

Public Document Pack

PLANNING & REGULATION COMMITTEE - 6 DECEMBER 2010

ADDENDA

1. Apologies for Absence and Temporary Appointments

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Ray Jelf	Councillor Charles Mathew
Councillor Anda Fitzgerald-O'Connor	Councillor Rodney Rose

4. Petitions and Public Address

<i>Item</i>	<i>Request to speak</i>
5. Finmere Quarry Landfill	Mike Kerford Byrnes – Finmere Parish Council Guy Titman - MJCA
6. Supergas Industrial Estate, Witney	Carlo Criscuolo

6. Supergas Industrial Estate Witney - Application 10/1451/P/CM

Change of use of parking/industrial area to a recycling/distribution area for paper, kitchen waste, glass, plastics, cans and cardboard including the sorting and baling of plastics, cans and cardboard. The construction of open bays for recyclables and three sided, open fronted structure to house bales and roof structure for kitchen waste. Erection of lighting columns. Erection of two portable buildings and one modular building to be used as offices, toilets and welfare facilities. Provision of parking for staff & visitors vehicles and refuse & recycling vehicles.

Introduction

The report for Item PN6 states that the recommendation will be available in an addendum. This had been done to allow time for the responses to the second period of consultation to be reported. This consultation was on amendments to the application including revisions to the site layout and the installation of a noise barrier.

Consultation Responses

West Oxfordshire District Council

Planning - No objection or observations
Environmental Health – as reported in main report

Minster Lovell Parish Council - Reiterates previous comments. Traffic should not be routed through Minster Lovell village and lighting should be designed to minimise spillage.

Natural England - No further comments, original comments still apply.

Environment Agency - No further comments to make, original comments still apply.

Representations

Three further letters of representation have been received objecting to the proposal.

Objection 1 - From a high-tech firm who moved to the industrial estate 11 years ago. They have visitors from other countries and are proud to demonstrate their premises and surrounding area. Understand that recycling is important but are concerned that it is not proposed to conduct these activities inside modern, purpose built buildings. The proposals for odour and pest management do not seem adequate. Local businesses have worked hard to improve the industrial estate and Downs Road is now a modern, professional business area. The environment where people spend their working day is as important as protecting residential amenity.

Objection 2 –Also from an occupant of one of the industrial units. There will be problems from odour and pests even if it is well managed. Queries the redress if it is not adequately controlled. Would prefer not to have waste operations opposite premises.

Objection 3 – This is a high quality business park and this waste business is not compatible. As waste would only be stored before onward transfer there would be little value added to the local economy. Concerned about odour and vermin affecting the local community. This will make the area less attractive to high-tech businesses and impact on the availability of good quality employment opportunities.

Comments of the Head of Sustainable Development

The second consultation has not raised any new issues which have not already been addressed in the main report. There is local concern that a development of this type could cause nuisance, especially as it is not proposed to undertake waste transfer activities inside an enclosed building. However, there has been no objection from the Environmental Health Officer and therefore I consider that potential sources of nuisance can be adequately controlled by planning condition. Planning policy supports the development of a waste management facility in this location, subject to there being no significant adverse impact on amenity.

Conclusion

This development is supported by waste management policy and guidance, which encourages the recycling of waste in order to divert it from landfill. In principle the location on an industrial site is appropriate and I am satisfied that measures can be taken to minimise the impact of the development on surrounding neighbours.

RECOMMENDATION

It is RECOMMENDED that subject to a routeing agreement to ensure that vehicles collecting material from the site must not use the B4477 to access the A40 and should turn left out of the site and left on the B4047 and onto the A40 and waste collection vehicles delivering to the site must not use the B4477 for any other purpose other than to collect from properties in and immediately adjacent to Minster Lovell village and not as a through route or short cut the development described in application 10/1451/P/CM be approved subject to conditions to be determined by the Deputy Director (Growth & Infrastructure) to cover matters to include the following:

- 1. Development in complete accordance with plans and details***
- 2. Development to commence within 3 years***
- 3. Submission, approval and implementation of surface water drainage scheme***
- 4. Submission, approval and implementation of a scheme including: identification of potential contaminants, site investigation, detailed risk assessment, remediation strategy and verification plan including monitoring, maintenance and contingency***
- 5. Operating hours (Mon-Fri waste operations 07.00-18.00 and vehicle movements 05.00-19.00, No Saturdays, Sundays or Bank Holidays except Saturdays immediately following bank holidays, hours as for Mon-Fri)***
- 6. Noise rating level from all site operations shall not exceed the background noise level***
- 7. Noise monitoring to be undertaken***
- 8. Odour management plan to be submitted and agreed***
- 9. Pest management plan to control insects and vermin to be submitted and agreed***
- 10. Site lighting in accordance an agreed plan***
- 11. Layout as approved***
- 12. Glass tipping operations in area indicated only***
- 13. Detailed elevations to be submitted and approved including details of materials***

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