel Lane and Compartment 2 comprises an area of land (4.6 hectares) to the south of the waste management facility;
 - the erection of stock-proof fencing in Compartments 1 and 2 above;
 - payment of an annual financial contribution (for the lifetime of the development) towards funding the restoration management by Dorset County Council of Compartment 2 above;
 - a contribution towards the design and implementation of highway improvement works on the western side of the junction of Chapel Lane and Chapel Gate; and
 - the construction, opening and maintenance for the lifetime of the development of a permissive path from Bridleway E62/29 for use by pedestrians, cyclists and horse-riders to the west of the site.

2. Site Description

- 2.1 The location and extent of the application site (the site) are illustrated at Appendix 1 of this report. A site plan illustrating the existing and consented development is produced at Appendix 2 and can be viewed in closer detail in Appendices 3 and 4.
- 2.2 The site comprises a total area of approximately 17.6 hectares (ha), much of which was historically quarried, restored and subsequently developed for waste management purposes.
- 2.3 Situated within the parish of Hurn in the Borough of Christchurch, the existing facility is located less than 1 kilometre (km) north and north-west of Bournemouth Airport and within 150 metres (m) of an associated business park (Aviation Business Park West). Bournemouth town centre lies approximately 6km to the southwest.
- 2.4 Vehicular access to the site is gained from Chapel Lane, which links to the B3073 main distributor road by way of a collector road (Chapel Gate) and the Chapel Gate roundabout approximately 1.3km from the existing facility. The junction of Chapel Lane and Chapel Gate is approximately 870m south of the facility. Chapel Gate continues beyond the junction to become Enterprise Way, thereby providing access to Aviation Business Park West and serving as the western access to Bournemouth Airport.
- 2.5 Only the southernmost section of Chapel Lane (approximately the first 150m) is adopted highway maintainable at public expense. A public bridleway runs along the remainder of the lane (Route E62/4). A further bridleway (Route E62/29) runs in parallel to the lane along its western side. Chapel Lane and bridleway E62/4 continue beyond the site as an agricultural track, passing the Palmersford Sewage Treatment Works and linking to Trickett's Cross approximately 2km to the north.
- 2.6 The majority of the development consented by planning permission 8/14/0515 was located within previously operational and consented areas, but the permission also provided for the extension of the site (approximately 4.2 ha) onto additional land immediately to the east. The remainder of the site (approximately 1.8 ha) comprises land along and adjacent to Chapel Lane.
- 2.7 The site of the existing waste management facility is flat and is well screened along its northern boundary by a large screening bund and to the north and west perimeters by mature vegetation. It is more open to the east and south.
- 2.8 Although located in the countryside with areas of adjacent agricultural land and heathland, the land surrounding the site has been developed extensively for a variety of uses that provide a strong urban influence.
- 2.9 Land to the immediate north and west of the site is dominated by a large scale solar energy farm comprising numerous ground-mounted photovoltaic cells. These fields were previously used by the applicant for turf cultivation, which has now ceased. To the west of the solar farm there are a number of residential and business properties that are accessed from Barrack Road, the nearest being approximately 450 m from the existing facility.
- 2.10 Residential properties are also found along Chapel Lane, the nearest being Whitemere House which is located on the western side of Chapel Lane approximately 80 metres north-

west of the facility and adjacent to a fencing supplies merchant. Three other residential properties (Church House, Chapel Gatehouse and Barnabas Lodge) are situated within 750 metres of the existing facility close to the junction with Chapel Gate, but accessed off Chapel Lane. To the north of these properties is the Hurn Materials Recycling Facility operated by the Dorset Waste Partnership, which is also accessed off Chapel Lane. Firgrove Farm is located approximately 1km north of the site.

- 2.11 To the south of the site lies a strip of undeveloped rough ground, beyond which is the western-most section of Hurn Common Site of Special Scientific Interest (SSSI) and Aviation Business Park West. The strip of undesignated land is in the applicant's ownership and has been restored to heathland. At this juncture, the adjacent SSSI comprises a narrow strip of heath that lies adjacent to the northern boundary of Aviation Business Park. The strip joins to the much more extensive heathland habitats to the north of the Airport complex.
- 2.12 A further narrow strip of heathland, which forms part of Parley Common SSSI, extends westwards from Chapel Lane to Barrack Road at a point opposite the southern-most section of the existing facility and to the south of the solar farm.
- 2.13 Both Parley Common and Hurn Common form part of the Dorset Heathlands Special Protection Area (SPA) and the Dorset Heaths Special Area of Conservation (SAC). Parley Common also forms part of the Dorset Heathlands Ramsar. As 'European Sites', these sites are of international importance for nature conservation.
- 2.14 The site and its immediate surroundings are located wholly within the designated South East Dorset Green Belt. The essential characteristics of Green Belts are their openness and permanence, and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 2.15 Neither the site nor its immediate surroundings are subject to any local or national landscape or heritage designation.

3. The Proposal

- 3.1 The application retrospectively proposes the relocation and extension of the waste wood storage and processing yard, to the eastern end of the existing site and associated reduction in size of the permitted inert waste (aggregate and soils) recycling area. The throughput of waste wood has increased from 43,000 tonnes each year to 70, 000 tonnes each year. The application seeks to regularise this through a variation of conditions that related to the permission for a comprehensive reconfiguration and extension of the site (planning permission 8/14/0515) and subsequently varied by planning permission 8/16/2190.
- 3.2 The existing waste wood storage and processing area was located in the western half of the original site that was already approved, prior to the comprehensive site reconfiguration and extension 8/14/0515 application, south of the small biomass burner and to the east of the in-vessel composting barn.
- 3.3 The increase in throughput of waste wood does not change the overall permitted throughput imported to the site of 266,000 tonnes each year because there has been a reduction of 12, 000 tonnes each year in road sweeping and gully waste and the permitted 15,000 tonnes each year of maize is no longer imported to the site.

- 3.4 The wood storage and processing area is accessed using an internal access road which runs east from the site entrance off Chapel Lane to the eastern far end of the site. At the end of the internal access road is a tipping and turning area. The area to the immediate south of the tipping area is where the imported wood waste is stored and to the west of this storage area, the waste wood processing area. Stockpiles of processed waste wood are then stored to the west of this processing area.
- 3.5 Immediately to the north of the wood waste storage and processing area, the other side of the internal haul road, is the permitted soils and aggregate storage area. This area has been reduced in size to allow the increase in size of the waste wood storage and processing area.
- 3.6 The eastern end of the site is already bounded by a 5m high landscape screening bund, which provides substantial screening for the waste wood stockpiles and processing operation.
- 3.7 The application explains that the proposed relocation and extension of the waste wood storage and processing area is to allow for the most efficient use of space on site and to respond to market demand for waste management services, which is always difficult to predict and subject to change.
- 3.8 The Addendum to the Environmental Statement (ES) updates the findings of the ES submitted with planning application 8/14/0515 and Addendum that was submitted with planning application 8/16/2910. In particular, an update on the landscape and visual impact assessments has been the main focus of the additional updated review of the ES.
- 3.9 The changes proposed to the existing planning conditions would refer to the amended plans, Planning Statement and the Addendum to the ES submitted with the application.
- 3.10 The applicant has separately submitted details for approval under various conditions of planning permission(s) 8/14/0515 and 8/17/2282.
- 3.11 A plan showing the location of the proposed amendments is attached in Appendix 4.

4. Consultations and Representations

- 4.1 The application was advertised in the local press and by site notice. Consultation letters were sent to 21 properties in the surrounding area.

4.2 County Council Ward Member

No response received.

4.3 Christchurch Borough Council

No response received.

4.4 Bournemouth Borough Council

No response received.

4.5 East Dorset District Council

No response received.

4.6 **Hurn Parish Council**

No objection, although the parish council are “disappointed” that the application was made retrospectively.

4.7 **West Parley Parish Council**

No response received.

4.8 **Ferndown Town Council**

No response received.

4.9 **Barrack Road Residents Association**

No response received.

4.10 **DCC Transport Development Liaison Engineer**

With the proposal having no apparent highway safety implications, I have no objection in principle to the application.

4.11 **Ramblers Association**

No response received.

4.12 **British Horse Society**

No response received.

4.13 **Civil Aviation Authority**

No response received.

4.14 **Bournemouth Airport**

No response received.

4.15 **Environment Agency**

No response received.

4.16 **District Environmental Health Officer**

No response received.

4.17 **Wessex Water**

No response received.

4.18 **Natural England**

No response received.

4.19 **Dorset Wildlife Trust**

No response received.

4.20 **DCC Senior Ecologist**

No objection. The variation of conditions 2 and 3 will have a negligible ecological / environmental impact. As long as all relevant conditions are taken forward from the previous consent.

*The application was supported by a negative Habitats Regulations Screening Assessment.

4.21 **DCC Senior Landscape Officer**

No response received.

4.22 **DCC Senior Archaeologist**

No response received.

4.23 **DCC Minerals & Waste Policy**

No response received.

4.24 **Other Representations**

No other representations have been received.

5. Planning Policy Framework

5.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the saved policies of the Bournemouth, Dorset and Poole Waste Local Plan originally adopted in June 2006 (the Waste Local Plan), the Bournemouth, Dorset and Poole Minerals Strategy adopted in May 2014 (the Minerals Strategy), the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy adopted by Christchurch Borough Council in April 2014 and the saved policies of the Borough of Christchurch Local Plan originally adopted in March 2001. The term '*material considerations*' is wide ranging, but includes national, emerging and supplementary planning policy documents. Material to all applications is the *National Planning Policy Framework* issued in March 2012 (the NPPF) which sets out the Government's planning policies for England and how these are expected. Also material is the Government's online Planning Practice Guidance (PPG) and National Planning Policy for Waste published in October 2014. The most relevant policies and provisions are listed below.

5.2 **The Development Plan**

Bournemouth, Dorset and Poole Waste Local Plan, June 2006

- Saved Policy 1: Guiding Principles.
- Saved Policy 2: Integrated Waste Management Facilities.
- Saved Policy 4: Landscape Character.
- Saved Policy 6: Local Designations.
- Saved Policy 7: Wildlife Corridors and Stepping stones.
- Saved Policy 8: Protection of Species.
- Saved Policy 13: Water Resources.
- Saved Policy 15: Rights of Way.
- Saved Policy 20: Safety and Capacity of the Highway Network.
- Saved Policy 21: Transport Impact.
- Saved Policy 23: Off Site Highway Improvements.
- Saved Policy 24: The Major Road Network.
- Saved Policy 25: Negotiated Improvements.
- Saved Policy 32: Recycling of Inert and Construction and Demolition waste.
- Saved Policy 34: Open Air Composting.
- Saved Policy 36: Mechanical Biological Treatment and Refuse Derived Fuel.
- Saved Policy 37: Anaerobic Digestion and Gasification and Pyrolysis.

- Saved Policy 38: Energy from Waste by Incineration.
- Saved Policy 47: Facilities for Clinical, Special or Hazardous Waste.

Bournemouth, Dorset and Poole Minerals Strategy, May 2014

- Policy RE1 – Production of Recycled Aggregates.

Christchurch and East Dorset Local Plan: Part 1 – Core Strategy, April 2014

- Policy KS1 Presumption in Favour of Sustainable Development.
- Policy KS3 Green Belt.
- Policy KS11 Transport and Development.
- Policy BA1 Vision for Bournemouth Airport.
- Policy ME1 Safeguarding Biodiversity and Geodiversity.
- Policy ME2 Protection of the Dorset Heathlands.
- Policy ME3 Sustainable Development Standards for New Development.
- Policy ME4 Renewable Energy Provision for Residential and Non-residential Developments.
- Policy ME5 Sources of Renewable Energy.
- Policy ME6 Flood Management, Mitigation, and Defence.
- Policy HE2 Design of New Development.
- Policy HE3 Landscape Quality.

Borough of Christchurch Local Plan, March 2001

Saved Policy ENV 3 Pollution and existing development. Saved Policy ENV 4 Protection of water supply and quality. Saved Policy ENV 5 Drainage and new development. Saved Policy ENV 18 Re-use of buildings in the Green Belt. Saved Policy ENV 21 Landscaping in new development.

5.3

Other Material Considerations

National Planning Policy Framework, March 2012 (the NPPF)

- Achieving sustainable development – paragraphs 6-10 and 14.
- Building a strong, competitive economy – paragraphs 18-19.
- Requiring good design – paragraph 56.
- Protecting Green Belt land – paragraphs 79-81, 87, 88, and 89.
- Meeting the challenge of climate change, flooding and coastal change – paragraphs 93, 96, 98 and 103.
- Conserving and enhancing the natural environment – paragraphs 109, 118-120 and 123.
- Decision-taking – paragraphs 186 and 187.

National Planning Policy for Waste, October 2014 (the NPPW)

- Identifying suitable sites and areas – paragraph 4.
- Determining planning applications – paragraph 7.
- Location Criteria – Appendix B.

6.

Planning Assessment

6.1

Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received, the main issue in the determination of the application relates to:

- Landscape and visual impacts.

- 6.2 This issue is assessed at paragraphs 6.11-6.15 of this report. Paragraphs 6.3-6.10 below summarise other matters that have been considered, including those relating to location of the development within the Green Belt.
- 6.3 Planning permission 8/14/0515 (the original permission) allows for the redevelopment and extension of the existing waste management and recycling facility within the South East Dorset Green Belt. When considered as a whole, the approved development was assessed to constitute inappropriate development in the Green Belt. Inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should therefore only be approved in very special circumstances, with substantial weight to be given to any harm to the Green Belt.
- 6.4 In granting planning permission, very careful consideration was given to possible alternatives, the harm caused by inappropriateness in the Green Belt, other harm, and the special circumstances advanced by the applicant.
- 6.5 In addition to harm by reason of inappropriateness, the development was considered likely to have a slight adverse impact on the character and openness of this part of the Green Belt, and it was recognised that neither the extension of the existing facility nor the additional built development would fulfil the objectives for the use of land in the Green Belt. However, it was considered that the development would not materially harm either the overall purpose or effectiveness of the South East Dorset Green Belt and it was concluded that very special circumstances did exist that clearly outweighed the potential harm to the Green Belt, by reason of inappropriateness and any other harm, justifying the grant planning permission. The very special circumstances were: the absence of alternative suitable sites in the local area; the environmental impacts of alternative design and waste management options - the approved development would significantly improve the overall environmental performance of the existing waste management and recycling facility; and the contribution that the development would make towards community waste self-sufficiency and localised renewable and low carbon energy generation. When the individual circumstances evidenced were considered cumulatively, the overall weight in favour of the proposed development was considered to be very strong so as to outweigh the harm to the Green Belt.
- 6.6 There were no obvious alternative sites or arrangements that were considered likely to perform significantly better in moving waste up the waste hierarchy or that would be appropriate for the use and development on the scale proposed at the application site.
- 6.7 It was recognised that national and local targets identify an urgency in need for new renewable and low carbon energy infrastructure and noted that it was evident that to meet these it is necessary to bring forward new renewable and low carbon energy generating projects as soon as possible. This urgency in energy need being matched with an urgency to deal with Dorset's waste higher up the hierarchy as the disposal of waste becomes ever more expensive and landfill void space capacity reduces.
- 6.8 In all of the above circumstances, it was felt that the development was not about encouraging urban sprawl, but increasing localised waste management efficiency and renewable energy generation.
- 6.9 Accordingly, having regard to the development plan, national planning policy and other material considerations including the submitted Environmental Statement and the

representations received, it was concluded that the development would give rise to no significant adverse effect on the environment or human health that could not be adequately avoided, reduced or mitigated by means of planning condition and/or planning obligation and that permission should be granted.

- 6.10 Very much the same considerations and conclusions were applied to the first application for minor variations 8/16/2910 to the original consented development 8/14/0515 and continue to apply for this application also. There has been no substantial change in planning circumstances since the previous grants of planning permission. The amendments proposed to the approved development are relatively minor, with the main potential implications relating to landscape and visual impacts.

Landscape and Visual Impacts

- 6.11 National policy requires that waste management facilities should be well designed so that they contribute positively to the character and quality of the area in which they are located (NPPW, paragraph 7) and that good design is a key aspect of sustainable development (NPPF, paragraph 56).
- 6.12 Saved Policy 4 (Landscape Character) of the Waste Local Plan requires waste management facilities to be of a scale in keeping with the local landscape character and that any adverse impact on features that make up the local landscape character be satisfactorily mitigated. Policy HE2 (Design of New Development) of the Christchurch and East Dorset Local Plan provides that the design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development is to be permitted if it is compatible with or improves its surroundings in layout, site coverage, architectural style, scale, bulk, height, materials, landscaping, visual impact, relationship to nearby properties including minimising general disturbance to amenity, and relationship to trees. Local Plan Policy HE3 (Landscape Quality) provides that development will need to protect and seek to enhance the landscape character of the area and that proposals will need to demonstrate that landscape character and natural features such as trees have been taken in to account.
- 6.13 The landscape and visual impact assessment presented in the original ES assessed the likely impacts of the now approved development on landscape character, visual amenity and on the openness of the Green Belt. With proposed mitigation, it was concluded that the development would not give rise to a significant cumulative increase in visual impact of perceptible presence within the local landscape character or the Green Belt. Views into the site would be relatively limited and include other elements that already contribute to a developed context, thereby achieving policy compliance. The subsequent Addendum to this ES concluded that the minor variations consented by planning permission 8/16/2910 would not change this conclusion, having a “neutral” impact.
- 6.14 The updated landscape and visual impact assessment finds that the changes to the approved scheme are minor in nature, are not readily perceptible within the existing site and do not affect the overall scale or appearance of the consented development. Landscape and visual impacts are therefore predicted to be neutral at all stages of the amended development, when compared with the approved the comprehensive scheme for the wider site.
- 6.15 For the reasons set out previously and above, officers are satisfied that the landscape and

visual impacts of the development are acceptable, that the proposals accord with the policies noted above, and further have no greater impact on the Green Belt than the consented development.

- 6.16 I am satisfied that the very special circumstances set out in paragraphs 6.3 – 6.10 continue to apply to the current proposal and that these clearly outweigh the harm to the Green Belt and other slight harm also identified.

Conclusion

- 6.17 The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this, economic, social and environmental gains should be sought jointly and simultaneously (paragraphs 6 and 8). Planning authorities are advised to approach decision taking in a positive way to foster the delivery of sustainable development (paragraph 186), looking for solutions rather than problems and to approve applications for sustainable development where possible (paragraph 187). Development proposals that accord with the development plan should be approved without delay (paragraph 14).
- 6.18 As previously, and for the reasons set out above, having regard to the development plan, national planning policy and all other material considerations detailed in this report (including the submitted ES, Addendums and the representations received), it is considered that the proposed development would give rise to no significant adverse effect on the environment or human health that could not be adequately avoided, reduced or mitigated by means of planning condition and/or planning obligation and that planning permission should be granted. The conditions imposed previously have been reviewed to take account of changes in circumstances since the previous grant of permission. Updated recommended conditions are set out in para. 8.2 below.

7. Human Rights Implications

- 7.1 The provisions of the Human Rights Act and principles contained in the Convention of Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols of particular relevance are:
- Article 8 - Right to respect for private and family life; and
 - The First Protocol, Article 1 - Protection of Property.

- 7.2 Having considered the impact of the development, as set out in the assessment above as well as the rights of the applicant and the general interest, the opinion is that any effect on human rights does not outweigh the granting of the permission in accordance with adopted and prescribed planning principles.

8. Recommendation

- 8.1 Subject to:
- the application being referred for consultation with the Secretary of State for Communities and Local Government, in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009; and

- the conditions set out in paragraph 8.2 below,
planning permission be granted.

8.2 SCHEDULE OF CONDITIONS

Development to Be in Accordance with Approved Plans

- The development hereby permitted shall be carried out in strict accordance with the details shown on the following plans and drawings submitted as part of the application:
 - DRG No: A099456/002 dated June 2017 and titled Proposed Site Plan;
 - DRG No: A099456/003 dated June 2017 and titled Proposed Site Layout Sheet 1;
 - DRG No: A099456/004 dated June 2017 and titled Proposed Site Layout Sheet 2;
 - and the following plans and drawings submitted previously and approved by planning permission(s) 8/14/0515 and 8/16/2910:
 - DRG No: 4505 / 001 dated July 2014 and titled Site Location Plan;
 - DRG No: 4505 / 005 dated August 2014 and titled Proposed Site Layout Sheet 3;
 - DRG No: 4505 / 006 dated August 2014 and titled Proposed Site Layout Sheet 4;
 - DRG No: 4505 / 007 dated January 2014 and titled Elevations of Digester Tanks & Storage Tanks in AD Facility;
 - DRG No: 4505 / 008 dated July 2013 and titled Elevations of Gas Upgrading Compound;
 - DRG No: 4505 / 009 dated January 2014 and titled Maintenance Barn Elevations;
 - DRG No: 4505 / 010 dated January 2014 and titled Elevations of SRF Plant;
 - DRG No: 4505 / 011 dated January 2013 and titled Elevations of Bagging Barn;
 - DRG No: 4505 / 012 dated January 2014 and titled Elevations of Green Waste Windrows and Leaf Sweeping Windrows;
 - DRG No: 4505 / 013 dated January 2014 and titled Elevations of Road Sweepings Plant;
 - DRG No: 4505 / 014 dated July 2013 and titled Elevations of AD Reception, Processing and Pasteurisation Building;
 - DRG No: 4505 / 015 dated July 2013 and titled Elevations of Digestate Scrubbing Plant;
 - Drawing 101129-01 Revision H titled Proposed Highway Widening; and
 - Figure 2301.12 rev 03 dated July 2014 and titled Outline Landscape Mitigation Measures in the Planning Statement dated September 2014 and the Environmental Statement dated September 2014 (both submitted in support of the planning application and referenced 4505).
 - Drawing No G (5) Rev B titled GPLAN;
 - Drawing No G (6) Rev B titled ROOF Plan;
 - Drawing No G (7) Rev B titled SIDE ELEVS;
 - Drawing No G (8) Rev B titled GABLE ELEVS;

Reason

For the avoidance of doubt and to control the form of the development in the interests of amenity and the environment having regard to: saved Policies 1 (Guiding Principles), 2 (Integrated Waste Management Facilities), 4 (Landscape Character), 6 (Local Designations), 7 (Wildlife Corridors and Stepping Stones), 8 (Protected Species), 13

(Water Resources), 15 (Public Rights of Way), 20 (Safety and Capacity of the Highway Network), 21 (Transport Impact), 25 (Negotiated Improvements), 32 (Recycling or Inert Construction and Demolition Waste), 34 (Open Air Composting), 36 (Mechanical Biological treatment and Refuse Derived Fuel) 37 (Anaerobic Digestion, Gasification & Pyrolysis), 38 (Energy from Waste by Incineration) and 47 (Facilities of Clinical, Special or Hazardous Wastes) of the Bournemouth, Dorset and Poole Waste Local Plan; Policy RE1 (Production of Recycled Aggregates) of the Bournemouth, Dorset and Poole Minerals Strategy; Policies KS3 (Green Belt), KS11 (Transport and Development), BA1 (Vision for Bournemouth Airport), ME1 (Safeguarding Biodiversity and Geodiversity), ME2 (Protection of the Dorset Heathlands), ME3 (Sustainable Development Standards for New Development), ME4 (Renewable Energy Provision for Residential and Non-residential Developments), ME5 (Sources of Renewable Energy), ME6 (Flood Management, Mitigation, and Defence), HE2 Design of New Development, and HE3 (Landscape Quality) of the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy; and saved Policies ENV 3 (Pollution and existing development), ENV 4 (Protection of water supply and quality), ENV 5 (Drainage and new development) ENV 18 (Reuse of buildings in the Green Belt) and ENV 21 (Landscaping in new development) of the Borough of Christchurch Local Plan.

Operation in Accordance with Application Documents

2. Unless otherwise required by conditions of this permission or any scheme, plan, programme, timetable or other details submitted to and approved in writing by the local planning authority, or otherwise detailed in the Planning Statement dated July 2017, Habitats Regulation Screening Assessment dated September 2017 and the Addendum to the Environmental Statement dated July 2017 (both submitted in support of the planning application), operation of the waste management and recycling facility hereby approved comprising all development within the redline edging shown on approved drawing DRG No: A099456/002 dated June 2017 and titled Proposed Site Plan shall be in accordance with the proposed arrangements detailed in the Planning Statement dated September 2014 and the Environmental Statement dated September 2014 (both submitted in support of planning application 8/14/0515 and both referenced 4505) and the Planning Statement dated November 2016 and Addendum to the Environmental Statement dated November 2016 (both submitted in support of planning application 8/16/2910 and both referenced 2910).

Reason

To accord with the application proposal and to regulate the impact of the development in the interests of protecting amenity and the environment having regard to: saved Policies 1, 2, 4, 6, 7, 8, 13, 15, 20, 21, 25, 32, 34, 36, 37, 38 and 47 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy RE1 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies KS3, KS11, BA1, ME1, ME2, ME3, ME4, ME5, ME6, HE2 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policies ENV 3, ENV 4, ENV 5, ENV 18 and ENV 21 of the Borough of Christchurch Local Plan.

Waste Type and Throughput

3. The annual throughput of all waste imported into the waste management and recycling facility hereby approved comprising all development within the redline edging shown on approved drawing DRG No: A099456/002 dated June 2017 and titled Proposed Site Plan shall not exceed 266,000 tonnes. No wastes other than those specified in Table 3.1 of the Environmental Statement (September 2014) (table titled 'Existing, Permitted and Proposed Waste Streams' and to be interpreted as set out and clarified in the email from the applicant's agent (Mr Alan Hannify) dated 13 May 2015) (both submitted in support of

planning application 8/14/0515) and modified by a subsequent email from the applicant's agent (Mr Alan Hannify) dated 9 November 2017 (submitted in support of planning application 8/17/2282) shall be imported to the site. The figures contained in Table 3.1 (as amended) shall be taken as maximum tonnages for each individual waste stream as detailed. All biodegradable and inert waste imported to the site should be suitable for recycling and/or recovery. Any waste that falls outside of the above descriptions shall be removed and stored in a designated container prior to removal from site. Any hazardous waste imported to the site shall be suitable for recovery and/or recycling in the road sweepings and gully waste plant. The annual throughput of hazardous waste shall not exceed 2,000 tonnes each year. The site operator shall maintain records of the throughput of all waste streams imported to the facility and shall make these available to the local planning authority within three days of receiving any written request.

Reason

To protect amenity and the receiving environment having regard to: saved Policies 1, 2, 4, 6, 7, 8, 13, 15, 20, 21, 25, 32, 34, 36, 37, 38 and 47 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy RE1 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies KS3, KS11, BA1, ME1, ME2, ME3, ME4, ME5, ME6, HE2 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy; and saved Policies ENV 3, ENV 4, ENV 5, ENV 18 and ENV 21 of the Borough of Christchurch Local Plan.

Hours of Operation

4. Unless otherwise approved in writing by the local planning authority, save for the 24 hour operation of the Anaerobic Digestion (AD) facility and the Small Biomass Burner hereby permitted and the previously consented Bio Energy Facility (Planning Permission 8/13/0404) and the associated management of these facilities between the hours of 0500 and 0700, the waste management and recycling facility hereby approved comprising all development within the redline edging shown on approved drawing DRG No. 4505 / 002 Rev B dated October 2016 and titled 'Proposed Site Plan' shall operate only between the hours of 0700 to 1900 Monday to Friday and 0700 to 1500 on Saturdays and public holidays (but not Christmas Day) and shall not operate on Sundays or Christmas Day.

Reason

In accordance with the application proposal and to regulate the impact of the development in the interests of protecting amenity and the environment having particular regard to: saved Policies 1, 2, 4 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies KS11 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

Restriction of Vehicular Movements

5. Waste or any other material, product, plant or equipment shall only be delivered to or dispatched from the waste management and recycling facility hereby approved during the hours of 0700 to 1700 Monday to Friday and 0700 to 1200 on Saturdays and public holidays (but not Christmas Day). No waste or any other material, product, plant or equipment shall be delivered to or dispatched from the facility on Sundays or Christmas Day.

Reason

In accordance with the application proposal and to regulate the impact of the development in the interests of protecting amenity and the environment having particular regard to: saved Policies 1, 2, 4 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies

KS11 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

Environmental Management Plan

6. Unless otherwise approved in writing by the local planning authority, operation of the waste management facility shall be in accordance with the Environmental Management Plan (Document Ref: 416.03407.00024 Version No: 1) submitted pursuant to Condition 7 of planning permission 8/14/0515). The Environment Management Plan shall be reviewed annually and the approval of the local planning authority sought for any changes to the Plan. Operation of the facility shall thereafter be in accordance with the latest approved Plan.

Reason

To protect amenity and the receiving environment having regard to: saved Policies 1, 2, 4, 6, 7, 8, 13, 15, 20, 21, 25, 32, 34, 36, 37, 38 and 47 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy RE1 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies KS3, KS11, BA1, ME1, ME2, ME3, ME4, ME5, ME6, HE2 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policies ENV 3, ENV 4, ENV 5, ENV 18 and ENV 21 of the Borough of Christchurch Local Plan.

Construction Hours and the Control of Construction Noise and Vibration

7. Unless such work is associated with an emergency or is carried out with the prior written approval of the local planning authority, no construction work associated with the development hereby permitted shall take place at any time on a Sunday or a public holiday or on any other day except between the following times:
Monday to Friday - 0700 hours to 1800 hours; and Saturday - 0700 hours to 1300 hours. All activities associated with the construction of the development shall be carried out in accordance with British Standards 5228-1:2009 (Code of Practice for Noise and Vibration Control on Construction and Open Sites: Noise) and 5228-2:2009 (Code of Practice for Noise and Vibration Control on Construction and Open Sites: Vibration).

Reason

To ensure that satisfactory measures are implemented to regulate the impact of construction on amenity and the environment having regard to: saved Policies 1, 4, 15 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies KS11 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

Contamination Risk

8. Unless otherwise approved in writing by the local planning authority, all operations hereby permitted shall be undertaken having regard to the further assessment requirements and associated remedial works set out in the Report to Satisfy Part 10(i) of Condition 10 of Planning Permission Reference 8/14/0515 (Document Ref: 416.03407.00024 Version No: 0 dated January 2016). Details of any remedial works shall first be submitted to the local planning authority for approval. Any remedial works shall be carried out in accordance with the approved details and a verification plan shall be provided setting out details of the data that will be collected in order to demonstrate that any remedial works are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason

To ensure protection of the underlying groundwater and nearby surface water channels, as well as the nearby Special Area of Conservation, Special Protection Area, Sites of Special Scientific Interest and Ramsar designated site having regard to: saved Policies 1, 4, 6, 7, 8 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies ME1 and ME2 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policies ENV 3, ENV 4 and ENV 5 of the Borough of Christchurch Local Plan.

Landscaping Details

9. Unless otherwise approved in writing by the local planning authority, all landscape works shall be carried out in accordance with the Soft Landscape Specification (Document Ref: 416.03407.00024 Version No: 2 dated July 2016) and the Soft Landscape Proposals (Drawing Numbers 03407.00024.29.001; 03407.00024.29.002; 03407.00024.29.003; and 03407.00024.29.004 and the associated plant schedule all submitted pursuant to Condition 11 of Planning Permission 8/14/0515. Any trees or plants that within a period of five years after planting are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable in the next planting season with others of species, size and number as originally approved.

Reason

In the interests of protecting amenity and the landscape having regard to: saved Policies 1, 4, 7 and 25 of the Bournemouth, Dorset and Poole Waste Local Plan, Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and Policy ENV 21 of the Borough of Christchurch Local Plan.

Emergency Flaring

10. In circumstances that the flaring of biogas continues for a period of more than 24 hours or is expected to do so, waste input into the anaerobic digester shall be reduced to a maintenance level until the need for the flaring has been rectified.

Reason

To safeguard air quality and the adjacent ecologically sensitive habitats having regard to: saved Policies 1, 7 and 8 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies ME1 and ME2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV of the Borough of Christchurch Local Plan.

Air Quality Monitoring

11. With three months of the date of this permission a scheme for monitoring nitrogen oxides and fine particle emissions shall be submitted to the local planning authority for approval. The scheme shall include details of the measurement location or locations within the relevant area from which air pollution will be monitored, the equipment and methods to be used and the frequency of measurement. The scheme shall provide for the first measurement to be taken not less than 6 months prior to the commissioning of any new development and for monitoring to continue for at least 24 months after the commissioning of any new development. The applicant shall carry out measurements and monitoring in accordance with the approved scheme and shall supply, annually from the date that the permitted scheme is approved, to the local planning authority full written details of the measurements obtained in accordance with the scheme.

Reason

To help monitor the emissions from the development and their impact the local biodiversity resource having regard to saved Policies 1, 7 and 8 of the Bournemouth, Dorset and Poole Waste Local Plan; and Policies ME1 and ME2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV of the Borough of Christchurch Local Plan.

Removal of Permitted Development Rights

12. Notwithstanding the provisions of Parts 2, 3, and 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order with or without modification, and excluding any allowance made under other conditions of this permission, no change of use nor any other permitted development including but not limited to the erection, extension, installation or replacement of any fixed plant or machinery, building, structures, erections, private ways or hardstandings shall be undertaken within the site as defined by the redline edging shown on approved drawing DRG No: 4505 / 002 Rev B dated October 2016 and titled 'Proposed Site Plan' without the prior written approval of the local planning authority.

Reason

In the interest of the amenity, landscape quality, the openness of South East Dorset Green Belt and ensuring good quality design having regard to saved Policies 1, 4 and 25 of the Bournemouth, Dorset and Poole Waste Local Plan; and Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy.

Cessation of Use and Restoration of Site

13. Within 12 months of the site ceasing to be used for the purposes detailed on approved drawing DRG No. 4505 / 002 Rev B dated October 2016 and titled 'Proposed Site Plan', a scheme for the demolition and removal of the development from the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- (i) details of all structures and buildings which are to be demolished;
- (ii) details of the means of removal of materials resulting from the demolition and methods for the control of dust and noise;
- (iii) the phasing and timetable for demolition and removal;
- (iv) details of the restoration works; and
- (v) the phasing and timetable for the demolition and restoration works.

The demolition and removal of the development (which shall include all buildings, structures, plant, equipment, areas of hardstanding and access roads) and subsequent restoration of the site shall thereafter be undertaken in accordance with the approved scheme.

Reason

Having regard to the location of the site within the South East Dorset Green Belt and to ensure the site is not allowed to become derelict or be used solely for more general waste management purposes having regard to saved Policies 1, 4 and 25, of the Bournemouth, Dorset and Poole Waste Local Plan; and Policies KS3 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy.

Height of Composting Windrows

14. Unless otherwise agreed in writing by the local planning authority the maximum height of

any compost windrow shall not exceed 4 metres above the upper surface of the concrete slab on which the composting takes place. Height boards suitable for identifying the height of all compost windrows shall be maintained for the duration of the development hereby approved in accordance with details first submitted to and approved in writing by the local planning authority within 3 months of the date of this permission.

Reason

In the interest of the amenity and landscape quality having regard to saved Policies 1, 4 and 25 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

Height of Stockpiles (waste, products and other materials)

15. Save for soil stockpiles, unless otherwise agreed in writing by the local planning authority, the maximum height of any stockpiles of any waste and/or product (including aggregates, timer and any other material) shall not exceed 5 metres above the upper surface of the concrete slab on which it is deposited. The maximum height of any soil stockpiles shall not exceed 7 metres above the upper surface of the concrete slab on which it is deposited. Height boards suitable for identifying the height of all stockpiles above 4 metres in height shall be maintained for the duration of the development hereby approved in accordance with details submitted to and approved in writing by the local planning authority within 3 months of the date of this permission.

Reason

In the interest of the amenity and landscape quality having regard to saved Policies 1, 4 and 25 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

Colour and Finishes of Buildings

16. Prior to the commencement of the construction of any new building and the alteration/extension of any existing building, details of the colour and finish of the external surfaces of the building to be constructed altered or extended shall be submitted to and approved in writing by the local planning authority. Development of the building to be constructed altered or extended shall be carried out in accordance with the approved colour and finish.

Reason

In the interest of amenity and landscape quality having regard to saved Policies 1, 4 and 25 of the Bournemouth, Dorset and Poole Waste Local Plan; Policy HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 3 of the Borough of Christchurch Local Plan.

External Lighting

17. Unless otherwise approved in writing by the local planning authority, no external lighting shall be installed until full details of the location, height and type of luminaires; the intensity of the any lighting (specified in LUX levels); the timing of use; anticipated spread of lighting; and any measures proposed to limit glare and spill have been submitted to and approved in writing by the local planning authority. Any external lighting shall then only be installed in accordance with the approved details.

Reason

To protect amenity and the receiving environment having regard to: saved Policies 1, 4, 6, 7, and 8 of the Bournemouth, Dorset and Poole Waste Local Plan; Policies ME1, ME2, HE2 and HE3 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV 21 of the Borough of Christchurch Local Plan.

Diesel generators

18. Unless in the case of a power failure or maintenance of the Small Biomass Burner, no diesel generators shall be operational on site. The local planning authority shall be informed in writing within 7 days of any diesel generator being used for on site.

Reason

To help mitigate the emissions from the development and their impact the local biodiversity resource having regard to saved Policies 1, 7 and 8 of the Bournemouth, Dorset and Poole Waste Local Plan; and Policies ME1 and ME2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy; and saved Policy ENV of the Borough of Christchurch Local Plan.

INFORMATIVES

Reason for Grant of Planning Permission

The planning permission hereby granted allows for the redevelopment and extension of an existing waste management and recycling facility located in the South East Dorset Green Belt.

When considered as a whole, the approved development constitutes inappropriate development in the Green Belt. Inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should therefore only be approved in very special circumstances. Substantial weight must be given to any harm to the Green Belt.

Careful consideration has been given to possible alternatives, the harm caused by inappropriateness, other harm, and the special circumstances advanced by the applicant.

In addition to harm by reason of inappropriateness, the development would have a slight adverse impact on the character and openness of this part of the Green Belt.

Neither the extension of the existing facility nor the additional built development would fulfil the objectives for the use of land in the Green Belt. However, the development would not materially harm either the overall purpose or effectiveness of the South East Dorset Green Belt and it is considered that very special circumstances do exist that clearly outweigh the potential harm to the Green Belt, by reason of inappropriateness and any other harm, warranting the grant of planning permission. The very special circumstances are: the absence of alternative suitable sites in the local area; the environmental impacts of alternative design and waste management options - the proposed development would significantly improve the overall environmental performance of the existing waste management and recycling facility; and the contribution that the development would make towards community waste self-sufficiency and localised renewable and low carbon energy generation.

When the individual circumstances evidenced were considered cumulatively, the overall

weight in favour of the proposed development was considered to be very strong.

There are no obvious alternative sites or arrangements that would perform significantly better in moving waste up the waste hierarchy or that would be appropriate for the use and development on the scale proposed at the application site. National and local policy identify the urgency in the need for new renewable and low carbon energy infrastructure and it is evident that to meet the national and local targets it is necessary to bring forward new renewable and low carbon energy generating projects as soon as possible. This urgency in energy need is matched with an urgency to deal with Dorset's waste higher up the hierarchy as the disposal of waste becomes ever more expensive and landfill void space capacity reduces.

In all these circumstances, the development is not about encouraging urban sprawl, but increasing localised waste management efficiency and renewable energy generation.

Having regard to the development plan, national planning policy and other material considerations including the submitted Environmental Statement and the representations received, it is considered that the development would give rise to no significant adverse effect on the environment or human health that could not be adequately avoided, reduced or mitigated by means of planning condition and/or planning obligation.

Use of Cranes or Other Tall Plant

To avoid any infringements of the obstacle limitation surfaces as defined by Civil Aviation Publication CAP168 that are crucial for the safety of departing and arriving aircraft, prior to the use of any cranes or other tall plant on site, the site operator should consult with Bournemouth Airport providing details of the intended operations and of the plant proposed to be used.

Environmental Permit

The activities will require a Permit application/variation under the Environmental Permitting Regulations 2012. Whilst these operations may be permitted through the land use planning system the operator(s) is required to obtain the appropriate Environmental Permit(s) from the Environment Agency and/or Christchurch Borough Council, prior to commencing operations on site. The operator(s) will need to present further technical information to the permitting body in support of an application for an Environmental Permit to demonstrate that they can comply with the environmental requirements and that they are competent to operate the different elements of the development in accordance with the relevant environmental legislation.

Permitting authorities are required to consider all forms of pollution when issuing an Environmental Permit. Odour can be classed as pollution if it causes offences to man's senses. If a permit is issued for the site, it will require the operator(s) to take all appropriate measures to prevent and minimise the emission of offensive odours from the activity.

Land Drainage Consent

Alterations are proposed to an ordinary watercourse to facilitate the widening of the road. If it is intended to obstruct the flow in the watercourse (permanently or temporarily, including culverting) you will require prior Land Drainage Consent from Dorset County Council as the Lead Local Flood Authority. You are advised to consult the Flood Risk

Management Team at Dorset County Council (floodriskmanagement@dorsetcc.gov.uk) to discuss requirements.

Statement of Positive Involvement

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Dorset County Council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by:

- providing a pre-application advice service;
- updating the applicant's agent of issues as they arose in the processing of the application; and
- providing the applicant with the opportunity to address issues of concern with a view to facilitating a recommendation to grant permission.

Further Information

Further details including application documents and the Planning Officers report can be viewed by entering the application reference given above in to the relevant search field at the following url: www.dorsetforyou.com/ePlanning/searchPageLoad.do.

Matthew Piles

Service Director Economy