

APPLICATION NO	WD/2015/0019
APPLICANT	Acorn Recyclers
DEVELOPMENT	Planning permission for change of use of vacant hangar to use for the recycling and processing of paper and plastics, open storage, and storage of agricultural equipment and produce
LOCATION	RAF Kirton in Lindsey, B1400 from B1398 to B1205, Kirton in Lindsey, DN21 4HZ
PARISH	Kirton in Lindsey
WARD	Ridge
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Subject to a unilateral undertaking, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Poole – the size and nature of the application has the potential to have a detrimental effect on Kirton in Lindsey and surrounding villages) Objection by Kirton in Lindsey Town Council Significant public interest

POLICIES

National Planning Policy Framework: Paragraph 14 sets out that there is a presumption in favour of sustainable development which lies at the heart of the NPPF.

Paragraph 19 states that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Paragraph 120 states that planning policies and decisions should ensure that new development is appropriate for its location and that the effects of pollution on health, the natural environment, general amenity and the sensitivity of the area or development to adverse effects from pollution should be taken into account.

Paragraph 121 further advocates that sites must be suitable for their new use taking account of ground conditions and land instability and that after remediation, as a minimum, land should not be capable of being determined as contaminated land.

Paragraph 122 states that local planning authorities should focus on whether the development itself is acceptable use of the land, and the impact of the use, rather than the control of processes or emission which are subject to approval under pollution control regimes.

Paragraph 123 aims to protect health and quality of life by avoiding or mitigating noise impacts.

Paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

National Planning Practice Guidance:

Waste

Noise

National Planning Policy for Waste

Only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date local plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need.

Recognise that proposals for waste management facilities such as incinerators that cut across up-to-date local plans reflecting the vision and aspiration of local communities can give rise to justifiable frustration, and expect applicants to demonstrate that waste disposal facilities not in line with the local plan, will not undermine the objectives of the local plan through prejudicing movement up the waste hierarchy.

Consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies.

Ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

Concern themselves with implementing the planning strategy in the local plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

Ensure that land raising or landfill sites are restored to beneficial after-uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy HE9 (Archaeological Evaluation)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T14 (The North Lincolnshire Strategic Road Network)

Policy W1 (Applications for Waste Management Facilities)

Policy W2 (Groundwater Protection)

Policy W6 (Transportation of Waste)

Policy W7 (Waste Management Facilities and Humberside International Airport)

Policy W8 (Protection Zones and Waste Management Facilities)

Policy W9 (Handling of Waste)

Policy W11 (Processing of Waste Materials)

Policy W13 (Waste Transfer Stations)

Policy DS1 (General Requirements)

Policy DS7 (Contaminated Land)

Policy DS11 (Polluting Activities)

Policy DS13 (Groundwater Protection and Land Drainage)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS15 (Water Resources)

Policy DS16 (Flood Risk)

Supplementary Planning Guidance 3 (SPG3) (Design in the Open Countryside)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS11 (Provision and Distribution of Employment Land)

Policy CS16 (North Lincolnshire's Landscape, Waterscape and Greenspace)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS20 (Sustainable Waste Management)

Policy CS25 (Promoting Sustainable Transport)

North Lincolnshire Housing & Employment Land Allocations DPD, March 2016

CONSULTATIONS

Highways: No objection subject to conditions.

Public Rights of Way: No objections.

Public Health: No objections.

Ecology: No objection subject to conditions.

HER: Initially issued a holding objection due to lack of a heritage assessment. Following the submission of a photographic survey the HER have confirmed that they have no objections to the development and do not require conditions.

Environmental Health: The applicant will require a Waste Exemption from the Environment Agency to operate the proposed recycling facility. Environmental Health have raised concerns that the development could result in noise nuisance and have suggested conditions relating to noise should permission be granted. Furthermore, Environmental Health officers have been consulted on additional noise modelling recently submitted by the applicants but have yet to respond.

Environment Agency: Initially objected to the development due to concerns relating to ground water pollution. Following additional information being submitted with regard to site drainage and sewerage disposal the Environment Agency now has no objections to the development.

Humberside Fire and Rescue: No objection to the development. Adequate provision of water supplies for fire-fighting appropriate to the proposed risk should be considered.

Lincolnshire County Council Highways: Request a condition securing improvements to the A15/B1205 junction.

TOWN COUNCIL

Object to the development on the following grounds:

- If the bales of recycled material are not wrapped securely enough there may be leakage of material onto the highways and surrounding countryside.

- No fire risk assessment has been carried out. Plastics and paper for recycling are a known fire risk and plastics can produce toxic smoke if a fire occurs.
- The town council would want conditions and signage to enforce the applicants' statement that HGVs will not access the site via the town.
- An assessment of the sewers should be carried out to ensure that the system can cope and that the run-off surface water will not increase flood risk.
- If heat is used for the baling process then an assessment should be carried out to ensure that there are no toxic emissions from the plastics used.
- The hangar is adjacent to underground fuel tanks and if there is further fuel in farm vehicles or machinery stored on the site then this would constitute a significant fire risk.
- The process will no doubt generate nuisance noise and a thorough assessment of this should be carried out.
- No opening hours have been submitted. These should be carefully considered to reduce the impact of the development on residents.

PUBLICITY

Neighbouring properties have been notified by letter, and site and press notices posted. Letters of objection have been received on the following grounds:

- The area already has sufficient waste recycling at Hemswell Cliff and another site is not needed in the area.
- Local roads are already over-used by HGVs.
- There are existing problems with the speed and volume of traffic in and around the town.
- 20 HGV movements are mentioned, however the applicants are silent on plans for the neighbouring hangars and without this information the council may be impeded in giving a fair decision on highway impacts.
- The proposed access is not the main access to the RAF base and will need significant improvement to allow for use by HGVs.
- It must be strictly enforced that there is no external storage of waste permitted.
- The hangar chosen is nearest to the road running along the cliff into Kirton. This position is the least well screened and very visible for miles around.
- The applicants have made no proposals as to how they would control pieces of plastic and paper from being blown around the neighbourhood.
- The application is vague with regard to the type of plastic to be recycled and its previous use. There may be issues with smells and vermin if food packaging is recycled.
- These sites are typically dirty, smelly, are at risk of fires and attract vermin.

- Whilst the application states that processing will take place within the building, concerns are raised that noise could be generated by recycling machinery and vehicles servicing the site.
- The development would result in noise nuisance.
- Much of the drainage on site is via soakaways and not mains sewage. The water table was previously polluted by fuel and oil from army vehicles on site. Current plans to store and maintain equipment is not much different.
- The site has previously resulted in flooding of the highway and surface water seeping onto neighbouring property.
- The site is large and its boundary is difficult to monitor effectively; this has already caused problems for the integrity of the site.
- Local residents would like assurances that the proposed operation, if approved, would only employ local residents.
- The applicant is understood to be planning to apply to build 300 houses on a different part of the base. It is hard to see how residents can be expected to comment on the current application if further applications are planned.
- The development will result in the devaluation of local properties.

Additional consultation has been carried out by local ward members. Pro-forma responses have been received. Responses were received in support of the proposed development, citing its positive impact with regard to the creation of jobs. However the majority of responses received objected to the proposed development primarily due to concerns relating to traffic generation, highway safety, noise and pollution.

It should be noted that numerous consultation responses make reference to a potential future planning application for residential development of the former barracks to the north of the site. These responses are not listed above because they do not relate to the current planning application and as such are irrelevant to its determination.

In addition to the above consultation responses, further responses have been received from a qualified noise consultant, Mr Steve Garritt, acting on behalf of local residents. Mr Garritt has assessed the noise information submitted by the applicant and is of the opinion that the method of assessment used by the applicant's noise consultant is flawed and that the decision on whether to grant planning permission should be deferred until the production and analysis of a noise model is completed.

Statement of community involvement

No evidence has been submitted with the application to demonstrate that engagement with the local community has been undertaken by the applicants either prior to or during the processing of the planning application.

ASSESSMENT

The application site forms part of former RAF Kirton in Lindsey located to the south-east of Kirton in Lindsey. The site comprises a single hangar and the concrete hardstanding that

immediately surrounds it and extends to 1.97 hectares in size. The site is bounded by the former barracks to the north, former hangars to the east, the B1398 to the west and the open grass airfield to the south. Access is via a private road serving the airfield, off the B1400 to the east.

The site is located outside the defined development boundary for Kirton in Lindsey and as such is considered to be located within the open countryside for the purposes of planning. The site is not allocated for any specific use or type of development at present.

This application seeks full planning permission for the change of use of the vacant hangar building for the recycling and processing of paper and plastics and the storage of agricultural equipment and produce. The principal functions of the site will be the sorting, granulating and shredding of materials which are then baled to be transported away from the site. The facility is anticipated to handle an annual throughput of around 70,000 tonnes of commercial and industrial paper and cardboard; and 30,000 tonnes of plastic waste. It is anticipated that this part of the development will generate the equivalent of 10 full-time jobs. The remainder of the hangar will be used for the internal storage of agricultural machinery and produce; it is anticipated that approximately 50% of the floor space will be used for this purpose. The areas of tarmac surrounding the hangar will continue to be used for parking, deliveries and the storage of vehicles, as per the former RAF use.

Acorn Recyclers currently operate out of a former hangar at Wymeswold Industrial Park in Leicestershire; however the current application has come about as the applicant wishes to expand the business into Lincolnshire to best meet the needs of existing clients in the locality and to further expand its business in the east of the country. The current client base in the Lincolnshire area is approximately 17% with scope for this to increase once the facility is established. The majority of the baled, granulated and film material, once processed, is exported out of the country (to the Far East or Europe) using Felixstowe or Immingham/Hull ports. Some material will be supplied to UK manufacturing companies and paper mills. This is proposed to make a positive impact on the environment by reducing the need to landfill, limiting incineration and saving large amounts of energy that would be used when making products from raw materials.

An application has recently been refused by the planning committee (PA/2015/0901) to change the use of the other three hangar buildings on the former RAF base to industrial and warehousing (B1 and B8) use and agricultural storage. The former barracks to the north of the application site are currently allocated for residential development as part of the recently adopted Housing and Employment Land Allocations DPD.

The main issues in the determination of this planning application are:

- **whether the principle of the development is acceptable in this location;**
- **whether the proposed development would have an unacceptable visual impact on the open countryside;**
- **whether the proposed development would have an unacceptable impact on the amenity of local residents; and**
- **whether the proposal would be harmful to highway safety.**

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003 and the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011. Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

The development plan policies of most relevance to establishing the principle of this development are policies W9 of the North Lincolnshire Local Plan and policy CS20 of the NLCS.

Policy W9 guides proposals for the use of land for the recycling, transfer, storage and other treatment and handling of waste. Such developments will be supported where the site is located close to the main sources of waste and/or the markets for the recovered materials; the site is an existing industrial (or similar) site, or is within an area of land that has been disturbed by permanent development; and the proposals will not give rise to an unacceptable impact on local communities or the environment.

The impact on local amenity and the environment are considered below, however no objections have been made by statutory consultees other than the town council.

Policy W8 (Protection Zones and Waste Management Facilities) suggests a separation of 250 metres to neighbouring existing or proposed sensitive uses. In this case the nearest housing is approximately 200 metres away and the proposed housing allocation is directly adjacent the northern boundary of the site. Notwithstanding this, policy W8 does state that no two sites are the same and each site will be judged on its merits following consideration of all the relevant environmental and land use implications.

Policy CS20 of the NLCS outlines a hierarchical approach to the identification of new waste management and treatment facilities. The application site is considered to comply with this hierarchy as it makes use of previously developed land and vacant buildings, which are identified as preferable types of site. It has also been stated that the proposal will allow the applicants to move the business closer to the source of waste (clients in Lincolnshire and North Lincolnshire).

It is therefore concluded that the application is acceptable in principle and complies with policy CS20 of the NLCS. Compliance with policy W9 of the NLLP is dependent upon the acceptability of the scheme when assessed against environmental and visual harm and the loss of residential amenity.

The suitability of the location for the proposed use must also be assessed against the Locational Criteria at Appendix B of the National Planning Policy for Waste (NPPW), which superseded Planning Policy Statement 10 on 16 October 2014. The subsections below all assess this application with due regard to this guidance. The NPPG also provides guidance on waste developments and more specific guidance on related subjects such as noise.

Visual impact

The application site consists of a large former hangar building and area of hardstanding within a former RAF base and is located immediately adjacent to hangars and other building and structures associated with the base. The proposed development will see the use of the building change but will not result in alterations to the appearance of the building. It is proposed that the hardstanding area around the building will be used for the storage of vehicles associated with the proposed recycling business; however this will not differ greatly from the previous MOD use which included the storage of military vehicles. Furthermore, the site does not fall within any special landscape designation. For these reasons it is considered that the proposed development will not have a significant impact on the character or appearance of the area.

Residential amenity

It is proposed that all activities associated with the compressing of paper and plastics will be contained within the fabric of the hangar, as will all storage of agricultural equipment and/or produce. Furthermore, the operations at the site will be limited by a Waste Exemption Certificate which will be required to be obtained from the Environment Agency prior to the operation taking place.

However there is still the potential for noise and disturbance as a result of the processing of waste and the comings and goings of HGVs servicing the site. The council's Environmental Health department has been consulted on the application and has raised concerns that if uncontrolled the proposed use could result in nuisance to local residents. On this basis Environmental Health officers have recommended a schedule of restrictive conditions which they recommend should be imposed should planning permission be granted. These conditions would restrict the type of waste that can be processed on site (paper, cardboard and plastic only); the hours of operation (including deliveries); the noise from plant and activities on site; the tonnage of waste that can be processed per year; the installation of plant for ventilation or air conditioning etc. without consent; and the processing of waste to within the hangar building only (no outside storage/processing of waste).

Little information was initially provided with regard to the type of equipment that will be required for the proposed use and the noise characteristics of this equipment. However, following concerns raised by the council's Environmental Health officers and a noise consultant acting on behalf of local residents, a Noise Assessment has been prepared and further clarification has been provided with regard to the type of equipment to be used on site. Following the submission of this additional noise information the council's Environmental Health department has confirmed that their recommended conditions, particularly limiting noise levels on site, will protect the amenity of local residents. The applicants have seen the recommended noise conditions and have confirmed that they are happy to agree to them.

The noise consultant acting on behalf of local residents has also assessed the submitted noise information and recommends that the assessment method used is flawed and that additional noise modelling should be carried out prior to determination. Following these concerns additional noise modelling has been carried out and presented in a report by the applicants. This modelling has been carried out with the potential future residential development on the barracks site to the north in mind. After modelling the impact of the recycling facility it is considered to have a smaller impact on the proposed residential development (of the barracks site) during the day than the adjacent road network. The

submitted report concludes that the proposed recycling facility would not have an unacceptable impact on neighbouring properties as a result of noise and disturbance, that the conditions recommended by the council's Environmental Health officers can be complied with and that mitigation measures could be incorporated into any forthcoming residential proposal on the adjacent barracks site to protect the occupiers from noise disturbance. The council's Environmental Health department has been consulted on the additional noise modelling information but has yet to respond. Members will be verbally updated at the committee, following receipt of the Environmental Health officers' comments.

Environmental Health have confirmed that the anticipated number of HGV movements to and from the site would be unlikely to give rise to significant adverse noise impact provided that these movements are restricted to reasonable times of the day. One of the aforementioned conditions relating to noise will impose an appropriate restriction on delivery hours.

Concerns have been raised by local residents that the processing of food-related plastics could result in issues with odour, flies and vermin. The applicants have confirmed that they do not intend to process food-related plastics on the site and as such the development will not result in these issues. A planning condition has been recommended that would prevent the processing of food and drink cartons on the site. Therefore the development will not result in significant odour or attract vermin and flies.

The applicants have confirmed that there will be no new external lighting installed at the site. A condition has been recommended preventing additional external lighting being installed in the future without the prior consent of the local planning authority. This condition will ensure that there is no additional light pollution as a result of the development.

It is considered that the conditions recommended by Environmental Health will protect the amenity of local residents and mitigate any adverse impacts of the development to an acceptable level. Therefore, subject to these conditions, the proposed development will not result in unacceptable loss of amenity to local residential properties.

Highway safety

It is proposed that the development will utilise the existing access to the site located on the B1400 as shown on the submitted plans. The site access achieves a 120 metre visibility splay to the north and south, with a setback distance of 2.4 metres. This site access is well established and was previously used to serve the RAF base; however local residents have stated that the access will need improving/altering to accommodate HGVs.

A Transport Statement has been provided with the application. This statement anticipates that the proposed use of the site will generate approximately 26 HGV movements per day (13 incoming and 13 outgoing) as well as 20 car movements per day. Therefore the total vehicle movements generated by the development is anticipated to be approximately 46 per day. The Transport Statement also asserts that HGVs associated with the proposed development will generally arrive from and depart to the A15, via the B1205 and B1400 and that these vehicles will not travel through Kirton in Lindsey.

The council's Highways department has been consulted on the planning application and has raised no objections to the proposed development on highway safety grounds subject to a condition requiring the access to be improved, in accordance with details to be agreed

with the local planning authority, prior to development commencing. Highways have also requested a unilateral undertaking to secure a routeing agreement that HGVs will not travel through Kirton.

Consultation has also taken place with Lincolnshire County Council's (LCC) Highways department who have requested that should planning permission be approved a condition be imposed securing the improvement of the A15/B1205 junction. Subject to this condition LCC Highways raise no objection to the proposed development.

On this basis it is considered that, subject to the recommended conditions from NLC and LCC Highways departments, and the aforementioned unilateral undertaking, the proposed development will not have an unacceptable impact on highway safety.

Ecology

The council's ecologist has been consulted on the application and has confirmed that the site has limited biodiversity value at present and negligible potential for protected species. On this basis the ecologist has raised no objection to the development subject to a condition securing biodiversity enhancements on the site.

Contamination

The application site forms part of a former Ministry of Defence establishment and as such there is the potential for unknown contamination, hazardous to human health and the wider environment, to be present. However the applicants have confirmed that there are no requirements to install new drinking water services as the existing ones are adequate. As such no new source>pathway>linkages will be created. This fact, combined with the fact that the proposed development does not involve intrusive works, means that there is no significant risk posed by potential existing contamination on the site.

The site is located on a major aquifer, and is in a source protection zone 2 with regard to groundwater. In this area only clean, uncontaminated surface water should be discharged to any surface water system, watercourse or soakaway. The Environment Agency (EA) is the statutory body with regard to the protection of groundwater and has responded in this regard. Initially the EA objected to the proposed development on the grounds that insufficient information had been submitted in relation to how potentially polluted run-off or sewage would be disposed of. Following this initial response from the EA the applicants provided more information with regard to the layout of services on the site. The applicants have confirmed that the development will utilise existing toilet facilities on site and so foul drainage will remain as existing; they have also confirmed that water is not used in the processes/activities carried out on site, thus there is no trade effluent produced by the proposed activities. After considering this additional information the EA have removed their objection and confirmed that they do not have concerns with regard to ground water pollution.

Flood risk

The proposed development consists of a change of use of an existing building and area of hardstanding. Therefore the development will not result in additional impermeable areas or increase the amount of surface water on the site. The EA has been consulted and has raised no objections or concerns with regard to flooding. On this basis it is considered that the proposed development will not increase flood risk in the area.

Heritage

The former aircraft hangar is a non-designated heritage asset within the RAF Kirton airfield, recorded on the North Lincolnshire Historic Environment Record as MLS11656. Although this was not among the buildings listed by English Heritage following their visit in 2014, it should be regarded as being of regional importance. The council's Historic Environment Record (HER) has been consulted and has confirmed that there is no objection in principle to the change of use of the building as the fabric of the building is to be unaltered and the proposal will secure the long-term retention and maintenance of the building. However there is the potential for unintentional masking or destruction of any surviving original features within the building. On this basis the HER initially issued a holding objection until further information was submitted with regard to the significance of the heritage asset and its features. Following these comments the applicants have prepared a systematic photographic record of the building and submitted a survey document prepared in 2014. The HER have confirmed that the submitted photographic record and survey document is acceptable and as such have removed their objection.

As the development does not involve intrusive works, there will be no impact on archaeology.

It is therefore considered that the proposed development will not have any unacceptable impact on heritage assets.

Fire risk

Several local residents have raised concerns about potential fire risk from the site, with most of these responses citing the fire at the AWS Eco Plastics' Recycling Plant at Hemswell Cliff in August 2009. Humberside Fire and Rescue has been consulted on the application and has raised no objection to the proposed development with regard to fire risk. Furthermore, in response to the concerns raised by local residents, the applicants have confirmed that they have been running their existing business since 1984 and to date have had no fire-related incidents. However the applicant has agreed to a condition requiring a Fire Protection Strategy to be submitted and agreed prior to development commencing; this strategy will set out measures designed to protect against fire risks on site. For the reasons outlined above, and subject to the aforementioned condition, it is considered that the proposed development will pose no unacceptable fire risk.

Other matters

The site of the former RAF barracks immediately to the north of the application site was recently allocated for residential development as part of the adopted Housing and Employment Land Allocations Development Plan Document, which forms part of the Local Development Framework. On this basis it is likely that new dwellings will be erected immediately adjacent to the application site. Therefore the potential for a conflict of land uses has to be considered.

However, it should be noted that existing dwellings on the site could be reoccupied without the need for planning permission.

The applicants have confirmed that the current proposal for recycling has been developed in the knowledge that an allocation for approximately 350 dwellings and a subsequent

planning application for residential development were potentially forthcoming on the land to the north of the site.

It should be noted that the applicants have control over both the application site and the site of the residential allocation. The applicants have highlighted several factors which have been proposed to safeguard the amenity of any future nearby residents on the adjacent site. Firstly, the access point is located to the south of the former barracks area, and is separated from this area by three of the four former hangar buildings, thus minimising any potential traffic conflicts. Furthermore, all activities associated with the processing of paper and plastics will be contained within the fabric of the hangar building, as will the proposed agricultural storage. In addition to this, the conditions recommended by the council's Environmental Health officer on the current application will mitigate any impact on future dwellings and protect the amenity of the occupiers of these dwellings.

The applicants have also stated that if an application for residential development of the adjacent site is submitted it will be accompanied by the necessary supporting documents (including a noise assessment) to demonstrate that the site will provide a suitable living environment for future residents. An appropriate buffer will be maintained between the hangars and the residential development and any mitigation measures that may be required, such as landscape screening/acoustic screening etc, will be implemented where appropriate. It should also be noted that further mitigation measures can be built into the design of new dwellings to reduce the impacts of adjacent developments with regard to noise. The noise assessment that has been submitted with the current planning application concludes that the impact of the proposed recycling facility on potential residential development on the adjacent barracks site could be mitigated to a level where there would be no unacceptable conflict of land uses. The council's Environmental Health officers agree with this conclusion.

Given the fact that planning conditions will limit noise levels from the proposed recycling facility and that any potential future residential development can be designed to mitigate the impact of adjacent land uses, it is considered that there is no significant conflict of land uses that would make the proposed development unacceptable in planning terms.

Benefits

It is anticipated that, during its operational phase, the scheme will generate the equivalent of 10 full-time jobs. Furthermore, the proposed facility offers an environmentally sound option for waste management that helps divert waste from landfill.

Conclusion

For the reasons outlined above, it is considered that the proposed change of use is acceptable in principle and, subject to appropriate conditions, will not have an unacceptable impact on visual amenity, residential amenity or highway safety. As such the application should be supported.

RECOMMENDATION

Subject to completion of a unilateral undertaking securing a traffic routeing agreement, with issuing the decision being delegated to the Head of Development Management, grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: D01.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

Prior to the change of use taking place the existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority beforehand.

Reason

The improvement of the access is required prior to the use commencing in order to protect highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

Prior to the change of use taking place adequate cycle parking facilities shall be provided in accordance with details to be submitted to and agreed in writing by the local planning authority beforehand. Once provided the cycle parking facilities shall thereafter be retained.

Reason

In order to promote sustainable methods of transport in accordance with policy CS25 of the North Lincolnshire Core Strategy.

5.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of bat boxes and bird nest boxes to be installed in retained trees;
- (b) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

6.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their

successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

7.

Site activities shall be limited to the following hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No site activities shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours.

Reason

To minimise the potential for noise nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

No development shall take place until a written scheme for noise management has been submitted to and approved in writing by the local planning authority. The noise management scheme shall include:

- details of activities to take place on site;
- plant and equipment to be used on site;
- predicted noise levels associated with site activities, plant and equipment;
- noise mitigation measures to be employed and the resulting predicted level of noise at sensitive locations.

Sufficient information must be included to demonstrate compliance with the noise limit set out in condition 9 below. The operation of plant and all site activities shall take place in accordance with the approved noise management scheme. No changes shall be made to the approved noise management scheme unless agreed in writing by the local planning authority.

Reason

For the protection of residential amenity and public health in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

9.

The total rating level of noise emitted from all plant and activities on site shall not exceed 35 dB, measured as LAeq, 15 minutes at any residential boundary. The definition of rating level shall be as described in BS4142:2014.

Reason

To minimise the potential for noise nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

No plant for refrigeration, drying, ventilation or air-conditioning shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

Reason

To minimise the potential for noise nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

11.

The sorting, granulating, shredding and baling of paper, cardboard and plastics shall only be carried out within the hangar building with doors and windows closed at all times except for access and egress.

Reason

To minimise the potential for noise nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

No food-related plastics shall be processed on the site and no refuse-derived fuel (RDF) shall be stored on the site.

Reason

To minimise the potential for odour nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policies DS1, W1 and W13 of the North Lincolnshire Local Plan.

13.

Wastes accepted on site shall be restricted to paper, cardboard and plastics as detailed in Section 3.5 of The Planning Statement dated December 2014 and prepared by DLP Planning Ltd.

Reason

To protect the amenity of local residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

No more than 70,000 tonnes of paper and cardboard and 30,000 tonnes of plastics shall be received on site within any 12-month period unless otherwise agreed in writing by the local planning authority.

Reason

To protect the amenity of local residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

15.

No additional external lighting shall be installed on site without the prior written consent of the local planning authority.

Reason

To minimise the potential for light nuisance and to prevent the loss of amenity to nearby residential properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

16.

There shall be no outdoor storage of plastic, paper or cardboard waste at any time unless otherwise agreed in writing by the local planning authority.

Reason

To protect the amenity of neighbouring properties and the visual amenity of the area in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

17.

No development shall take place until a fire protection strategy has been submitted to and approved in writing by the local planning authority. Once agreed the fire protection strategy shall be implemented at all times.

Reason

To minimise the risks from fire on the site.

18.

The occupation of the development authorised by this permission shall not begin until:

- (a) the local planning authority has approved in writing a full scheme of works or improvement to the A15/B1205 road junction;
- (b) the approved works have been completed in accordance with the local planning authority's written approval and have been certified in writing as being complete on behalf of the local planning authority, unless alternative arrangements to secure the specified works have been approved in writing by the local planning authority.

Reason

In the interest of highway safety.

19.

Prior to the commencement of development details shall be submitted to the local planning authority to show the incorporation within the scheme of renewable energy production equipment to provide a minimum of 20% of the building's total predicted energy requirements. Such equipment as approved in writing by the local planning authority shall be fully installed and operational prior to the commencement of use of any part of the building hereby permitted.

Reason

To ensure compliance with the provisions of policy CS18 of the North Lincolnshire Core Strategy.

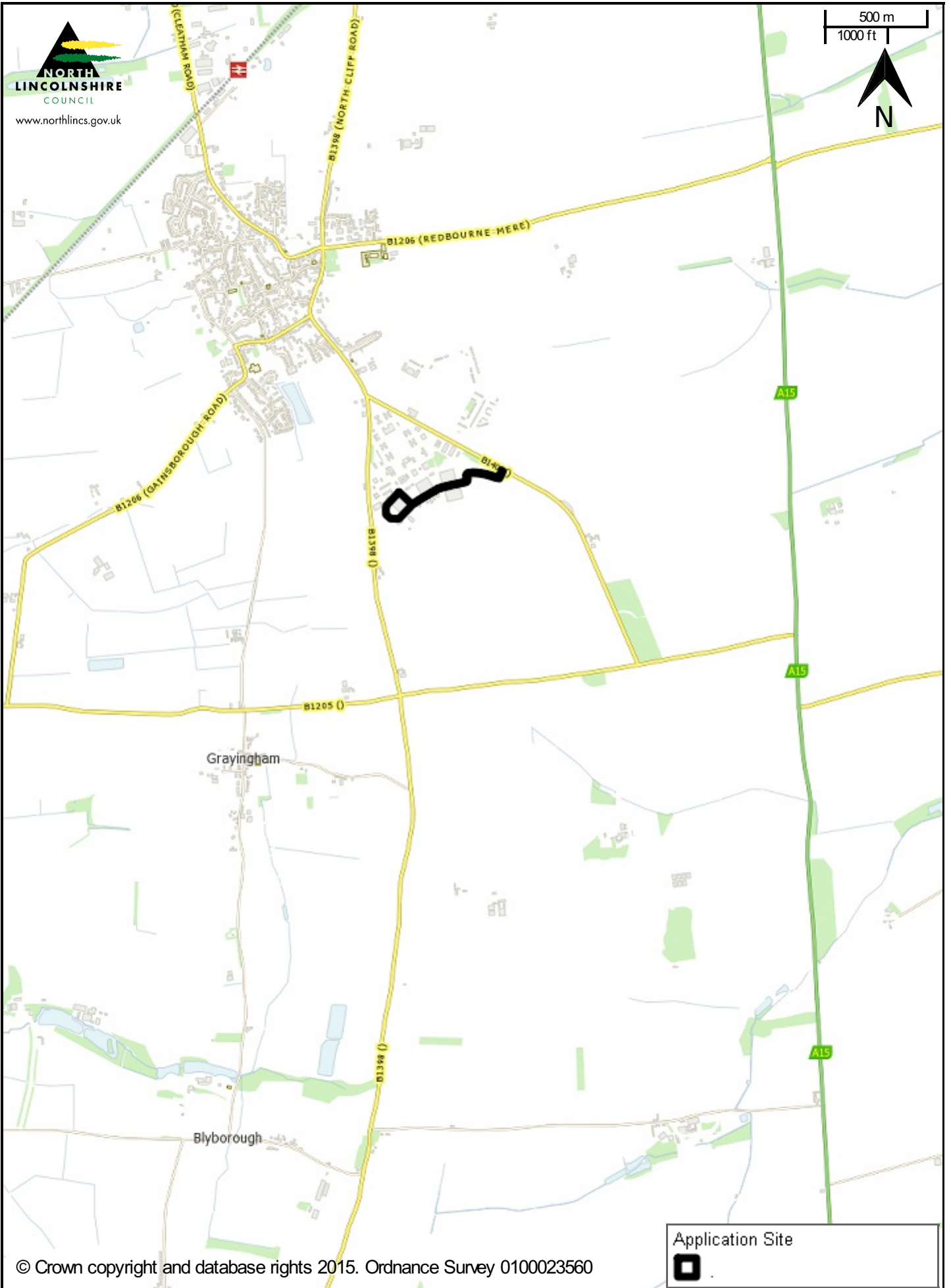
Informative 1

This application must be read in conjunction with the relevant Unilateral Undertaking.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.





Application Site


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