WASTE TRANSFER STATION

HILL FARM ESTATE

LITTLE ADDINGTON

FOR

ATLAS RECYCLING

SUPPORTING STATEMENT

JBH/KJB/2728
September 2008
1. **The Application Proposal**

1.1 The application the subject of this supporting statement seeks to continue the use of the existing waste transfer station at Hill Farm Estate, Little Addington without the restrictions imposed on the existing planning permission granted in October 1999 to allow the site to be used by prospective purchasers Atlas Recycling.

1.2 Those restrictions make the existing consent personal to AG & A Talbot and limit the annual throughput of material to 18050 tonnes using only vehicles used by the operators of the site and limit the hours of work and material storage height.

1.3 Planning permission is sought to vary conditions 2a & 2b of Planning Permission EN/99/69C to allow the site to be operated by Atlas Recycling rather than AG & A Talbot.

1.4 Although the application is made to vary the existing conditions, it will have the effect of creating a new planning permission for the site and the Waste Planning Authority will therefore have the opportunity to consider whether other conditions need also to be revised to bring them in line with up to date guidance on conditions and to reflect modern practice.

2. **Planning History**

2.1 The Report to Northants CC Development Control Committee on 14 September 1999 dealt with the history of the site.

2.2 Application EN/99/69C was for a retrospective application for a waste transfer station. The applicants had been operating a skip hire business from the site for four years and since November 1998 had been sorting waste at the site for recycling.

2.3 The Hill Farm Estate is an industrial estate close to Little Addington. The use of the estate for commercial undertakings had grown up over many years and stemmed from the use on the site of an egg packing facility, which was ancillary to the then existing agricultural use. The subsequent commercial development of the site was the cause of much debate and local opposition, culminating in the owner entering into a legal agreement in the form of a planning obligation in May 1994 that quite specifically limits the number of heavy goods vehicles that can operate from areas of the site and restricts the use to industrial and storage distribution purposes.

2.4 Application EN/00/00246/MPO was granted on 17 October 2001 by East Northants District Council to modify the 1994 planning obligation to allow the waste transfer station to continue operating and a Deed of Variation was entered into by the Council and the landowners.

2.5 The existing waste transfer site is within Area C in the original Obligation which limits the numbers of commercial vehicles to be operated from that area to 5.

2.6 Pre application discussions were held with Mr G P Watson of Northants CC on 29 August 2008 and subsequently through a telephone discussion on 5 September 2008 when the applicants were advised to support their application with a supporting statement.

3. **Proposal**

3.1 Atlas Recycling are proposing to purchase the Waste Transfer Station from the existing operators of the site.

3.2 The conditions on the existing planning permission limit the use of the site to AG & A Talbot.

3.3 The application seeks to vary these conditions to permit the operation of the site by Atlas Recycling.
3.4 All the other conditions on the planning permission will continue to be complied with.

3.5 Atlas Recycling is an existing waste disposal contractor operating from Compound 2 Leyland Trading Estate, Irthinglingborough Road, Wellingborough, Northants NN8 1RT.

3.6 The Company has been in business since 2001.

3.7 The Company has not been the subject of any enforcement proceedings in relation to either breaches of planning control or their Environment Agency licence.

3.8 The Company propose to acquire the site at Little Addington which is presently used by Raunds Skips, to enable the business to expand and diversify.

3.9 The existing business serves East Northants.

3.10 The expanded business will serve a wider area of Northamptonshire.

3.11 The existing site is licensed by the Environment Agency who have confirmed that the grant of new licence to Atlas Recycling is acceptable in principle.

4. Planning Policy Context

4.1 S38(6) of the Planning & Compulsory Purchase Act (2004) requires all determinations under the Act to be made in accordance with the development plan unless material considerations indicate otherwise.

4.2 In this case the development plan comprises
   - Regional Spatial Strategy
   - North Northamptonshire Core Spatial Strategy adopted June 2008
   - Saved Policies of the Northamptonshire County Structure Plan 2001
   - Northamptonshire Waste Local Plan 2006

4.3 Material considerations include
   - North Northamptonshire Local Development Framework Rural North, Oundle and Thrapston Preferred Option January 2007
   - Northamptonshire Parking Supplementary Planning Guidance (March 2003)

Regional Spatial Strategy

4.4 North Northamptonshire is a key component in the Milton Keynes South Midlands growth area. The sub regional strategy for this area has been incorporated with the Regional Spatial Strategy for the East Midlands adopted in March 2005.

4.5 Within this strategy North Northamptonshire is expected to accommodate 52,100 new dwellings by 2021.

North Northamptonshire Core Spatial Strategy

4.6 The Core Spatial Strategy has as one of its objectives to secure provision of the infrastructure, services and facilities needed to sustain and enhance existing communities and support the development of North Northamptonshire (objective 6).
4.7 The continuation of the use of the waste transfer station will directly assist in meeting that objective by facilitating the continued provision of the existing infrastructure and the contribution it can make toward supporting the needs of existing and future communities for the disposal and recycling of waste.

4.8 Policy 6 supports the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self sufficient communities, which is what the continued operation of the waste transfer station will enable.

4.9 Policy 9 says priority will be given to the reuse of suitable previously developed land. The existing facility was developed on a brownfield site and its continued operation is in accordance with this policy.

Northamptonshire Structure Plan (2001)

4.10 The only relevant saved policy from the Structure Plan relates to Parking Standards, which is dealt with below.

Northamptonshire Waste Local Plan (2006)

4.11 The Little Addington waste transfer facility is identified in the plan as site 93 as a non main site for waste management.

4.12 Policy 1 establishes Principles for Waste Development. It says:

Permission will be granted for waste development which is consistent with:
  • a clearly established need for the development to serve local and regional requirements for the management and disposal of waste;
  • reduction in reliance on landfilling;
  • the minimisation of, and balance in, the movement of waste across waste planning authority boundaries, except where the development involves specialised provision and is consistent with regional self-sufficiency;
  • minimising the transportation of waste from its source;
  • the Best Practicable Environmental Option for the waste stream;
  • the integration of waste management facilities;
  • the minimisation of harm to the environment, human health, natural resources, local amenity and highway safety.

4.13 The retention of an existing facility through allowing its continued use by another operator, is clearly in line with these objectives, particularly meeting established need and minimising transportation of waste.

4.14 Para 4.12 deals with safeguarding of existing sites. It says:

Existing waste management sites are part of the infrastructure for waste development in Northamptonshire. Depending on individual circumstances, such sites may also have the potential to increase their capacity, or are able to diversity to provide additional waste services. As a relatively low value land use, some of these sites could be vulnerable to redevelopment for other uses. Permanent sites and those with temporary planning permission so long as this remains valid should therefore be safeguarded from development for non-waste management uses.

4.15 Policy 3 says:

On existing Main Sites and Non-Main Sites including sewage treatment works, and on sites where
planning permission for waste development has been granted and remains valid but has not yet been implemented, proposals for non-waste development will be permitted only where the site as a whole is to be redeveloped and appropriate alternative provision is made on a suitable site elsewhere.

4.16 The existing facility is a non main site which policy says should be safeguarded. The conditions on the existing planning permission require the use to cease if it is not operated by AG & A Talbot. The cessation of the use would be directly contrary to the policy which requires uses to be safeguarded, in this case by allowing the site to be used by another operator.

4.17 Policy 15 says:

Policy 15 Local Amenity

Proposals for waste development will not be permitted if it creates an adverse impact on local residential amenity that can not be ameliorated either individually or cumulatively. Where relevant proposals should mitigate, attenuate and control any noise, vibration, air quality, odours, vermin, birds, litter, visual intrusion and light spillage associated with the planned development.

For proposals outside of identified industrial estates hours of operation will be restricted where this is necessary to protect residential amenity.

4.18 The continued use of the facility by another operator will be subject to the other conditions of the extant planning permission, which already adequately protect local amenity.

Material Considerations

Development & Implementation Principles SPD

4.19 This document contains principles for the design of waste development.

Para 3.5 says:

Applications for all minerals and waste development are required to address the implementation of sustainable development design and identify practical measures for implementation. Developers must take all reasonable and practicable measures to ensure that any potential adverse impacts are minimised and positive impacts are maximised. The implementation of sensitive design and sustainable development practices presents opportunities to facilitate this.

4.20 The existing operation is already operated in a way which minimises potential adverse effects because these are controlled by conditions. Similarly conditions require the protection of existing trees and hedges which ensure a positive impact from the use.

4.21 The continued operation of these conditions is anticipated to be a requirement of any permission granted to allow the site to be operated by Atlas Recycling.

North Northamptonshire Local Development Framework

4.22 The site is located within the Rural North, Oundle and Thrapston Plan which is at Preferred Options stage. The site is close to the boundary of this plan area and the two other Plans being produced by East Northants District Council.

4.23 Together these plans make provision for additional housing development, and hence an increase in waste with which the continuation of the existing waste transfer station at Little Addington will be well placed to deal, in line with the objectives in these plans of sustainable development.
Parking SPG

4.24 There are no specific parking standards for waste transfer stations. The existing facility has 2 spaces for on site staff and adequate vehicle and parking provision for the vehicles likely to operate from the site, which will continue to be available if the site is used by a new operator.

5. Conclusion

5.1 The proposed variation of conditions to allow the site to be used by Atlas Recycling is in accordance with the development plan and the presumption in favour of such proposals established by S38(6) of the 2004 Act should apply, and planning permission should be granted.