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STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON MONDAY 4 APRIL 2022

Present: Cllrs Robin Cook (Chairman), John Worth (Vice-Chairman), Dave Bolwell, Alex Brenton, Kelvin Clayton, Jean Dunseith, Sherry Jespersen, Mary Penfold, Belinda Ridout and David Tooke

Apologies: Cllrs Shane Bartlett and Mike Dyer

Also present: Cllr David Walsh (Cabinet Member for Planning)

Officers present (for all or part of the meeting):

Philip Crowther (Legal Business Partner - Regulatory), Mike Garrity (Head of Planning), Elaine Tibble (Senior Democratic Services Officer), Gemma Clinton (Head of Commercial Waste and Strategy), Sara Hardy (Senior Planning Officer (M&W)), Steve Savage (Transport Development Manager), Felicity Hart (Minerals and Waste Planning Manager) and Steve Wallis (Senior Archaeologist)

47. Minutes

The minutes of the meetings held on:
9 December 2019, 27 May 2021, 12 July 2021, 9 August 2021,
6 September 2021, 22 November 2021, 15 December 2021 and
24 January 2022 were agreed and signed as a correct record.

48. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

Cllr Penfold declared that her son had in the past had a unit near the site and Cllr Tooke declared that he had sat on the AONB Board but not discussed this item.

49. Application No: P/DCC/2021/01597 - Land south-east of Sunrise Business Park and north of the A350 Blandford Bypass, Blandford Forum.

The Senior Planning Officer, Minerals and Waste presented the application for the development of a waste management centre for the bulking and transfer of waste and recyclables. This comprised a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350.

Members were advised that a need had been identified for a replacement modern waste management centre in the area and the proposed site had been allocated in the recently adopted Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019) covering approx. 3.5 hectares of land.

With the aid of a visual presentation the Senior Planning Officer, Minerals and Waste highlighted the relevant areas of the application and explained the proposals for the buildings, access, plan layout, landscape enhancement and lighting. The hydrogeological and heritage assets were also addressed. There were no objections on highways safety grounds nor the Environmental Agency.

Taking everything into account it was considered that there were significant and substantial public benefits and exceptional circumstances to the scheme which outweighed the adverse impacts on the AONB. The Officer recommendation was to grant the application with some suggested revised conditions relating to the lighting, handling of waste within the proposed transfer building and the transfer building doors.

Oral representation in objection to the application was received from: Councillor Jennifer Morisetti -The Waste Team lead for Dorset Climate Action Network and a Trustee of Sustainable Dorset and Richard Burden – on behalf of Cranborne Chase AONB. Their comments related to the size of the proposed building, the effect on the AONB and disturbance of the archaeological site, the effect on the landscape plus the location of the attenuation pond.

The Head of Commercial Waste and Strategy (Dorset Council), one of the project sponsors addressed the committee in support of the application.

The Head of Planning reminded the committee that the site had been allocated through the Local Plan process and therefore the planning inspector had already confirmed its suitability. The principle had been established through the plan.

In response to member questions Officers advised that there was no public pedestrian or cycle access to the site proposed in the scheme. However, the existing footbridge link across the A350 to the east of the site might provide such access in the future if residential development to the east was approved and a suitable connection could be provided.

Officers were unable to give assurances that the current advisory one-way system for HGV's on the adjacent strategic highway network would apply to this site but the presumption was that it would continue to be observed.

In relation to detailed conditions and landscape management plan, these matters had been agreed as acceptable by the Council's landscape colleagues and more conditions were not considered necessary. Proposals did not include the photovoltaic panels to be included at this stage and there were no plans for rainwater harvesting.

On balance the committee members were supportive of the application and the need for the facility in the area. Although they would have liked to see the addition of solar panels and footpaths these were not part of the application and not defensible reasons for refusal.

It was proposed by Cllr Brenton and seconded by Cllr Jespersen.

Decision: that the application be granted subject to an amended condition to shorten the duration of the motion lights to a maximum of 5 minutes, unless agreed with local planning authority that due to operational reasons this needed to be longer, this could be agreed as part of lighting scheme. Plus the conditions attached as an appendix to these minutes.

50. **Urgent items**

There were no urgent items

51. **Exempt Business**

There was no exempt business.

Appendix

Duration of meeting: 10.00 - 11.50 am

Chairman

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Strategic and Technical Planning Committee 04 April 2022 Decision List

Application Reference: P/DCC/2021/01597

Application Site Land south-east of Sunrise Business Park and north of the A350 Blandford Bypass, Blandford Forum.

Proposal: Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350.

Recommendation: GRANT subject to conditions.

Decision: That the application be granted subject to the following conditions:
Three Years - Full Planning application

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Submitted Plans and Details

2. Unless otherwise approved in writing by the Waste Planning Authority, no development shall be carried out other than in strict accordance with the following approved plans and drawings:

- Site Location Plan Drawing No L236;
- Planning Application Development Site Boundary Drawing No L238;
- Site Construction Access Drawing No L239;
- Site Layout Plan Drawing No L230 Revision P13;
- Proposed Plan – Whole Site Drawing No 2 000 Status Code S2;
- Site Entrance General Arrangement Drawing No 70029189-WSP-00-ZZ-DR-C-700-002 Rev P02;
- Proposed Plan – Transfer Barn Drawing No 2 001 Status Code S2;
- Proposed Plan – HRC Level Drawing No 2 002 Status Code S2;
- Site Sections Drawing No L232 Revision P6;
- Proposed Elevations Drawing No 3 000 Status Code S2;
- Proposed Sections Drawing No 3 050 Status Code S2;
- Tree Constraints Plan Drawing No L235;
- Highways Layout Vehicle Tracking Drawing No 70029189-WSP-00-ZZ-DR-C-700-001;
- Drainage Strategy Drawing No 70029189-WSP-00-ZZ-DR-C-500-001;

and details hereby approved and the schemes approved under the requirements of the following conditions.

Reason

For the avoidance of doubt and in the interest of proper planning and to ensure compliance with the planning permission in accordance with Policies 5, 12, 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Pre-commencement conditions

Archaeology

3. Prior to commencement of the development a programme of archaeological work shall be completed in accordance with the submitted and approved scheme: 'Blandford Waste Management Centre, Blandford Forum, Dorset: Written scheme of investigation for an archaeological excavation. Document No: ACW1252/1/0 (July 2020).'

Reason

To ensure the proper recording and preservation of features of archaeological merit and interest in accordance with Policy 19 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Construction Environmental Management Plan

4. Prior to commencement of the development a Construction Environment Management Plan (CEMP) to address the environmental impacts of the construction phase must be submitted to and approved in writing by the Waste Planning Authority.

The plan shall include:

- (a) Identification of ecologically sensitive sections of the development where operations will have to be limited to certain periods of the year, for example, avoiding disturbance of nesting birds.
- (b) Phasing and programming for the construction phase of the development.
- (c) Working hours.
- (d) A protected species monitoring schedule (covering the period prior to and during construction), details of DEFRA licences to be obtained and any measures for capture, relocation or any other contingency measure to be taken in relation to protected species within the development site, nominated expert(s) to carry out monitoring, capture and relocation, a timetable for the preparation of suitable receptor sites.
- (e) Pollution control, monitoring and contingency procedures including measures to address water, noise, vibration and air pollution risks and ground contamination.
- (f) Identification of visually sensitive areas where advance planting is required and details of planting including species, planting plans, ground preparation and five years aftercare.
- (g) Measures to protect trees to be retained in accordance with BS 5837.
- (h) Measures to protect and maintain existing water courses and water features during construction.
- (i) Notwithstanding the provisions of Part 4 Schedule 2 of the Town and Country General Permitted Development Order 2015, proposals for the location and extent of any contractors' compounds and haul roads, including materials stores.
- (j) Measures to reduce greenhouse gas emissions during construction and minimise excavation waste

(j) Persons responsible for any of the above measures.

The CEMP shall include safeguarding measures to deal with the following pollution risks:

- i. the use of plant and machinery
- ii. wheel washing and vehicle wash-down and disposal of resultant dirty water
- iii. oils/chemicals and materials
- iv. the use and routing of heavy plant and vehicles
- v. the location and form of work and storage areas and compounds
- vi. the control and removal of spoil and wastes.

The development shall be implemented in accordance with the approved Construction Environmental Management Plan.

Reason

To prevent pollution of the water environment and to protect ecology and local amenity in accordance with Policies 13, 15, 16 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Construction traffic management plan

5. Prior to commencement of the development a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Waste Planning Authority. The CTMP shall include:

- a) construction vehicle details (number, size, type and frequency of movement)
- b) a programme of construction works and anticipated deliveries
- c) timings of deliveries so as to avoid, where possible, peak traffic periods
- d) a framework for managing abnormal loads
- e) contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- f) wheel cleaning facilities
- g) vehicle cleaning facilities
- h) Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- i) a scheme of appropriate signing of vehicle route to the site
- j) a route plan for all contractors and suppliers to be advised on
- k) temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved CTMP.

Reason

To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

Construction – Stakeholder Communication

6. A stakeholder communications plan in relation to planned construction works, including the form, extent and timing of any communications, shall be prepared and agreed in writing by the WPA and thereafter implemented in accordance with the agreed plan.

Reason

In the interest of amenity, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Dust Management Plan

7. Prior to commencement of the development a Dust Management Plan shall be submitted to and approved by the Waste Planning Authority. The plan shall subsequently be implemented in accordance with the approved details.

Reason

In the interest of amenity and to protect residents from nuisance and in the interest of protecting biodiversity, in accordance with Policies 13 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Soil Handling

8. Prior to commencement of development a soil management plan shall be produced in accordance with the "Construction Code of Practice for the Sustainable Use of Soils on Construction sites" (Defra, 2009) and "BS3882:2007 Specification for topsoil and requirements for use" and submitted to and approved in writing by the Waste Planning Authority.

The soil management plan shall include:-

- (i) position of topsoil and subsoil stockpiles
- (ii) details for the working, retention, storage, cultivation and amelioration of existing site topsoil and subsoil to suit all proposed landscape planting works
- (iii) a programme for the stripping of soils.

The approved soil management plan shall be complied with for the duration of the development.

Reason

To ensure appropriate protection of soils in accordance with Policy 16 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Landscaping

9. Prior to commencement of development full details of both hard and soft landscape proposals shall be submitted to, and approved in writing by, the Waste Planning Authority. These details shall include, as appropriate:

- (a) Proposed finished levels or contours.
- (b) Surfacing of vehicle and pedestrian access and circulation areas
- (c) Hard surfacing materials.
- (d) Any proposed functional services above and below ground, e.g. drainage, power, communication cables, pipelines, etc

Soft landscaping details shall include:-

- (i) Planting plans (to include varied tree species selection and naturalistic spacing to the individual tree planting along the access road)
- (ii) Written specifications (including cultivation and other operations associated with grass establishment).
- (iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate
- (iv) Implementation timetables.

And the hard and soft landscaping shall be carried out in accordance with the approved details within 12 months of the commencement of development.

Any trees that are removed die or become, in the opinion of the local authority, seriously damaged or defective within five years of planting shall be replaced with specimens of a similar size and species as originally required

Reason

In the interests of the character of the area of this part of the AONB and in accordance with Policy

Boundary Treatment

10. Prior to the commencement of the development, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Waste Planning Authority. The development shall thereafter be implemented in full accordance with the approved details.

Reason

In the interests of the amenity of the area.

Surface Water Management

11. Prior to commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, shall be submitted to, and approved in writing by the Waste Planning Authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is brought into use.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

Drainage

12. Prior to commencement of development details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason

To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Other conditions

Materials

13. Prior to building works commencing samples/details of external materials shall be submitted to, and approved in writing by, the Waste Planning Authority and the works shall be carried out using the approved materials.

Reason

To ensure that the external appearance of the completed development is satisfactory and sympathetic to its locality in accordance with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Kerbs, Signage and Road Marking

14. Prior to the development being brought into use, a scheme detailing the layout and design of kerbs, signs and road markings shall be submitted, and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented and maintained for the duration of the development.

Reason

To minimise the impact of the site within the AONB and in the interests of the safe movements of vehicles within the site in accordance with Policies 12 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Internal estate road layout and construction

15. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number **L230 Rev P13** must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason

To ensure the proper and appropriate development of the site and in accordance with Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Highway works in advance of operation

16. Prior to the development being brought into operation the proposed left-in left-out junction onto the A350 shall be constructed in accordance with the details set out in Drawing No DR-C-700-002 contained within Appendix D of the Transport Assessment (or similar scheme to be agreed in writing with the Waste Planning Authority); and the existing highway filter drain on the north side of the A350 shall be reconstructed to restore it to at least its original capacity in accordance with details set out in Blandford Forum Waste Management Centre Flood Risk Assessment & Drainage Strategy (February 2021) and Drainage Strategy Drawing No 70029189-WSP-00-ZZ-DR-C-500-001 Rev P02.

Reason

These specified works are seen as a pre-requisite for allowing the development to be brought into operation, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal and to ensure the correct functioning of the drainage system, to prevent the increased risk of flooding and to improve and protect water quality.

Visibility splays as submitted

17. Prior to the development being brought into operation the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason

To ensure that a vehicle can see or be seen when exiting the access.

Landscape and Ecological Management Plan

18. The development hereby approved shall be subject to a minimum landscape and ecological management period of 25 years and shall be in accordance with the details set out in the Landscape and Ecological Management Plan dated March 2021, Updated January 2022 and the accompanying plans: LEMP Operational Phase Management Plan Drawing No L260 and LEMP Landscape Soft Works Plan Drawing No L261.

Reason

To provide effective mitigation against impacts on the landscape character and visual amenity of the AONB and ecology and to provide habitat and landscape character enhancement in accordance with Policies 3, 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Landscape and Ecological Management Plan Reviews

19. The approved Landscape and Ecological Management Plan shall be reviewed on a 5 yearly basis during the 25 year period. Each reviewed Landscape and Ecological Management Plan shall be submitted to and approved by the Waste Planning Authority and once approved the development shall be carried out in accordance with the approved reviewed Landscape and Ecological Management Plan.

Reason

To provide effective mitigation against impacts on the landscape character and visual amenity of the AONB and ecology and to provide habitat and landscape character enhancement in accordance with Policies 3, 14 and 18 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Tree Protection

20. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 4 May 2020 setting out how the existing trees are to be protected and managed before, during and after development. All existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason

To ensure the continuity of amenity afforded by existing trees and in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the relevant sections of British Standards Institute (2012) Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012.

Site Management Plan

21. Prior to the development being brought into use, a finalised Site Management Plan (SMP) shall be submitted to the Waste Planning Authority for approval. The SMP shall subsequently be implemented in accordance with the approved details and maintained for the duration of the development.

The SMP shall include:

- details of how excessive noise would be dealt with
- how noise levels would be maintained at their predicted level
- measures and procedures to control vermin; litter; dust and bio-aerosols
- measures and procedures to prevent mud and litter on the highway
- measures and procedures to minimise greenhouse gas emissions from the operation of the facility

Reason

In the interest of amenity and to protect residents from nuisance, in accordance with Policies 13 and 15 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

Odour management plan

22. Prior to the development being brought into use, an Odour Management Plan shall be submitted to the Waste Planning Authority for approval. The Odour Management Plan shall subsequently be implemented in accordance with the approved details and maintained for the duration of the development. The Odour Management Plan shall include:

- a specification for odour control based on best practice measures to date
- prescriptions for management of green waste, food waste and black bag waste
- contingency plan in the event of failure or damage to the transfer building's roller-shutter doors

Reason

In the interest of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

Lighting

23. No lighting shall be installed until details of the lighting scheme, which shall be in accordance with the External Lighting Assessment Report (dated 16/10/2020), have been submitted to, and agreed in writing by, the Waste Planning Authority. The lighting scheme shall include timings of use of all lights, shielding and angle to reduce glare and light intrusion on land in the AONB. It shall also incorporate the following:

- Selected lights shall be IDSR compliant.
- The maximum Correlated Colour Temperature (CCT) for the scheme shall be 3000K
- All luminaires shall be fitted with UV light filtration
- No increase to the mean illuminance of the External Lighting Assessment Report
- Full shielding to prevent light emission above the horizontal

Motion sensors for external lighting to be set at 5 minutes 'on time' after activation, and for a maximum of 10 minutes only where justified for operational requirements. Thereafter the lighting shall be installed, operated and maintained in accordance with the agreed details.

Reason

To protect the character of the AONB and visual amenities in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Biodiversity

24. The Biodiversity Plan (BP) dated 19 February 2021 shall be implemented in full in accordance with the specified timetable(s) in the BP.

Reason

To minimise impacts on biodiversity and ensure compliance with wildlife legislation, the National Planning Policy Framework (biodiversity paragraphs) and the Natural England Protected Species Standing Advice.

Construction

25. No construction works shall take place outside the hours of 07:00 to 18:30 Monday to Friday and 08:00 to 13:00 on Saturdays. No construction works shall take place on Sundays or bank holidays.

Reason

In the interest of amenity and to protect residents from nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Contingent Site Construction Access

26. The contingent site construction access on Higher Shaftesbury Road, as shown on Drawing No L239, shall only be used during the construction period if needed as an alternative to the primary site construction access. As soon as the primary site construction access becomes available for use, the contingent site construction access shall not be used by construction traffic thereafter.

Reason

In the interest of amenity, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Soil importation

27. No soil shall be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and approved by the Waste Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source material information. The analysis shall then be carried out and a validation certificate or similar evidence should be submitted to and approved in writing by the Waste Planning Authority.

Reason

To prevent pollution of the environment in accordance with Policy 16 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Contamination

28. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Waste Planning Authority. An investigation, risk assessment and remediation scheme, if necessary, shall be submitted to and approved by the Waste Planning Authority and any required remediation carried out in accordance with the approved scheme. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Waste Planning Authority.

Reason

To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, having regard to the National Planning Policy Framework 2021.

Hours and Days of Operation

29. Except in cases of emergency to maintain safety (which shall be notified to the Waste Planning Authority as soon as practicable), no operations shall take place outside of the hours of 07:00 to 19:00 Monday to Sunday.

The site shall only be open to the public for the receipt of waste between the following periods and hours, excluding Christmas Day, Boxing Day and New Year's Day:

09:00 to 16:00 1 October to 31 March
09:00 to 18:00 1 April to 30 September.

Reason

In the interests of local amenity and the character of this part of the Area of Outstanding Natural Beauty, in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Noise

30. Wherever practicable, vehicles operating at the operational site shall be fitted with noise reducing reversing beepers for the duration of the development.

Reason

To ensure the minimum disturbance from operations, to minimise the adverse impact of noise generated by the operations on amenity and to maintain the tranquillity of the AONB in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and with the requirements of the National Planning Policy for Waste.

Waste transfer building

31. The unloading, storage, sorting and reloading of waste materials (both incoming and outgoing) shall only take place inside the waste transfer building hereby approved (except for waste arisings contained within the external covered skip area).

Reason

In order to protect the amenity of the area and the character of the landscape, in accordance with Policies 13 and 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

Transfer of Waste

32. Other than in exceptional circumstances, putrescible waste (excluding green garden waste) shall be removed from the waste transfer building on a daily basis, excluding Sundays.

Reason

In the interest of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

Waste transfer building doors

33. All vehicular access doors to the transfer barn building shall only be opened when required to allow vehicles and mobile equipment into and out of the building or for maintenance or in an emergency. The vehicular access doors shall be fitted with a fast-acting closing system that ensures they are closed rapidly following the safe passage of a vehicle into and out of the building. Doors which allow the movement of personnel into and out of the transfer barn building shall be closed when not in use.

Reason

In the interest of amenity and to protect residents and sensitive receptors from odour nuisance, in accordance with Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan and the National Planning Policy for Waste.

Informative Notes

Environmental Permit

This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12.

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply, more information on exempt activities can be found here: <https://www.gov.uk/guidance/register-your-waste-exemptions-environmental-permits>
Waste Permit application is a separate process and Planning Permission does not automatically indicate that a waste permit will be granted.

The applicant is advised to contact enquiries@environment-agency.gov.uk to discuss the issues arising from the permit application process.

Duty of Care

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of wastes.

The code of practice applies to you if you produce, carry, keep, dispose of, treat, import or have control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure it's dealt with responsibly and only given to businesses authorised to take it. The code of practice can be found here:

https://www.gov.uk/uploads/system/uploads/attachment_data/file/waste-duty-care-code-practice-2016.pdf

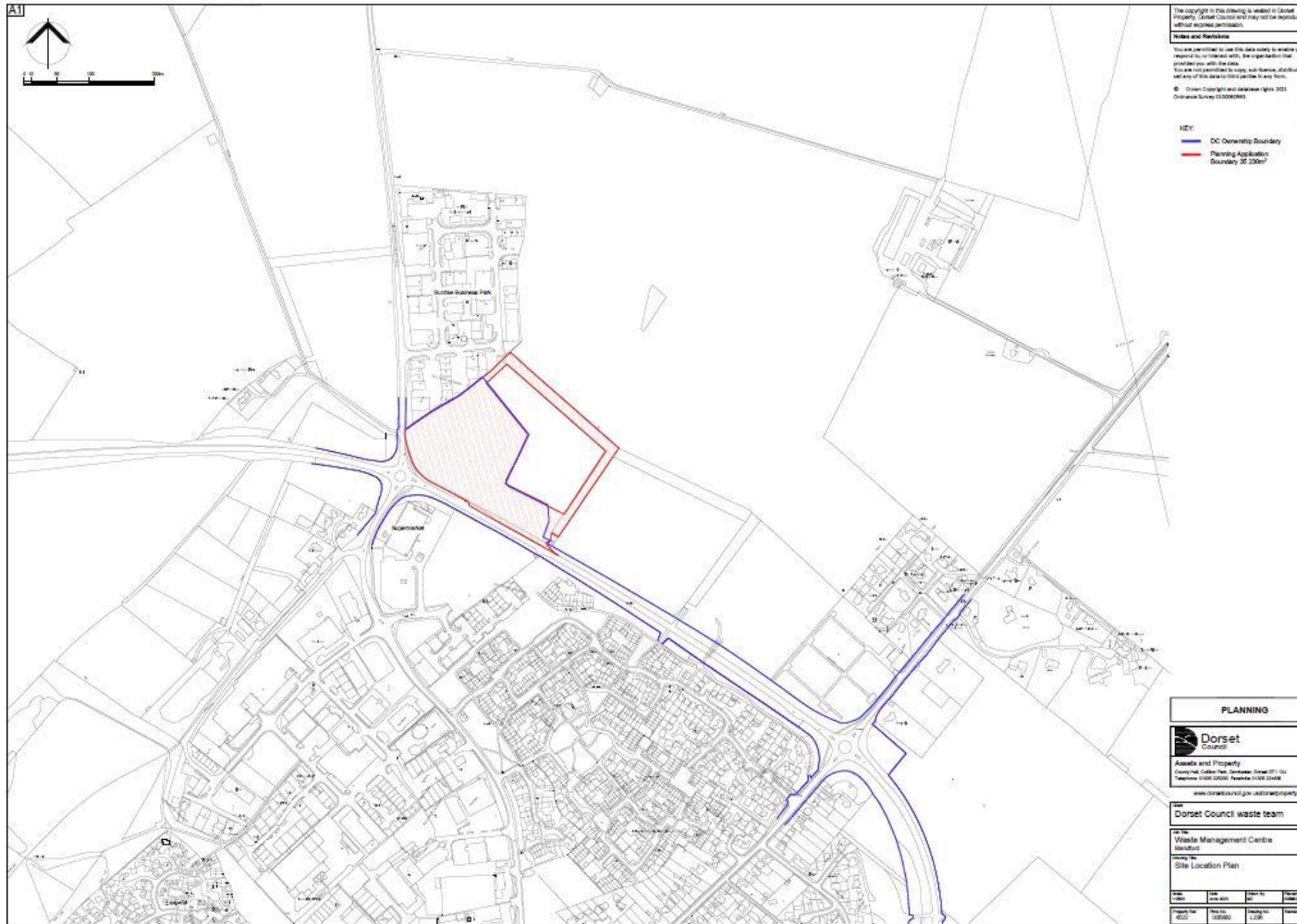
If you need to register as a carrier of waste, please follow the instructions here: <https://www.gov.uk/register-as-a-waste-carrier-broker-or-dealer-wales>

If you require any local advice or guidance please contact your local Environment Agency office: enquiries@environment-agency.gov.uk

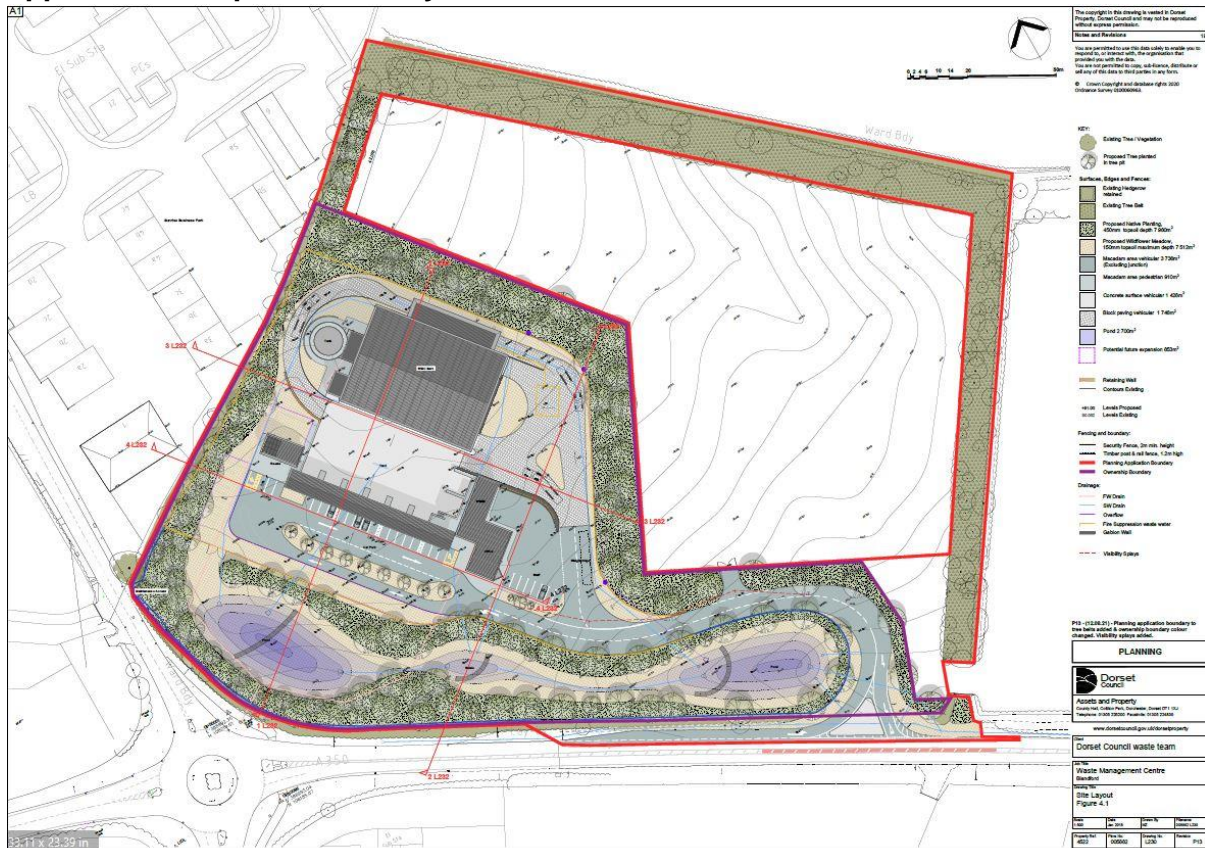
INFORMATIVE NOTE: Grampian

The highway improvement(s) referred to in Condition 16 above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

Appendix 1: Site Location Plan



Appendix 2: Proposed Site Layout



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