

## **PLANNING & REGULATION COMMITTEE – 19 OCTOBER 2009**

### **EXTENSION OF TEMPORARY CONSENT FOR CONTINUED USE OF SITE AS A WASTE RECYCLING CENTRE UNTIL 30 SEPTEMBER 2014**

#### **Report by Head of Sustainable Development**

**Location:** Dean Pit Waste Recycling Centre, Grove Lane, Chadlington,  
Oxfordshire, OX7 3JY.

**Application No:** R3.0125/09      **District Council Area:** West Oxfordshire

#### **Introduction**

1. This application is made by Oxfordshire County Council (as the waste disposal authority) to retain an existing household Waste Recycling Centre (WRC) at Dean Pit, Chadlington for a further period of five years until 30 September 2014. The current planning permission (ref: W.06/05) expires on 30 September 2009.

#### **Location (see site plan)**

2. The WRC at Dean Pit lies to the south of Spelsbury, Chadlington and Dean in the Cotswolds Area of Outstanding Beauty (AONB). The largest settlement to the WRC is Chipping Norton which is some 7 miles (11 kilometres) to the north.

#### **Site and Setting (see site plan)**

3. The WRC occupies an area of approximately 0.7 hectares (1.7 acres) and is situated in a hollow. This is part of the operational area associated with the former quarrying and subsequent land-filling (now concluded) activities on the Dean Pit site. It is accessed via Grove Lane which is south of the Chadlington Road between Chadlington and Spelsbury. South of the WRC Grove Lane becomes an unmade track. The northern section of Grove Lane (where it joins Chadlington Road) is within a Conservation Area.
4. The site is narrow being approximately 150 metres long and between 30 and 40 metres wide. It is screened by established tree planting and the land adjoining to the west has been restored and is a designated County Wildlife Site. More generally the site is set in rolling countryside interspersed with hedgerows. However, the WRC is not particularly visible from the surrounding area because it is set down below the level of the adjoining land. Views into

the site are more prominent when viewed from the public rights of the way to the south.

5. The WRC is constructed on two levels. The upper level where vehicles park and unload and the lower level which contains recycling bins, skips and space for manoeuvring collection vehicles. A portakabin for use as an office and rest room for staff is also located on the southern edge of the public area on the upper level.
6. The nearest residential property to the site is Grove Farm, approximately 400 metres to the north on Grove Lane. Parts of Grove Lane lie on the route of both the Wychwood Way and the Oxfordshire Way long distance footpaths. In addition footpaths and bridleways pass the site immediately to the south.

### **Background and Details of the Development**

7. Dean Pit WRC forms part of the strategic network of 8 WRCs in Oxfordshire. These seek to ensure that a large majority of residents have a WRC facility within 5 miles of their homes and seek to meet recycling targets set by the Oxfordshire Waste Partnership. West Oxfordshire has two WRCs, Dean Pit and Dix Pit near Stanton Harcourt. Both cover large geographical catchment areas. In the last recorded year (2007/08) 3,614 tonnes of waste passed through Dean Pit. At the end of 2008 Dean Pit was the fourth highest recycling performer of all 8 WRC's for the total percentage of municipal waste that was recycled or composted during the year. It recycled or composted 57.85% of the waste that it received during this period.
8. Dean Pit has had a long history as a quarry and subsequent waste disposal site. Tipping finished in the early 1990's and the land to the east of the WRC was restored to pasture and the land to the west for nature conservation use. Temporary planning permission for a recycling centre was first granted in February 1983 and there have been subsequent temporary planning permissions on the site for use as a waste reception centre, recycling and transfer station. The most recent permission was granted in 2005 allowing permission for the retention and continued use of the land as a WRC until 30 September 2009.
9. This application now seeks permission for use of the site as a WRC for a further period of five years until 30 September 2014. As part of the current strategy for providing a waste recycling service to the public of Oxfordshire, the County Council is seeking the retention of use of this particular site for residents in this part of the County.
10. The WRC can accept a variety of waste according to its current licence. The licence establishes a maximum weight of 5,000 tonnes per annum of accepted wastes. Wastes that can be recycled at Dean Pit include – green, wood, aerosols, batteries, cans and plastic, cardboard, cartons, fluorescent tubes and light bulbs, fridges and freezers, glass, paper, scrap metal, textiles, TVs and monitors, tyres and WEEE (Waste Electrical and Electronic Equipment).

11. This application does not seek any changes to the existing hours of operation of the site. These are - 8am to 5pm everyday of the year except Christmas Day, Boxing Day and New Years Day. From the 1 April to 30 September there is late opening on Thursday evenings until 8pm.
12. No other changes are proposed to the site, including its current size. When the use of the site eventually ceases it will need to be restored, currently this is required to be agricultural use.
13. As a result of surveys carried out in 2008 Great Crested Newts (GCN's) have been found in the former wheel wash at the southern end of the site. The application gives details of a new wetland system within the adjoining amenity land to the south west of the application site that will be designed to be suitable for GCN's. The creation of additional habitat (that is on land owned by the applicant) is considered to be a better and longer term solution than managing the existing redundant wheel wash. This process of relocating the GCN's is one that is being carried out independently of this planning application.

## **Consultations**

14. The consultation period on this application ran from 29 May to 19 June 2009. The application has also been advertised in the Oxford Times (24 September 2009) and the Witney Gazette (23 September 2009) in accordance with statutory requirements.

West Oxfordshire District Council – No objection. Support for the continued provision of the WRC on a permanent basis.

Spelsbury Parish Council

Original consultation response - One Parish Councillor agrees in principle with the WRC in the Parish, the AONB and its operation. However, the Parish Councillor objects to Grove Lane as a means of access and considers it would be unsuitable for all traffic to be re-routed through Spelsbury.

Two Parish Councillors object for the following reasons:

- It is an abuse of temporary planning laws;
- The access road is unsuitable;
- No evidence has been submitted that other sites have been considered;
- Dean Pit should be on a main road and vehicular access should not be via small villages;
- Ideally it should not be in an AONB.

Further consultation response - Confirm that the Parish Council do not want the application granted and would urge the County Council to look at alternative sites that have better vehicular access and are located near to a major route.

Chadlington Parish Council – Support recycling facilities but due to shortcomings of the site object for the following reasons:

- Meaningful pre-application consultation has not taken place;

- A succession of temporary consents has sought to make the use of the site permanent;
- The site has poor access with insufficient connection to a suitable road network and draws high levels of traffic into the area;
- Alternative sites have not been considered since the last temporary planning consent;
- Lack of an assessment of the suitability of the site;
- The site should be located closer to urban areas;
- In conflict with local, national and regional policies and designations;
- The site is in conflict with the purposes and character of the Cotswolds AONB;
- At odds with the rural nature and character of the area and the restoration of the surrounding landfill site;
- Dangerous to surrounding bridleways and footpath users;
- The site is noisy in rural surroundings.

Charlbury Town Council – Make the following comments:

- The facility is very well used which encourages recycling beyond that which is provided by kerbside collections;
- Concerns of neighbouring Parishes with regards to traffic movements and deteriorating road infrastructure are noted;
- The renewal of permission should be for a limited period and should require the County Council to undertake a feasibility study to seek an alternative site, thus enabling Dean to be closed and restored;
- Alternative sites are available (including those in the Enstone area) that could be well located, reduce traffic and minimise disruption to adjoining settlements;
- If consent is granted then the above should be included as conditions and a definite date set for the closure of Dean Pit.

Chipping Norton Town Council – Actively support the application. The loss of this facility would seriously impact on the people of Chipping Norton and would lead to a substantial increase in fly tipping.

Cotswolds AONB Conservation Board

Original consultation response - No objection. The application appears to comply with relevant national, regional and local planning policy, the Cotswolds AONB Management Plan and the Board's position statement on minerals and waste planning. The board notes the suggestion in the accompanying transport statement that consideration should be given to routing HGV traffic to the site away from sensitive areas. The board would wish to see this matter further explored by conditions if necessary.

Further consultation response – The original response was based on the information provided by the applicant that there were no alternative sites available. On this basis the site located within the AONB was considered acceptable. The Board has subsequently received information relating to an alternative site which is - outside of the AONB; would provide reasonable access for local communities and is better located with respect to the road network. The Board would therefore urge the applicant to fully assess the

alternative site. Given the current temporary consent expires shortly it may be appropriate for a short extension of the temporary permission whilst an alternative location is properly investigated.

Campaign to Protect Rural England (West Oxfordshire)

Original consultation response - The location seems far from ideal drawing traffic down a narrow lane through neighbouring villages. It would seem difficult for this site to accommodate an increase in recycling to meet future increased targets. Would urge OCC and West Oxfordshire District Council to seek an alternative site better able to accommodate what is likely to be an increasing industry.

Further consultation response - Reaffirm original concerns with the planning application in that the traffic generated by the use of this site is a nuisance to local residents and likely to increase given the projected increase in households in the locality. Whilst the CPRE do not wish to make a detailed observation on the alternative site put forward by a local resident considers that it demonstrates that there is a suitable site outside of the AONB. Consider that the only real justification for extending the permission at Dean Pit is that no suitable alternative is available and that in the long term an alternative should have been found. Local residents will often accept a degree of nuisance and loss of amenity if they believe that it is not going to be in long term use. A further extension of this permission would be in contravention of the conditions under which it was first granted.

Environment Agency\_– No objection. The application is in accordance with the current waste management licence.

County Ecologist – At present there is a breeding population of Great Crested Newts in the former wheel wash at the site. Whether planning permission is granted or not, the long term viability of the newt population remains at risk. However OCC are employing qualified and experienced ecological consultants to resolve this issue. New wetland habitats have recently been created within Dean Common approximately 200m to south-west of the WRC and the wheel wash. The consultants are also in the process of applying for a Natural England development license to close the wheel wash at the appropriate time of year.

Rights of Way – No objection to the continued operations at the site.

Transport Development Control – No objection but make the following comments:

- Consider that the traffic assessment submitted with the application is a fair and realistic assessment of the impact of the development on the highway network;
- During a recent site visit (May 2009) the local highway network appeared to be able to accommodate the existing level of traffic;
- Traffic counts indicate that the traffic level associated with the WRC had fallen slightly in recent years;
- Given that the scale and nature of the proposal would remain as existing, the increase in traffic generation would be minimal (if any) and it is very

unlikely that the proposals would result in a greater impact on the local highway network in the next five years than existing;

- The highway authority has expressed concerns with the road network in the surrounding area, which suffers from pot holes, edge deterioration and generally worse condition than other areas in West Oxfordshire;
- To alleviate potential harm from heavy vehicles associated with the WRC accessing these roads it is recommended that a condition be attached to secure the routing of heavy vehicles accessing the site to ensure that they use the most appropriate surrounding roads.

**Third Party Representations** (Copies of these representations are available in the Member's Resource Centre)

15. Three letters have been received from members of the public in support of the application, the main points that they raise are:

The WRC has been in use for a number of years and is well run and well used;

- It is one of few local services that people can use;
- If the WRC was to close fly-tipping might get worse;
- It is a well located resource for those living in Charlbury and the surrounding rural areas and villages, moving it to another location would mean greater distances to travel;
- Although the WRC's use has decreased it is still a valuable resource for waste that cannot be collected by kerbside facilities;

16. Three letters have been received from members of the public objecting to the application, these include the nearest resident to the WRC at Grove Farm. The main points they raise are:

- Grove Lane is a narrow bridleway and footpath and is dangerous to use with heavy vehicles and large amounts of traffic using it;
- Traffic to the site is increasing;
- Noise from activities at the WRC can be disruptive;
- There are alternative sites elsewhere that would be more suitable;
- Its location in a rural area is not appropriate;
- Consultation on the application has not been carried out properly.

17. A detailed report objecting to the application has also been received from one local resident:

- Support for recycling initiatives and recognise that there is, and will continue to be, a need for the provision of recycling throughout the county. However, Dean Pit is in the wrong place and should have been closed many years ago. A replacement site would be preferable outside of the AONB, closer to main settlements and in a location better related to the strategic road network;

- The original justification for the location of the WRC no longer applies following the completion of the landfill operations. Policy W4 of the MWLP implies that the facility should be removed and the site restored;
- The weaknesses of the site have been acknowledged for many years yet successive permissions have been granted pending a review of the MWLP. No evidence has been put forward that the Council is any further forward in finding a replacement site and whether it has any intention to do so;
- The development conflicts with national guidance and development plan policies, particularly those in the MWLP and those that seek to protect the open countryside and AONB's;
- The application relies upon the exceptional circumstances argument based on the claim that there are no alternative sites available. However, no evidence is submitted which substantiates this claim;
- A list of alternative sites has been published through the preparation of the Minerals and Waste LDF. None of these sites have been assessed as alternatives and no reasons why they were discounted. In the absence of this it is questionable whether an assessment has been undertaken;
- Unsatisfactory that a situation has emerged where successive temporary consents have been given (contrary to ODPM Circular 11/95);
- Given that the current permission will expire in September 2009 and the Council appear to have not assessed alternatives it is anticipated that it will grant its self consent;
- The site continues to cause demonstrable harm to the character, appearance and tranquillity of the AONB;
- If despite the clear conflicts with national guidance and development plan policies a further consent is issued, then it must be for the absolute minimum period that would reasonably be required to identify and deliver a replacement site for Dean Pit. It is considered that a temporary period of no more than 2 years should be sufficient.

18. In addition further information has been received from this resident setting out the suitability of an alternative site at Enstone Quarry for use as a WRC. This report states that a WRC at Enstone Quarry would be suitable for the following reasons:

- The site would be outside the AONB;
- The site has already been identified as a possible waste site;
- It is well related to the strategic road network;
- The site is relatively close to Dean Pit and as such would cover a similar catchment area;
- Other sites in the Enstone area are also available;
- The site would not affect the amenity of any neighbouring properties/areas;
- The site is well screened and is not affected by any landscape/ecological considerations;
- The site is not within or adjacent to any Conservation Areas or a floodplain;

- Moving the WRC to a location such as Enstone Quarry offers the opportunity to reduce travel times for residents of larger settlements.

## **Relevant Development Plan and other Policies**

### 19. The South East Plan Regional Spatial Strategy 2026 (RSS).

CC1 - The principal objective of the Plan is to achieve and to maintain sustainable development in the region.

CC6 – Development should i) respect, and where appropriate enhance the character and distinctiveness of settlements and landscapes; and ii) use innovative design process to create a high quality built environment which promotes a sense of place.

C3 – High priority will be given to conservation and enhancement of natural beauty in AONB's and planning decisions should have regard to their setting. Proposals for development should be considered in that context. In considering proposals for development, the emphasis should be on small-scale proposals that are sustainably located and designed. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided that they do not conflict with the aim of conserving and enhancing natural beauty.

W17 - The suitability of existing sites should be assessed on the basis of the following characteristics - good accessibility from existing urban areas; good transport connections; compatible land uses; be capable of meeting a range of locally based environmental and amenity criteria. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

### 20. Oxfordshire Minerals and Waste Local Plan 1996 (MWLP)

W3 – Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment;
- (e) the proposal does not conflict with Structure and Local Plan policies.

W4 – Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- (a) there is an established overriding need and there is no other suitable site available and/or;
- (b) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

21. West Oxfordshire Local Plan 2011 (WOLP)

BE2 – New development should respect and, where possible improve the character and quality of its surroundings, and provide a safe, pleasant, convenient and interesting environment.

BE3 – Development should make provision for the safe movement of people and vehicles, whilst minimising the impact upon the environment.

T1 - Proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than the private car is not a realistic alternative.

NE4 - The conservation and enhancement of the natural beauty of the landscape and countryside of the Cotswolds Area of Outstanding Natural Beauty will be given great weight when determining development proposals within or impacting upon the AONB.

Regard will be had to the economic and social well-being of the area and its communities.

Major development will not be permitted in the AONB unless:

- (i) it is in the public interest in terms of any national considerations and the impact on the local economy; and
- (ii) the lack of alternative sites outside the AONB and of meeting the need in some other way justifies an exception being made.

22. Other relevant policy documents include: Planning Policy Statement 7 (PPS7) – Sustainable Development in Rural Areas; Planning Policy Statement 10 (PPS10) – Planning for Sustainable Waste Management; Cotswold AONB Management Plan – 2008-2013; Cotswolds Conservation Board Position Statement – Minerals and Waste Planning.

### **Comments of the Head of Sustainable Development**

23. In my view the main issues to be considered in deciding this application relate to:

- (i) Need for the WRC in its current location and assessment of alternative sites;
- (ii) Impact on the amenity of local residents;
- (iii) Impact on the AONB;
- (iv) Impact on the local highway network.

(i) Need for the WRC in its current location and assessment of alternative sites

24. Policy W4 of the MWLP states that proposals for recycling facilities should not normally be permitted in the open countryside, unless – there is an established overriding need and there is no other alternative site available and/or the development is to form part of a mineral/landfill site and will be removed on completion of the extraction/landfill. Mineral and landfill operations have ceased at the site so the development cannot be linked to these operations. It has also not been demonstrated in the application as to whether alternative sites are available. The applicant (Waste Management) does however argue that there is an established overriding need for the WRC in this location to meet the policy requirements for a sustainable waste management strategy for the county.
25. A report prepared by Enviros (a copy of this is available in the Members' Resource Centre) and published in 2002 highlighted the location of and catchment areas of Dean Pit along with other WRC's in the County. Annex 1 of this report shows the catchment areas of the WRC's in the County. The report found that Dean Pit is well positioned strategically in terms of its household catchment area in West Oxfordshire.
26. There is a need for WRC's to achieve the required recycling targets for the County. This WRC performs well in relation to others in Oxfordshire in terms of recycling targets and is a well used local facility. Annex 1 also highlights how the site is well placed to serve this area of the County and ensure that a large number of residents have access to such a facility within five miles of their homes. The applicant has highlighted that without such a facility in this location residents would need to travel to other WRC's which could increase the amount of waste collected from kerbside collections.
27. Comments have been received that there are more suitable alternative sites to the one at Dean Pit available. The applicant has argued that Dean Pit is the most suitable location (in terms of its catchment area) for the WRC, and that there is an overriding and established need for the WRC to serve this area of the county to meet with and achieve relevant national, regional and local waste management and planning policies. They also suggest that it would be inappropriate to carry out a detailed assessment of an alternative permanent site in advance of work being undertaken as part of the review of the Oxfordshire Minerals and Waste Local Development Framework (LDF).
28. The Minerals and Waste LDF Core Strategy currently being produced would not make specific site allocations for new/relocated WRC's. It's possible that the Core Strategy might confirm those WRC's that are regarded as suitable for permanent facilities and those where an alternative site is needed together with broad areas where any new sites might be located. The Core Strategy is planned to be published early in 2010 with a draft Core Strategy document submitted to the Secretary of State at the end of 2010.

29. The applicant is in the early stages of developing a long-term strategy for the location of WRC's throughout the County. This will seek to 'dovetail' with the preparation of the Minerals and Waste LDF. It is anticipated that a draft of this strategy will be prepared by the end of 2009 with a more detailed strategy following in early 2010.
30. Reference has been made by objectors to a possible alternative site for a WRC at Enstone Quarry and work has been undertaken to support this alternative site. The Enstone Quarry site can be properly considered through the proposed Waste Management WRC strategy and the Minerals and Waste LDF. At this point the Committee need to decide the merits of the proposal at Dean Pit.
31. Objectors have argued that a shorter planning permission (i.e. 2-3 years) may be preferable and would allow sufficient time for alternative sites to be considered. The applicant considers that this would not be sufficient time to develop a strategy; carry out a land search; acquire a site; achieve planning permission; tender the project and construct a facility. They argue that a five year period is more realistic to achieve this.
32. Objectors have also argued that that a continued renewal of temporary permissions is unacceptable and has been contrary to the advice in Planning Circular 11/95 (Use of Conditions in Planning Permissions). It is accepted that this continued renewal of temporary planning permissions is not the preferred planning approach for sites such as this. However, this further application is for temporary planning consent only in order to provide a facility for a short term period. I consider that given that there is now work in progress to develop and implement a strategy for future site provision, one final five year period for consent would in principle be acceptable. Permitting this proposal would allow the site to continue to provide a valuable and well used facility on a temporary basis only.

(ii) Impact on the amenity of local residents

33. Comments have been received that the WRC impacts on the amenity of local residents, particularly those on Grove Lane. This includes the impact from traffic on Grove Lane and the surrounding Rights of Way network and the impact of noise and dust from the operations at the site.

In relation to the impact on the surrounding Rights of Way network, part of Grove Lane adjacent to and to the north of the WRC site forms part of both the Wychwood Way and the Oxfordshire Way long distance footpaths. Objectors argue that the use of it as such is reduced by vehicles accessing the site. Rights of Way have raised no objection to the application and as discussed in section (iii) (impact on the local highway network) the impact from traffic on Grove Lane is considered acceptable. Although there is some limited impact on the Rights of Way network along Grove Lane to the North of the WRC none of the other Rights of Way around the site are affected by its operations. In terms of the impact of traffic on nearby residents I consider this

is limited due to the small scale operations at the site and importantly traffic would not increase for the duration of a further temporary planning consent.

34. In terms of impact on the amenity of residents directly neighbouring the site I am not aware of any complaints relating to noise from the operations and due to the type of operations they do not generate significant dust or odours. The site is also controlled by Environment Agency licensing agreements.
35. The operations at Dean Pit are small scale and I consider that the impact of the site and its operation is limited on the amenity of the surrounding area and nearby properties. The hours of use of the site are also strictly controlled by current planning conditions.

(iii) Impact on the AONB

36. Some of the objectors argue that the WRC causes harm to the AONB due to its physical appearance and operations. National policy for the protection of the countryside and AONBs is contained within PPS7. Policy C3 of the South East Plan and Policy NE4 of the WOLP also seek to conserve and enhance AONBs. These policies emphasis that weight should be given to the purposes of the AONB when determining proposals within them.
37. The Cotswold AONB Management Plan 2008-2013 is also relevant. Although it does not form part of the Development Plan the County Council has endorsed its policies as supplementary guidance that should be considered when making planning decisions. This encourages small scale waste proposals in the AONB provided that they do not damage the landscape of the AONBs or cause other unacceptable impacts. The AONB Board has recommended that a short extension of the temporary permission may be more acceptable whilst alternative sites are considered. West Oxfordshire District Council has raised no objection to the application.
38. The physical nature of the site means that the WRC is set down below the levels of the immediately surrounding countryside. This results in the WRC not being a prominent feature in the landscape of the area. The site is well screened on three sides by existing planting which reduces the views into the site. Although visible from the south when walking along adjacent public rights of way the views into the site further south and east of these rights of way is limited. Therefore in my view the site is not visually intrusive due to its location and physical characteristics. A 10-15 metre section of the planting on the western boundary of the site, adjacent to the WRC entrance and between Grove lane and the site, has been removed recently in order to eradicate a problem with rats. It was considered important to remove these from the vicinity of a public area. The applicant is currently preparing a scheme for the replacement of this section of boundary screening. I consider that this section of screening has limited significance in terms of the overall screening of the site and there is still planting between Grove Lane and the site that protects views into it. However, it is important that this planting is replaced to ensure as much screening of the site is in place. Therefore, a condition should be

attached to any consent given requiring final details of this planting to be submitted, agreed and implemented.

39. National, regional and local planning policy does not preclude waste management facilities within the AONB provided that proposals are small scale and sustainable. Proposals that support the economic and social well being of AONBs should also be encouraged where it can be demonstrated that it does not cause conflict with the aim of conserving or enhancing the natural beauty of the AONB. This proposal provides a valuable and well used facility within the AONB and therefore I consider that the development can reasonably be accommodated in this area of the AONB at least in the short term given that there is an established need for the facility in this area. In addition and as discussed in the above paragraph I also consider that physical characteristics of the site mean its impact on the AONB will be limited for a further temporary period only.

(iv) Impact on the local highway network

40. Concerns have been raised that the surrounding road network and Grove Lane is not suitable for access to the WRC. These concerns relate to the impact that traffic has on the surrounding villages and area and that Grove Lane is not suitable for the levels and type of traffic that use it. Objectors also argue that the transport assessment submitted with the application is not a realistic assessment of levels of traffic accessing the site.
41. Transport Development Control have no objection to the application and consider that the local highway network is able to accommodate the existing levels of traffic associated with the site. Transport Officers also consider it is unlikely that a further temporary permission will have a greater impact on the local highway network than at present as the application does not propose to increase the operations at the site. They also consider that the transport assessment submitted with the application is a fair and realistic assessment of activities at the site, including the assessment that traffic levels associated with the facility have fallen in recent years.
42. Although they have raised no objection to the proposal Transport Officers do consider that the highway network in the surrounding area is in a worse condition than other areas of West Oxfordshire. They have commented that it would be advisable to secure a routeing agreement for heavy goods vehicles (HGV's) accessing the site as currently there is not one in place. They consider that this will allow the most appropriate surrounding roads to be used by these vehicles accessing the site and would avoid further damage to the local highway network. The County Council cannot impose routeing agreements on itself. However, I do consider that an appropriate condition can be attached requiring details of the routes used by HGV's accessing the site to be submitted and approved to the satisfaction of Transport Development Control to avoid impacting further on those roads in a poor state of repair.

43. Although the nature of the operations at the WRC mean that it does give rise to traffic on the surrounding local highway network the operations at the site are relatively small scale and will not increase as a result of a further temporary planning permission. Transport Development Control has also raised no objection to the proposal and given this I consider that the continued operation of this site in this location is acceptable in highway terms.

## **Conclusion**

44. This is a well used, small scale facility that is well located to serve residents of West Oxfordshire and plays an important role in achieving recycling targets for the County. Although there have been concerns relating to the impact on the AONB I consider that there is a need to allow the facility to continue to operate and due to the site's characteristics and small scale nature I consider the impact on the AONB is limited. Concerns have also been raised regarding the impact on the amenity of neighbouring properties. Again I consider that this impact is limited due to the small scale nature of the operations at the site.
45. The development does give rise to traffic on the local highway network. However, the Highway Authority does not consider the application unacceptable in terms of the impact on the surrounding highway network and it is not expected that traffic movements will increase from current levels to and from the site within the next five years.
46. In the light of the circumstances outlined in this report, a further temporary planning consent is acceptable given that there is an established need for the site and the preparation of a long term strategy locating permanent facilities is now underway.

## **RECOMMENDATION**

47. **The Committee is RECOMMENDED to approve Application Number R3.0125/09 for the extension of temporary consent for continued use of site as a waste recycling centre until 30 September 2014, subject to conditions to be determined by the Head of Sustainable Development to include the following matters:**
- 1. That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.**
  - 2. Temporary permission – that at the expiration of a period ending on 30 September 2014 the use specified be discontinued. The site shall be restored to agricultural use by 30 September 2016.**
  - 3. Hours of use – the hours of use of the site shall be restricted to the following times:**
    - Operating hours to be between the hours of 7.30am to 8.30pm (1 April – 30 September)**
    - Public opening hours to be between the hours of 8.00am to 8.00pm (1 April – 30 September)**

- **Operating hours to be between the hours of 7.30am to 5.30pm (1 October – 31 March)**
- **Public opening hours to be between the hours of 8.00am to 5.00pm (1 October – 31 March)**

**No operations on Christmas Day, Boxing Day or New Year's Day.**

- 4. That the details of the routes used by Heavy Goods Vehicles accessing the site shall be submitted to and approved by the Head of Sustainable Development in consultation with Transport Development Control within one month of the date of this permission.**
- 5. Landscaping – that a scheme for replacement tree and shrub planting on the western boundary of the site shall be submitted to and approved by the Head of Sustainable Development within 1 month of the date of this permission.**
- 6. Landscaping implementation – that all planting comprised in the approved details of landscaping shall be carried out in the first planting season following the date of this permission.**

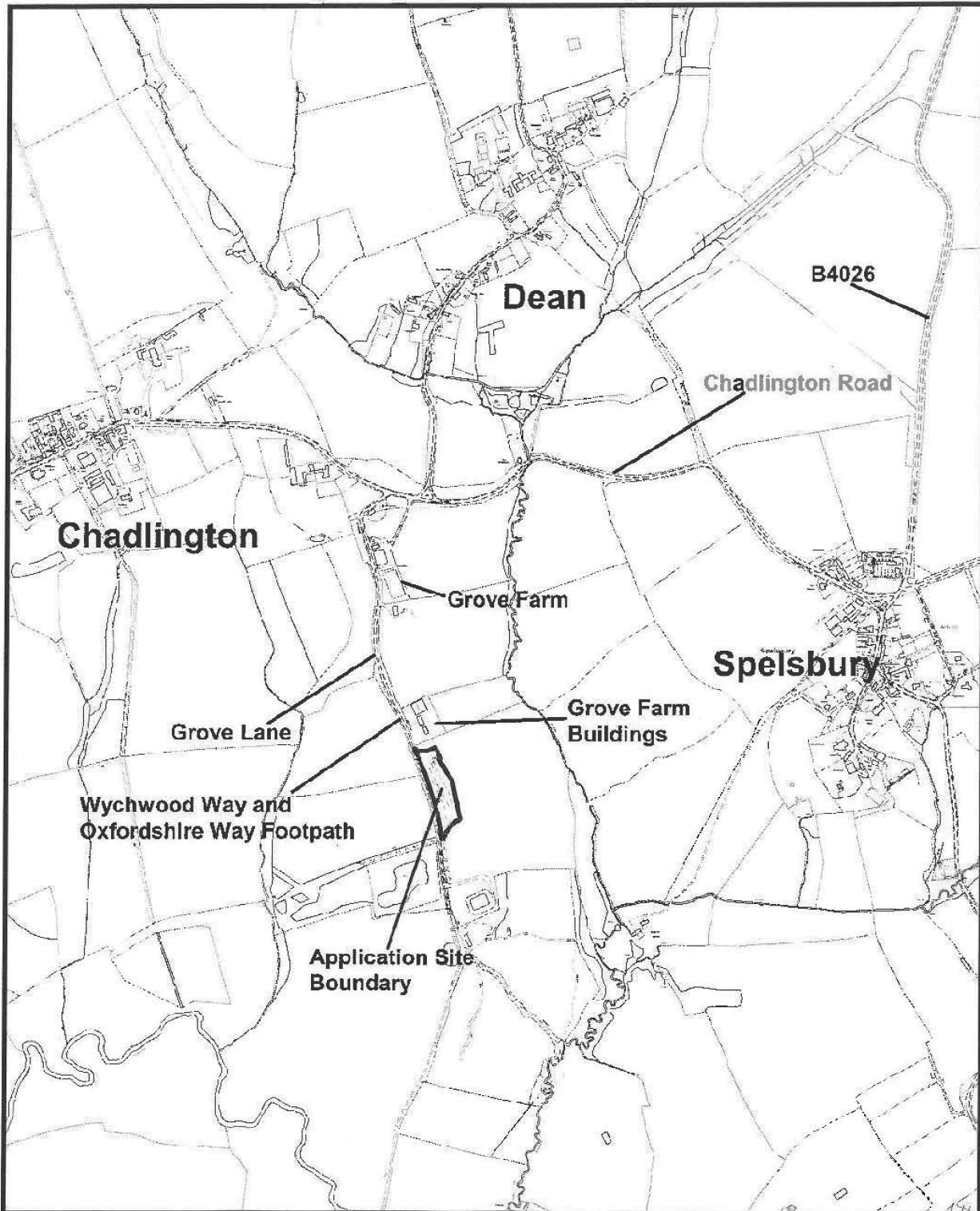
CHRIS COUSINS  
Head of Sustainable Development  
Environment & Economy

Background Papers: File Ref: R3.0125/09 8.5/3421/2

October 2009

**Dean Pit Waste Recycling Centre**

**App. No. R3.0125/09**



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Scale:1:10000  
Plot Date:27/8/2009  
By: pf  
Dept:

This plan shows only an indication of the proposed development and should not be scaled from.

Annex 1 – Household Waste Recycling Centres Catchment Areas

