

PLANNING APPLICATION REPORT
JOHN EDWARDS WASTE MANAGEMENT LIMITED
LIDGET LANE INDUSTRIAL ESTATE
ALBION DRIVE
THURNSCOE

Ref. 591/08

CONSULTANT CHARTERED TOWN PLANNERS

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Introduction and background

1. This Report is in support of a planning application submitted on behalf of John Edwards Waste Management Limited for the use of land at Lidget Lane Industrial Estate, Thurscoe as a waste transfer station, and skip hire business with waste recycling.
2. By way of background, Officers will be aware that conditional planning consent was granted by the Borough Council on 1 February 2000 for the erection of a waste transfer building and waste operations at the site, under reference B/99/1449/DE. Condition no.2 attached to that permission restricted the life of the permission as follows;
"The permission hereby granted for waste transfer and waste storage operations shall be for a limited period of nine years only from the date of this permission by which date the use of the site for these operations shall cease."
3. This current application seeks the permanent use of the land for waste transfer, skip hire and waste recycling.
4. The site is located on a general industrial estate fronting Albion Drive, off the B6411 Lidget Lane some distance from residential properties.
5. Following a site visit and discussions with the site operator and owner, a meeting to discuss the position was held with a Planning Officer in August 2008.
6. Planning Officers have advised that the previous site operator did not work within the terms of the planning consent and that this led to significant operational problems including enforcement action by the Planning Authority. That operator is no longer involved in the site or its operations and the site was purchased by the current Applicants in 2006.
7. Officers have also confirmed that since the vacation of the site by its previous operator and commencement of operations by the Applicants

in 2006 that the site is being run in accordance with the terms of the current planning permission.

8. This Statement provides the Planning Authority a description of the site and site operations and identifies relevant planning policies.
9. The Report is to be read in conjunction with the planning application drawings and other supporting information, which is submitted as part of the formal application submission.

Legislative background

8. Changes in UK legislation, implemented by The Landfill (England and Wales) Regulations 2002 places a new requirement for the land filling of waste.
9. With two exceptions, all waste destined for disposal in landfill must first undergo 'treatment'. The requirement to treat waste is part of the main aim of the Landfill Directive to try to prevent or reduce, as far as possible, the negative effects on the environment from waste.
10. This change aims to help increase waste recycling and recovery and to help reduce potentially polluting emissions from landfills.
11. For the waste to be seen as treated, it must comply with the three-point test for the definition of treatment, namely that the waste must be treated by a process, which includes sorting, which changes the characteristics of the waste and it must do so in order to reduce the waste's volume or reduce its hazardous nature, or facilitate its handling or enhance its recovery.
12. One of the simplest forms of this sort of treatment is sorting a proportion of each waste stream, which could be separated out for recycling.
13. The treatment operations on site provide compliance with the landfill directive requirements, but will also have the added benefit of increasing the volume of segregated waste streams that will facilitate

increased recycling/recovery operations in line with UK Government guidance.

Proposed site operations

14. A detailed description of the use proposed is as follows;

- *Source, type and volume of wastes*

Waste handled comprises domestic/commercial waste including wood, green waste, scrap metal, hardcore and soil. The waste received is predominantly from the Applicants own skips and a small number of trades people that bring in their own waste for recycling.

Maximum quantities of waste permitted under the site licence (unprocessed) are as follow

Inert wastes 1600 tonnes.

Household/industrial/commercial wastes 100 tonnes

- *Methods to deal with unauthorised waste brought onto the site*

Any unauthorised waste brought on to the site is rejected and the customer informed where to take the material. An incident report is immediately noted in the site diary. Any electrical equipment found in household skips are placed in a separate hazardous materials skip and later correctly disposed of.

- *Onsite processes and outputs*

There are two buildings on site where waste is sorted using a selector grab on a 360 degree machine and by manual picking. The different recyclable materials are loaded into skips, ready to be sent to reprocessors. Any rubbish that is left is loaded into a 40-sq.m skip and when full, this is sent to landfill. Bricks, concrete and soil etc that arises from this process are removed by loading shovel into building one. All deliveries of bricks, concrete and soil etc are tipped into this building. The various materials are loaded into a trommel screen machine and processed into usable soil and hardcore which is sold to landscape gardeners, builders etc.

- *Transportation methods*

At present the site is served by 3 lugger type skip vehicles and 1 thirty two tonne hook loader. The lugger type vehicles are mostly used for bringing skip loads of waste to site and the hooklift is used mostly for removing waste and recyclables from site. The site benefits from an operators licence that has been granted for seven vehicles. At present, only the four are in use due to the depressed market conditions.

- *Hours of working*

Current hours of operations are as follows;

0700 hours to 1800 hours Monday to Friday.

0800 hours to 1600 hours Saturday.

The planning application also seeks Sundays and Bank Holidays, 0900-1400 in line with the other businesses on the industrial estate. This is a permanent use proposed for site.

- *Plant and machinery*

2no. 360-degree machines with grabs for sorting rubbish.

1 loading shovel.

1 skid steer loader.

1 mobile wood chipper.

2no. fork lift trucks.

1 trommel screen with picking belt for grading soil and hardcore.

As mentioned above, there are two buildings on site for processing rubbish soil etc and a further garage / workshop building.

- *Site security and fencing*

Planning Officers site visit will confirm that the site is completely fenced in. The frontage of the site is fenced with palisade fencing and new gates have been fitted at the request of the other companies on the Estate. A CCTV system is installed with 30 days recording. The office and workshop are fitted with an alarm system and security lights are installed at various points around the yard

- *Storage of hazardous materials*

No hazardous materials are stored at the site. Any hazardous materials that are found when sorting the contents of skips such as fridges, televisions and computer monitors etc are deposited into a hazardous material skip and they are removed from site as soon as possible.

- *Employment levels*

Now only 3 members of staff work at the site, this having been reduced from 5 at the start of the recession. When the demand for the site's facilities increases as construction levels increase, vehicles and staffing levels will return to previous levels of 7 and upwards of 10 staff.

- *Monitoring, recording and mitigation of environmental impacts*

As processing takes place inside the buildings, noise is not an issue at the site. Noise from site lorries and fork lifting operations in the outside yard are no more noisy than the other lorries and forklifts that are running past the site 24 hours a day, 7 days a week or are involved in other industrial activities and processes elsewhere on the industrial estate. The site is located well away from residential properties.

Dust is not an issue given changes in site practice since commencing operations in 2006. New working practices introduced since taking over the site, eliminate dust, which was a major problem with the previous owners who processed dusty materials outside the buildings. These practices were seen by Planning Officers at their last site visit. Site operations have been commended by the environment agency for our working practices and management of the site.

Additionally, there is a sprinkler system available at the site, which can be utilised if necessary. In 2 years of operations at the site, there has not been any need to use this.

Development Plan Policy

15. The Barnsley Unitary Development Plan was adopted in 2000 and the Secretary of State's Direction confirming the extension of saved policies issued in September 2007.
16. The following Barnsley UDP Saved policies are relevant to the assessment of the planning application;
17. The proposal meets the broad strategic objectives set out which seek to minimise waste disposal and encourage waste recycling;

OBJECTIVES

1. To minimise the generation of waste and to encourage re-cycling.
2. To protect the environment of the Borough and to avoid loss of amenity to its residents.
3. To ensure that waste is disposed of safely, efficiently and effectively.
4. To ensure control over waste operations and the full restoration of sites to a beneficial after use

Recycling***Policy WD2***

IN ORDER TO MINIMISE THE NEED FOR WASTE DISPOSAL SITES AND FACILITIES, THE COUNCIL WILL SEEK TO MINIMISE WASTE GENERATION AND TO ACHIEVE THE MAXIMUM AMOUNT OF RE-USE AND RECYCLING OF POTENTIAL WASTE MATERIALS.

18. The proposed use also accords with the range of land uses set out for Employment Sites;

Uses on Employment Sites***Policy ED2***

DEVELOPMENT ON SITES PROPOSED FOR EMPLOYMENT USE, OTHER THAN THOSE SPECIFIED IN POLICY ED3 OR IN COMMUNITY AREA

VOLUMES, WILL NORMALLY BE PERMITTED FOR BUSINESS, INDUSTRY, AND STORAGE AND DISTRIBUTION. CLASS A1 (SHOPS) AND CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) USES WILL NOT BE PERMITTED. OTHER EMPLOYMENT GENERATING USES MAY BE PERMITTED IF THEY ARE COMPATIBLE WITH ADJOINING USES.

19. The application proposals meet the strategic requirements of the waste management policies set out in the Regional Spatial Strategy for Yorkshire and the Humber and represent a sustainable and managed approach to the waste hierarchy involving reduction, re-use and recycling to reduce waste streams in accordance with this regional planning policy guidance.

20. In particular the following regional policy objectives are met;

RSS ENV12

A. Plans, strategies, investment decisions and programmes should aim to reduce, reuse, recycle and recover as much waste as possible.

B. Local authorities should work with regional partners, including commerce, the Environment Agency, the waste industry, Recycling Action Yorkshire and community groups to ensure the integration of strategies and proposals for sustainable waste management.

C. Local authorities should support the urgent provision of a combination of facilities and other waste management initiatives which best meets environmental, social and economic needs for their areas based on the following principles:

- 1. Moving the management of all waste streams up the waste hierarchy**
- 2. Achieving all statutory waste management performance targets during the Plan period**
- 3. Managing waste at the nearest appropriate location, where necessary by seeking agreement with neighbouring authorities.**

21. Additionally the proposal meets the key locational criteria for waste sites identified under RSS Policy ENV14;

RSS ENV14

The following principles should be considered in designating specific sites or areas where criteria based approaches will apply:

A. Waste should be managed on the site where it arises, or if not possible at the nearest appropriate location.

Major sources of waste arising in rural areas should be treated locally, unless specialised facilities are required.

C. Facilities should be located in accordance with the Core Approach and the proposed distribution of housing and economic growth.

E. In all areas, identification of sites for facilities should also take account of the following priority order:

1. Established and proposed industrial sites which have potential for the location of waste management facilities.....

22. Furthermore the proposal meets the key employment strategy by providing much needed employment within community areas;

EMPLOYMENT

Strategy Objective

Concentrate employment development where it will;

a) Provide employment opportunities for local communities, especially where there are high levels of unemployment...

23. There are no dwellings on Albion Drive, the closest being on George Street some 150m to the west and separated by other uses on the estate. Accordingly, it is considered that no additional harm to residential amenity will arise through the proposed working hours and the limited Sunday and Bank Holiday working as proposed.
24. Accordingly, in the circumstances set out, it is considered that the proposal meets the requirements of development plan policy and planning consent should not be withheld on this basis.