

Planning & Regulation Committee Monday, 28 May 2012

ADDENDA

1. Apologies for Absence and Temporary Appointments

Apology

Councillor Mrs Fulljames

Temporary Appointment

Councillor Charles Mathew

5. Petitions and Public Address

Speaker	Item
Robin Draper (Resident))
Dr Angela Jones (Appleford PC)) 6. Sutton Courtenay landfill Site
David Hignell (SuttonCourtenay PC)) Application APF/616/57-CM
Mike Graham Agent))
John Hawkins (Headteacher)	9. Manor School, Lydalls Road, didcot. Application R3.0048/12

6. The continuation of development for the establishment of recycling facilities on land west of corridor road; extension of the duration of the existing green waste composting facility; the storage of materials derived from the recycling facilities within the green waste composting facility without complying with conditions 1, 6, 16, 18 and 19 of planning permission at Sutton Courtenay Landfill Site APF/616/57-CM

The report records that this application received 1 objection from a local resident and also that Sutton Courtenay Parish Council had objected. However, since the publication of this report 19 additional objections have been received.

The points made in these late representations include:

- Residents were unaware of this application.
- Residents were focussed on responding to the application for an anaerobic digestion plant on the site (which was to be determined by the District Council but was withdrawn).
- Concern that the Vale of White Horse did not comment on this application.
- Increase in size of MRF building is contrary to countryside policies.
- Impact of the closure of the power station was not considered.
- Did not include cumulative landscape impact assessment.
- WRG has a poor track record with conditions.
- Overriding need has not been demonstrated.
- The source of waste is unclear.

Regarding concerns over the consultation process, the normal consultation procedures were followed including site notices, an advert in the local paper and consultation of the District Council and local Parish Councils. The consultation period ran from 16 February – 8 March 2012.

Regarding the concerns about the increase in size to the MRF, the scale of the development is addressed in the main report. Whilst the applicant proposes to increase the size of the MRF, it is now proposed not to construct the IVC building. Therefore, the development as now proposed would be smaller in scale than the permitted scheme. The MRF throughput would be unchanged and the throughput approved for the IVC would no longer occur. Therefore there would be an overall reduction in throughput on this site as a result of this application, if approved. No change is proposed to the source of waste.

A comparison between what is allowed under the existing permission and the situation proposed through the application now being considered is set out in the table below:

	Current permission	Application now under consideration
MRF floor area	3822 square metres	6500 square metres
IVC floor area	4998 square metres	0 square metres
Total floor area	8820 square metres	6500 square metres
MRF throughput	70000 tonnes per annum	70000 tonnes per annum
IVC throughput	70000 tonnes per annum	0 tonnes per annum
Open windrow composting throughput	40000 tonnes per annum	40 000 tonnes per annum
Total throughput	180000 tonnes per annum	110000 tonnes per annum

It is important to be aware that this site already has permission for a MRF and IVC which would remain if this application was refused. If this application is approved then there would be permission for the MRF building without the need for the IVC to be built. The MRF building now proposed is larger in size but it is

not proposed to increase throughput. It has been recommended that a condition (Condition 5, page 35 of the document pack) should be attached to any permission granted limiting throughput to that which is now proposed. If the applicant wished to increase this in future, they would need to submit a further planning application.

Since the drafting of the report the applicant, WRG, has changed its name to FCC.

There is no change proposed to the recommendation.

7. Ferris Hill Farm, Hook Norton

- 1. Variation of conditions 3 and 5 of planning permission 07/00058/CM to allow longer operating hours and an increase in the maximum throughput of waste from 24,999 tonnes per annum to 45,000 tonnes per annum (MW.0032/12)**
- 2. Variation of condition 16 of planning permission 07/00058/CM to allow an additional 6 months until 31 October 2012, for completion of concrete apron (MW.0034/12)**

The applicant has withdrawn Application 1(MW.0032/12). Application 2 (MW.0034/12) is to be considered.

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