

SECTION '2' – Applications meriting special consideration

**Application No :** 10/03429/VAR

**Ward:**  
**Cray Valley East**

**Address :** Compost Site On Land Off Cookham  
Road Swanley

**OS Grid Ref:** E: 549141 N: 169599

**Applicant :** Countryside Recycling Ltd

**Objections :** YES

**Description of Development:**

Variation of condition 14 of application ref. 04/04280/VAR to enable use of the site for reception and transfer of up to 5,000 tonnes of wood waste per annum in association with existing waste composting facility

**Proposal**

The application seeks to vary condition 14 of planning permission granted on April 26th 2005 which states that

The site shall only be used for the purposes of composting green waste and for no other purposes and the throughput of material shall not exceed 20,000 tonnes per annum. No more than 50% of the processed material shall be exported off site for sale.

In 2007, permission was granted to increase the throughput of material to 28,500 tonnes (ref 07/01939)

Permission is sought to receive 5,000 tonnes of wood waste from local Household Waste Recycling Centres. The overall total of throughput, namely 28,000 tonnes, would not be increased but up to 5,000 tonnes of this total would be wood waste. The wood would then be transferred to the applicants' larger premises in Sittingbourne to be converted into new wood products. An area measuring 20mx12m has been identified near to the western boundary of the site for storage of the wood waste. A new wall 2m high and 20m long will be provided which will act as a 'push' wall for the loading shovel.

The applicant advises that new material will be brought into the site with other green waste and collected wood waste will be taken out by the same vehicles and therefore there will be no increase in the volume of traffic currently using the site.

**Location**

The site is located on the southern side of Cookham Road which is a single track road. To the north, south and east is farmland with Ruxley Manor Golf Course to the west. Access to the site is via Old Maidstone Road and there is a barrier at the junction of Old Maidstone Road and Cookham Road that is locked at night.

### **Comments from Local Residents**

Nearby properties were notified and the following representations have been received:

- heavy lorries use the small access road and cause damage and there should be no more lorries using this road
- the smell from the existing use is very strong and unpleasant and any further smell would make the situation worse.
- the existing use is not appropriate development within the green belt

Swanley Town Council support the application.

### **Comments from Consultees**

The Council's Highways Officer raise no objections to the application.

The Council's Environmental Health Officer raises no objections.

London Borough of Bexley raise no objections

The Environment Agency raise no objections.

### **Planning Considerations**

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- ER2 Waste Management Facilities
- G1 Green Belts
- T2 Assessment of Transport Effects
- BE1 Design of New Development

The relevant London Plan policies are

- 4.21 Waste Strategic Policy and Targets
- 4.27 Broad locations suitable for recycling and waste treatment facilities
- 4.25 Borough level apportionment of municipal and commercial/industrial waste to be managed.

Mayors Waste Strategy.

### **Planning History**

The site has been the subject of several previous relevant applications, namely

03/03110 Waste composting facility comprising access road, weighbridge, portable building, car parking, storage lagoon, compost storage area and landscape buffer granted in May 2004.

04/042800/VAR Removal of condition 1 of application 03/03110 to enable permanent use of the site for waste composting facility comprising access road, weighbridge, portable building, car parking, storage lagoon, compost storage area and landscape buffer granted in May 2004 granted in February 2005.

07/01939/VAR Variation of condition 14 of application 04/04280 to increase the throughput of material to 28,500 tonnes per annum (from 20,000 tonnes)

09/03618 is currently pending and this application is for composting buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity, together with liquid feed tanks, bays/structures to store finished products, biofilter beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open windrow composting facility).

## **Conclusions**

The main issues to be considered are whether the introduction of the reception of wood waste and transfer would have a detrimental effect on the green belt or the amenities of local residents.

With regard to the green belt planning permission already exists for a waste management use on the site and the proposed use is a recycling and waste management use. The overall tonnage of waste throughput will not be changing as a result of this application so there will be no intensification of the use. On this basis it is considered that the proposed additional use is acceptable in the green belt.

The wood waste area will be located on a part of the site that is screened by the existing landscape bund and the proposed enclosure wall will not be visible from outside the site. A condition requiring the submission of details of the wall is recommended.

With regard to future traffic movements it is anticipated that the overall number of vehicle movements will not increase significantly as vehicles carrying green waste to the site from roadside household collections and household recycling centres will also transport the wood waste to and from the site.

In addition this use will not increase the impact on local residents by way of smell as the wood waste use involves the reception and transfer of material only and there will be no composting process associated with the use on this site.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and

relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it is considered that the variation to the condition and provision of a 2m high wall will not have a detrimental affect on the green belt by way of appropriateness or openness and will not have a significant adverse effect on the amenities of local residents by way of vehicle movements and smell.

Background papers referred to during the production of this report comprise all correspondence on file ref. 10/03429, excluding exempt information.

as amended by documents received on 02.03.2011

## **RECOMMENDATION: APPROVAL**

subject to the following conditions:

- 1 The site shall be used for the purposes of composting green waste and the reception and transfer of wood waste and for no other purposes. The overall throughput of material shall not exceed 28,500 tonnes per annum with a maximum of 5,000 tonnes per annum of wood waste.

**Reason:** In the interests of the locality and to comply with the terms of the application.

- 2 Details of the design and materials of the proposed 2m high wall shall be submitted to and approved in writing before any work is commenced by or on behalf of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

**Reason:** To comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 3 Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are to be provided) to allow for manoeuvring and these spaces shall be permanently maintained as such thereafter.

**Reason:** In order to comply with Appendix II of the Unitary Development Plan and in the interest of pedestrian and vehicular safety.

- 4 A suitable permanent hardstanding shall be provided with wash down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud on the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan and in the interest of pedestrain and vehicular safety.

- 5 There shall be no discharge of contaminated drainage into groundwater or surface water whether direct or via soakaways.

**Reason:** To comply with the requirements of the Environment Agency.

- 6 Any contaminated drainage resulting from the composting process shall be collected by a sealed drainage system, the preferred option being (i) public foul sewerage system with the permission of the relevant Water Undertaker; (ii) Sealed tank or cesspool for disposal off-site to a licensed facility; (iii) Controlled re-circulation into the compost.

**Reason:** To comply with the requirements of the Environment Agency.

7 The composting facility shall not accept green or wood waste other than between the hours of 0700 hrs to 1800 hrs Monday to Friday, 0800 hrs to 1300 hrs on Saturday and shall not accept green or wood waste on Sundays, Public Holidays and Bank Holidays.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the locality and to comply with the terms of the permission.

8 Waste shall not be shredded within the site other than between the hours of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1200 hrs on Saturday. Waste shall not be shredded or moved within the site on any Sunday, Public Holiday or Bank Holidays. Windrows shall only be turned within these hours.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of the locality and to comply with the terms of the permission.

9 Any oil, lubricant and other potential pollutants shall be handled on the site in a manner as to prevent pollution of any watercourse, aquifer or soil. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both waste and oil. The pipes shall vent downwards into the bund.

**Reason:** To prevent pollution of any watercourse aquifer or soil.

10 All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.

**Reason:** In the interests of the amenities of the locality.

11 The use of reversing alarms on any mobile plant used on the site shall be restricted to modular or silent types.

**Reason:** In the interests of the amenities of the locality.

12 In order to minimise the raising of the dust the following steps shall be taken:

(a) All roadways and operational areas within the site shall be laid out and maintained in good condition. They shall be damped down as necessary using a water bowser or other suitable plant.

(b) All windrows shall be maintained in a moist condition by spraying with water as necessary and in particular before windrow turning or screening of the composted material.

(c) All other operations, including the construction, movement and maintenance of screening and soil storage mounds shall be carried out only when the prevailing conditions are such that dust will not be carried beyond the boundaries of the site.

**Reason:** In the interests of the amenities of the locality.

13 No waste or other materials shall be burnt at the site.

**Reason:** In the interests of the amenities of the locality.

14 Composting shall be carried out in accordance with best practice in order to prevent the creation of unpleasant odours. In particular windrows shall be

turned at an appropriate frequency to avoid anaerobic conditions from developing within the waste.

**Reason:** In the interests of the amenities of the locality.

15 The best practicable measures shall be adopted to prevent waste or litter being blown outside the boundaries of the site.

**Reason:** In the interests of the amenities of the locality.

16 No loaded lorries shall enter or leave the site unless the loads are sheeted, netted or otherwise adequately secured.

**Reason:** In the interests of the amenities of the locality.

17 There shall be no direct retailing of compost from this site and the site shall not be used by the general public either for purchasing compost, deliveries or collections.

**Reason:** To comply with the terms of the permission.

18 There shall be no more than 1 shredder on site at any one time.

**Reason:** To comply with the terms of the permission and in the interests of the amenity of the locality.

### **Reasons for granting permission**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan

- ER2 Waste Management Facilities
- G1 Green Belts
- T2 Assessment of Transport Effects
- BE1 Design of New Development

The development is considered satisfactory in relation to the following:

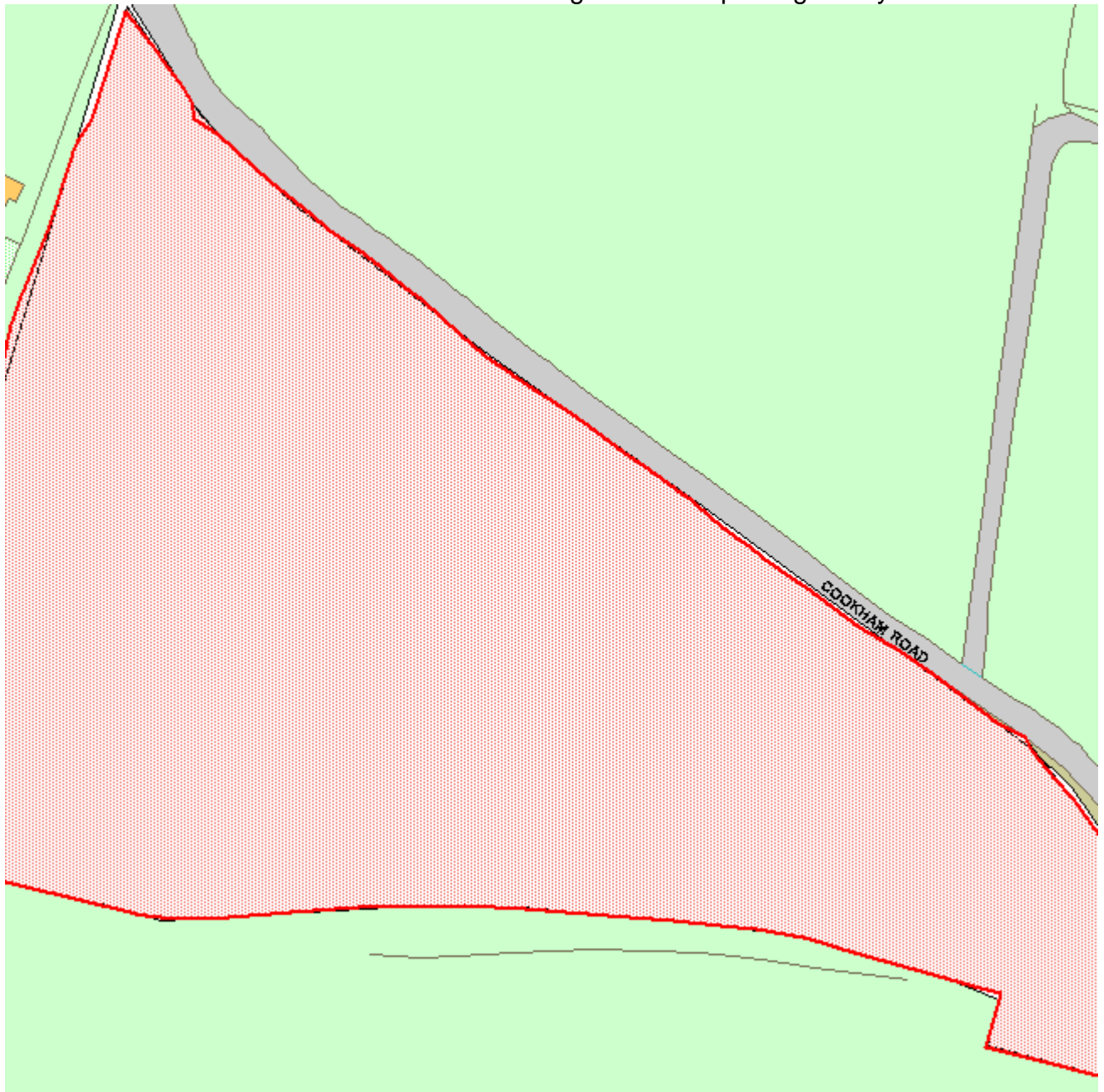
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) waste and sustainability issues
- (e) the green belt and open space policies of the development plan

and having regard to all other matters raised.

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