



28th June 2016

Agenda Item:

REPORT OF CORPORATE DIRECTOR – PLACE

**LOCATION: JOHN BROOKE SAWMILLS LIMITED, THE SAWMILL, FOSSEWAY,
WIDMERPOOL**

APPLICANT: JOHN BROOKE

PLANNING APPLICATION A

RUSHCLIFFE DISTRICT REF. NO.: 8/16/00398/CMA

**PROPOSAL: PLACEMENT OF A 950KW PYTEC BIOMASS BOILER WITHIN THE
EXISTING BUILDING `C` INCORPORATING A 10M HIGH FLUE.
CONSTRUCTION OF A NEW ENCLOSURE TO THE SOUTH SIDE OF
THE EXISTING BUILDING TO COVER TWO FLIEGI DRYERS. AND
CHANGE OF USE OF THE EXISTING BUILDING TO A DRY PELLET
STORE**

PLANNING APPLICATION B

RUSHCLIFFE DISTRICT REF. NO.: 8/16/00677/CMA

**PROPOSAL: ADDITIONAL HARDSTANDING ON UNDEVELOPED LAND WITHIN
THE CONFINES OF THE EXISTING WOOD FACILITY SITE, THE
CONSTRUCTION OF 5M HIGH WALL FOR NOISE ATTENUATION
PURPOSES, AND THE RE-ORIENTATION OF THE WOOD SHREDDING
BUILDING FROM THAT WHICH IS CURRENTLY CONSENTED WITH
AMENDED ROOF DESIGN**

Purpose of Report

1. To consider two planning applications concerning separate proposals at the site known as John Brooke Sawmills, an existing waste wood processing operation situated off the A46 Fosse Way at Widmerpool. The first proposal concerns a change of use and extension to an existing industrial building to enable processing and drying of wood chip for distribution as fuel to local customers. The second proposal is for an extension to the external materials storage and handling yard, along with a 5m high bunded wall to enclose this area. Amendments are also proposed for a currently consented, but as yet to be constructed, shredding building.
2. The key issues to consider relate to the adequacy of the site's direct access from/onto the A46; the effect of expanding built development into adjacent

undeveloped countryside; emissions of noise, dust and water; and cumulative impacts in combination with existing waste wood processing operations and in combination with an approved biomass power plant currently under construction at the site.

3. Application B for the expansion to the hardstanding and associated wall would in effect extend the site into the open countryside as designated by the Rushcliffe Borough Council Non-Statutory Replacement Local Plan. The relevant Policy E20 (Protection of Open Countryside) generally restricts development in such situations except for certain types as are listed. The proposed development does not fall within one of these exceptions and accordingly this particular application has been treated as a 'departure' from the Development Plan. This matter is weighed against other considerations within the report.
4. The recommendation is to a) to approve planning permission for the redevelopment of unit C subject to conditions and the completion of a legal agreement to secure lorry routeing and b) approve planning permission for the additional hardstanding, wall and revised design of the shredding building subject to conditions.

The Site and Surroundings

5. The site is known as John Brooke Sawmills, a site comprising a waste wood recycling operation and until recently also a timber products manufacturing facility. The site is situated beside the southbound carriageway of the A46 (Fosse Way) in open countryside in the vicinity of Widmerpool and Hickling Pastures. The site is within Upper Broughton Parish and Rushcliffe Borough. The county boundary with Leicestershire is 3km to the south.
6. The Widmerpool grade-separated junction is 1km to the north, where the A606 intersects with the A46. The A606 (Melton Road) runs to the north-east through the small linear settlement of Hickling Pastures-which is the nearest main residential settlement and which lies at an elevated height to the application site. Between this settlement and the site is a patchwork of small fields of permanent pasture enclosed by hedges and tree lines following the course of a small brook at the base of a small valley. The Network Rail test track runs on an embankment through these intervening fields to the east of the site.
7. Access is taken directly from the south-bound carriageway of the unimproved section of the A46 dual-carriageway. There is no sliproad and there is a gap within the central reservation creating a crossing place over to the northbound carriageway and also providing access across to a farm opposite. The site is largely screened from passing views by trees alongside the A46.
8. Other than the settlement at Hickling Pastures there are isolated properties and farms located in the vicinity. Turnpike Farm has landholdings adjacent to the north. To the south is Broughton Grange Farm- a Grade II Listed Building 250m to the south-west beyond which is Broughton Lodge Farm. A further farm (South Lodge Farm) lies to the west of the A46. One residential property (Keepers Cottage) lies immediately adjacent to the site with the current occupier

being related to the applicant. This property is however considered to be a sensitive receptor for the purposes of assessing amenity impacts. The site and surroundings are shown on plan 1.

9. Within the site itself there are three industrial type buildings situated within a yard to the front (west) of the site when entering off the A46. The largest- unit C- is a typical portal framed building clad in metal sheet cladding and was until recently in use as a manufacturing facility producing timber products such as fencing and sheds. The building is now empty and subject to the proposed redevelopment under application A. Adjacent to these buildings is the location for a new 7MW biomass fuelled power plant currently in the early stages of construction. Members resolved to grant planning permission in 2014 and permission was issued in 2015 following the completion of a legal agreement. This permission is highly relevant to the context for considering the present applications.
10. To the east of these buildings is an area of extensive hard-standing which is used for the external recycling of waste wood and green waste including its unloading/loading, processing/shredding utilising various mobile plant, and stockpiling. An element of composting is also permitted. Previous extensions to the hard-standing have expanded the site to the south and east and which incorporated earth bunds to enclose the site. Fairham Brook run along the eastern boundary of this area. A Local Wildlife Site- Broughton Wolds Grassland is situated 400m further to the south-east. The extent and layout of the wider site is shown on plan 2.

Proposed Development

Background/Planning history

11. Recycling operations at the site were first permitted (retrospectively) in 2007 for green waste composting. This permission (ref 8/06/00086/CMA) allowed for 10,000 tonnes of green waste to be imported, shredded and composted at the site and included associated site infrastructure such as concrete hard-standing, site office and weighbridge.
12. The composting operation diversified and started to accept wood waste. This operation was deemed to be outside the scope of the composting operation and so planning permission 8/08/00847/CMA was granted in 2008 to allow for the importation of an additional 10,000 tonnes of waste wood for processing. This was processed for a variety of markets including power station fuel and chip board manufacture.
13. Planning permission 8/09/01871/CMA was granted retrospectively in 2010 for an extension to the concrete pad on 0.4 hectares on land to the south of the existing area of yard, incorporating an earth bund to surround it. This also permitted an increase in stockpile heights and a total tonnage restriction rather than individual restrictions on green and wood waste to allow greater flexibility in changing markets.
14. A further extension to the yard was permitted by resolution of this Committee in 2014 by virtue of permission 8/14/00380/CMA. This resulted in an L-shaped

extension to the south-east corner of the site into adjacent undeveloped agricultural land. This was for approximately 1.4ha and again included earth bunds enclosing the newly expanded area along the southern and eastern sides. As part of this extension went into an area at risk of flooding from the adjacent Fairham Brook, a separate, associated application was permitted at the same time for a scheme to provide for an area of flood compensation (ref 8/14/00610/CMA). This compensation has yet to be implemented by the applicant.

15. In addition to the above developments concerning the composting and waste wood recycling operations, planning permission was granted after resolution of this Committee in 2014 for the development of a 7 megawatt wood-fuelled renewable energy biomass plant including the erection of two new industrial buildings (hereafter referred to as the 'biomass plant'). This permission also encompassed the existing wood and green waste recycling facility and allowed a tripling of the overall throughput of waste materials from 20,000 tonnes per annum to 60,000 tonnes in order to provide sufficient fuel for the biomass plant (ref 8/13/02185/CMA). This development is now under construction and is relevant to the present application B under consideration.
16. Several minor amendments have been approved to the biomass plant under delegated authority. This reflects the final choice of plant supplier and its engineering. Of relevance to the application B under consideration is that the approved shredding/chipping building known as unit D has been granted approval to be moved 40m south onto a different footprint to that originally granted planning permission. It has since become apparent that this new footprint has intruded onto the adjacent undeveloped field which was to be retained as such as part of the approved landscape strategy for the site.

Proposals

17. **Application A** seeks planning permission to change the use of an existing portal-framed industrial building (unit C) from a manufacturing facility previously producing timber products to a facility to process (dry) bio-mass fuel chips and store/distribute this fuel to customers. This building is now vacant and measures 34m by 30m and is 5.5m in height to its eaves and 7.1m to its maximum ridge height. It is partly clad in brown metal cladding with concrete walls below. An extension measuring 20m by 8m and 8.6m high is proposed to the southern elevation in order to house wood drying equipment comprising two Fliegl Dryers. Initially these would be used in connection with an internal 950kw biomass boiler which would require installation of a 10m high flue through the roof- this would extend 2m above the existing roof line. In due course when the bio-mass power plant currently under construction is commissioned, the dryers would be connected by pipe to the power plant in order to benefit from the surplus heat generated. The proposed extension to unit C is depicted on plan 3.
18. On completion of the works unit C would be operated by a third-party biomass fuel supplier serving domestic and non-domestic customers locally with biomass fuel chips. The proposed operation would require importation of 9,000 wet tonnes of incoming wood chip or virgin logs per year which would be dried to reduce moisture content so to produce an efficient and consistent solid fuel for sale. It is most likely that the incoming material would be virgin wood or

biomass, rather than waste wood sourced from the waste wood processing side of the John Brooke site. This is because there can be quality issues in supplying wood chip sourced from waste product. However if high quality uncontaminated waste wood is available there is the option to source such material from the adjacent wood recycling site. The adjacent recycling operation will have a permitted throughput of 60,000 tonnes per annum of waste/green wood once the biomass power plant is operational, the majority of this material would be required to fuel this new bio-mass power plant, but the applicant believes there would be scope to cross-source some of this for unit C.

19. Whilst unit C is situated on part of a wider site used for waste wood processing and shares a single point of access, it is considered to be a separate planning unit in its own right. The drying plant would operate 24/7, but the loading/unloading would take place between 7am and 7pm Monday-Saturdays and 8am to 4pm Sundays and Bank Holidays. The wet biomass would be initially stored in external storage bays and moved into the dryers using a telehandler. After drying the chipped material would be conveyed into the main part of the building for storage, pending delivery to customers. Approximately 5,000 tonnes of high quality dried woodchip would be produced for the non-domestic customer market.
20. In terms of associated traffic movements the applicant states that assuming loads are of 20-25 tonnes, incoming material would generate around 8-9 HGV incoming deliveries per week. Outward deliveries of finished fuel product to customer would again be at loads of 20-25 tonnes which would generate around 5-6 outward HGV deliveries per week however the applicant explains that as the market for the supply of biomass fuel is highly seasonal HGV deliveries could be greater in December and January and less during summer months.
21. The operations would result in three full time equivalent jobs.
22. **Application B** seeks planning permission for an extension to the area of external yard or hard-standing for storage and handling of waste wood-particularly related with the supply of this material into the new biomass power plant. As part of this yard extension a 5m high concrete wall battered by a landscaped earth bund would enclose the yard along its southern boundary between new unit D and an existing building. Surface water run-off would be collected and stored in a new holding pond so that it can be reused on site to control dust. The proposed layout is shown on plan 4, whilst a cross-section of the wall and bund is shown on plan 6.
23. The application also seeks to amend the external form and appearance of the previously approved wood chipping building- unit D. As noted above, this was originally approved as part of the bio-mass power plant permission, but has since been given approval on the new footprint to the south. The application now seeks to rotate this building so that the open side faces east rather than west. A further change would be made to the roof form, changing from a 'Dutch barn' inspired form to a conventional apex/pitched roof. Otherwise the height and size of the building are unaltered. This building would measure 40m by 20m and in height 8m to its eaves and 10.7m to its ridge. Changes are also proposed to the external materials. The building would now use concrete walls for the

lower half of the building with metal profiled sheet cladding above, finished in an 'olive green' colour. The proposed elevations are detailed on plan 5.

24. The applicant contends that the hard-standing and other changes are needed to enable an efficient flow of wood material around site and to enable the turning and movements of HGVs.

Consultations

Application A

25. **Rushcliffe Borough Council** - *No comments have been received. Any comments will be orally reported to Committee.*

26. **Upper Broughton Parish Council**- *No objection*

Concerns are though raised regarding the safety of the access to the site which comes straight off the A46 without a slip road.

27. **Hickling Parish Council** (neighbouring parish) - *Objection raised*

Noise is already an issue from the site and the proposed installation of two additional dryers will only contribute further to noise pollution. The chimney is also a concern to council members as it is felt that the environmental issues from dust and emissions have already affected the local area and further environmental harm to the surrounding area is unwelcome. The over-industrialisation of the area has been raised as a concern by the parish council for previous applications and the parish council is concerned that the objections raised are not being listened to. There has already been a wind farm erected within a few miles of the site and a large chimney is now proposed in what is considered a rural area which is being slowly industrialised against the wishes of local residents.

28. **Highways England** - *No objection.*

Highways England has previously raised concerns that the Transport Assessment submitted in support of the application includes details of proposed signing at the access to the development. The signs as proposed are not enforceable, as they will only be visible to vehicles exiting the site. In addition there is no signage proposed to the central reservation area confirming to drivers that they shall not use the gap. It is also noted that there are no signs to inform drivers en-route to the site that they are unable to turn right into the site access through the aforementioned gap.

Appropriate signage should be provided that must be enforceable by the police, to ensure drivers are fully aware of the restrictions on movements. A condition is recommended.

29. **Environment Agency**- *Raises no objection.*

30. **NCC (Noise Engineer)** – *No objection.*

The applicant has adequately considered the noise impact of the proposed development, and has proposed suitable mitigation to adequately reduce noise levels to acceptable levels. Therefore there is no objection to the proposed application, subject to the inclusion of suitably worded planning conditions.

The proposals are in addition to those previously approved for the main biomass plant (ES/2872). The approved biomass building will operate 24hrs a day, 7 days a week. The new proposals which include additional plant in the form of a biomass boiler and 2 Flegi dryers and a 10m high flue at building C will also operate 24 hours a day, 7 days a week.

The noise assessment has considered the daytime and night time noise impacts of the overall operation including the main biomass building, green waste shredding and external movement of loading shovels in accordance with BS4142:1997 which is the standard used to assess noise impact for the main biomass building. The assessment has modelled operations with the 5m high wall as proposed in application ref: F/3475 (application B) and concludes that noise impact will be acceptable at all identified nearby receptors with the exception of Keepers Cottage during the night-time. Here additional mitigation in the form of a 2.75m high close boarded fence is proposed to ensure that noise levels from night time operations are acceptable. The 2.75m high fence has therefore been included in the proposals for application ref: F/3475 (application B).

31. NCC (Reclamation) - No objection.

The wood storage areas chipped wood and wood waste reception are concrete hardstanding and as such will contain any potential contamination risk, however there appears to be no indication as to drainage of runoff. A fuel unloading bay and fuel store should be bunded to contain any spills/leakage.

32. NCC (Flood Risk Management Team) - No comments.

33. NCC (Highways) Rushcliffe – Vehicular access to the site is via the A46 which is managed and maintained by Aone+ on behalf of Highways England.

34. NCC (Built Heritage) - No objection.

The site is approximately 250 metres north of Grade II Listed Broughton Grange. It was felt that the previous application had a less than substantial impact on the setting of the listed building.

The agreed landscaping plan was put in place to help mitigate this and involved reinstating native planting of trees and hedgerows which would provide considerable screening of the site from the listed building. The phased removal of a band of conifers was also considered to be of benefit.

There will be a marginal increase to the roof height of the extended section of the building [and new chimney]. It is considered that the previously approved landscaping should still serve to mitigate this.

The introduction of industrial buildings and associated hardstanding has a further erosive impact to the wider setting of the Listed Building. In NPPF terms

this should still be considered to be less than substantial harm to the significance and that the proposed landscaping provides some mitigation in this respect.

35. **NCC (Planning Policy)** have not responded. Any response received will be orally reported.

Application B

36. **Rushcliffe Borough Council** – *No comments have been received. Any comments will be orally reported to Committee.*

37. **Upper Broughton Parish Council** – *No objection.*

Concerns are though raised regarding the safety of the access to the site which comes straight off the A46 without a slip road.

38. **Hickling Parish Council** (neighbouring parish) - *Objection raised*

The proposed wall is an inappropriate structure to the area and it will result in further over-industrialisation of the area as will additional hardstanding. The visual impact of these proposals will have a significant detrimental impact on the area and members of the Parish Council hope that the County Council will support the concerns of the local residents and prevent further over-development of this site.

39. **Highways England** – *Raises no objection.*

40. **Environment Agency** – *Raises no objection.*

41. **NCC (Noise Engineer)** – *No objection.*

The applicant has adequately considered the noise impact of the proposed development, and has proposed suitable mitigation to adequately reduce noise levels to acceptable levels. Therefore there is no objection to the proposed application, subject to the inclusion of suitably worded planning conditions.

The proposals to re-orientate the chipping and shredding building so that the open façade faces east, has been re-assessed to determine if this will have any impact at the nearest receptors, including at a receptor to the east at Manor Farm. This concludes that there will be no notable impact at Manor Farm. The wood chipping/shredding operations and green waste processing, will be restricted to between 07:00 – 19:00hrs Monday to Saturday and 08:00 – 16:00hrs on Sundays/Bank Holidays.

The noise assessment has considered the daytime and night time noise impacts of the overall operation including the main biomass building, green waste shredding and external movement of loading shovels in accordance with BS4142:1997 which is the standard used to assess noise impact for the main biomass building. The assessment has modelled operations with the 5m high wall as proposed in application ref: F/3475 (Application B) and concludes that noise impact will be acceptable at all identified nearby receptors with the

exception of Keepers Cottage during the night-time. Here additional mitigation in the form of a 2.75m high close boarded fence is proposed to ensure that noise levels from night time operations are acceptable. The 2.75m high fence has therefore been included in the proposals for application ref: F/3475 (Application B).

Should the scenario arise whereby application ref: F/3449 (Application A) be approved and F/3475 (Application B) be refused, the position and height of the wall for noise attenuation purposes will revert to that previously approved in the application for the biomass plant. This will lead to an exceedance of the night time noise limit condition of L90+5dB by 3.5dB at the nearest receptor i.e. Keeper's Cottage.

42. NCC Nature Conservation – No objection.

Much of the application site (formerly grassland extending to around 0.34ha) has already been cleared, and the adjacent hedgerow removed, as part of previously consented works. As such, it appears unlikely that the proposals would give rise to any significant direct ecological impact. A Landscape Strategy has been provided to provide for tree and hedgerow planting and wildflower seeding, details of which can be addressed.

43. NCC (Built Heritage) – No objection.

The site is approximately 250 metres north of Grade II Listed Broughton Grange. It was felt that the previous application had a less than substantial impact on the setting of the listed building.

The 5m high wall would be in closest proximity to the listed building. It is noted that that the proposed bund would limit the visual impact of this to a wall of 2.5 metres when viewed from the listed building. Added to this the planting provided by the previously agreed landscaping and the new planting proposed to the bund it is felt that the wall would theoretically fall outside of the visual setting of the listed building. The appearance of the concrete wall could be very stark as a feature in the open landscape as seen from the south and it is queried whether this could be timber clad or somehow softened during the period that the planting is to become established.

The introduction of industrial buildings and associated hardstanding has a further erosive impact to the wider setting of the Listed Building. In NPPF terms this should still be considered to be less than substantial harm to the significance and that the proposed landscaping provides some mitigation in this respect.

44. NCC Landscape- No objection.

Advice is given about the design of the landscaped bund.

45. NCC (Planning Policy); NCC (Flood Risk Management Team) and NCC (Reclamation) have not responded. Any response received will be orally reported.

Publicity

46. The applications have been publicised by means of site notices, a press notice and neighbour notification letters sent to three of the nearest occupiers in accordance with the County Council's adopted Statement of Community Involvement Review. No representations have been received.
47. Councillor John Cottee has been notified of both applications.

Observations

Principle of the proposed developments

48. The two applications should be determined in accordance with the 'development plan' while having regard to any material considerations. In this case the relevant plans and policies comprise the Nottinghamshire and Nottingham Replacement Waste Local Plan: Part 1- The Waste Core Strategy (WCS) and saved environmental policies of the Nottinghamshire and Nottingham Waste Local Plan (WLP) as they relate to waste operations; and the Rushcliffe Local Plan Part 1- Core Strategy and saved policies in the Rushcliffe Borough Non-Statutory Replacement Local Plan (RBNSRLP). Relevant material considerations are the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste (NPPW).
49. The context for considering the proposals is that of an operational waste wood and green waste recycling facility – principally taking place on the main areas of hard-standing across the eastern side of the wider John Brooke site. The scale of these operations in terms of throughput, for example, will shortly expand threefold to supply fuel to a new bio-mass fuelled power plant for which Members resolved to grant planning permission and for which ground works are now underway.
50. Unit C for which the first application is concerned had previously operated separately as a timber manufacturing business. Permission is now sought for its change of use and for a proportionate extension in order to process and dry wood chip fuel. The throughput of material may include waste wood material, although it may also process virgin wood due to quality issues. In due course it would be supplied with heat from the new biomass power plant.
51. Firstly then in terms of relevant waste planning policy, if waste wood is processed through unit C, this would in effect drive waste up the waste hierarchy by turning waste wood into a biomass fuel product suitable for an alternative market in terms of local domestic and non-domestic customers with biomass boilers. This would therefore provide a limited amount of additional capacity (9,000 tpa) which would support the aims of Policy WCS3 of the (WCS) in raising the recycling rate towards its aspirational 70% target and would reasonably be considered to be an extension to an established waste processing facility which have priority under this policy. Policy WCS8 also supports in principle the extension, or redevelopment or improvement of existing waste management facilities particularly where this would increase capacity or improve waste management methods and reduce environmental impacts.

52. In terms of the locational acceptability in planning policy terms for this extension Policy WCS4 (Broad locations for waste treatment facilities) and Policy WCS7 (General Site Criteria) generally do not support countryside locations, however small scale transfer stations can be supported particularly where this would enable the reuse of buildings and would provide employment opportunities. It is notable that the proposal would involve the reuse of an existing industrial building which is currently vacant following the closure of the applicant's sawmills business and would constitute (at 9,000 tpa) a small scale operation.
53. Further principle support is achieved from Rushcliffe Policy EN16 and Policy EN17 which permits, respectively, the conversion/change of use and alteration/extension to buildings which are outside of settlements subject to various provisos to protect local character and amenity. Whilst the proposal includes an extension to this building it is proportionate in scale, adding approximately 20% to the overall floor space and would utilise similar materials and cladding. It would be situated on part of the peripheral yard, rather than undeveloped land and the screened and isolated nature of the site entails that the extension would not adversely impact on the character of the site or surroundings and would be of a use that would be wholly compatible with the adjacent activities. The proposal should not significantly increase any adverse amenity impacts as will be discussed further and that therefore it is considered to accord with the terms of these policies.
54. In terms of unit C possibly utilising virgin wood, rather than waste wood, such fuels are recognised as virtually carbon-neutral which can displace conventional fossil fuels such as oil or gas fired heating systems, with consequent benefits to reducing carbon emissions. Policy WCS14 (Managing Climate Change) would lend its support therefore to the proposal in this respect. The NPPF is also supportive of maximising renewable and low carbon energy developments.
55. As well as the above policy support there are also apparent merits in locating this facility alongside an existing waste wood processing facility. Feedstock can be sourced from this existing operation if it meets the relevant quality requirements which could assist in reducing transport movements. Furthermore the rationale to use surplus heat for the drying plants from the new biomass fuelled power plant, when operational, presents a unique opportunity to realise the full sustainability benefits from this development- in effect creating combined heat and power (CHP) generation. There is a need in the interim to utilise a temporary boiler, however there is a high degree of confidence that the eventual conversion to take heat from the power plant will materialise, given that the subsidy regime for this renewable energy scheme will require the surplus heat to be effectively used. There are no other obvious users for this heat.
56. In principle therefore the change of use of unit C is supported by Policy WCS4 WCS7 and WCS8 and by Rushcliffe Policies EN16 and EN17, though this is subject to demonstrating acceptable amenity, highways and environmental impacts.
57. In terms of the second application for the additional hardstanding, wall and revised design to building D, again consideration must be given to Policies WCS4, WCS7 and WCS8 in assessing the site's suitability in principle terms. The assessment is slightly more complex given the required land is currently

undeveloped and has until recently been maintained as pasture, albeit of marginal agricultural value given its small size and the fact that it is bounded on two sides by developed parts of the site.

58. For the purposes of planning policy the site can be assessed as open/undeveloped countryside and therefore Policy WCS4 requires a convincing case as to its need in such a location. However WCS8 is generally favourable towards extensions to existing sites such as this if it would result in operational or environmental benefits. Rushcliffe Policy EN20 similarly seeks to protect the open countryside from development save for certain exceptions none of which apply in this case.
59. Hickling Parish Council have objected to both applications citing an over-industrialisation, in part due to the proposed additional hardstanding and wall.
60. The applicant has provided additional reasoning for the need for the proposed hardstanding. Essentially the case is advanced that certain changes are needed to enable a free-flow of vehicle movements and materials around the site and that as currently consented the approved layout of the biomass power plant, the shredding building, along with a planned set of weighbridges, would make it hard to turn and manoeuvre HGVs. This is also why it is proposed to re-orientate the approved shredding building so that it opens out to the east, rather than as presently consented to the west, so that HGVs can unload and turn within a much larger area before the material is fed into this building for shredding.
61. Once shredded within unit D the material would be conveyed into the new yard area to the west of this building, where it would be stockpiled before it is fed, as required, by mobile plant into the biomass power plant to the north. In theory this feedstock could be sited elsewhere on site, but the proximity to the biomass power plant is relevant as it would be most operationally efficient and would therefore have some support from Policy WCS8 in this respect. The new area of hardstanding also provides a defined area in which to store this material/feedstock.
62. Whilst the site is, for planning policy purposes, considered to be open countryside, this should also consider the facts on the ground as relevant context. It must be recognised that the proposed yard extension represents a small addition (around 6,000sqm) to the overall site, albeit that over recent years the site has previously been expanded on several occasions. Second, the parcel of land in question would, in effect, amount to an infill to the developed land rather than a new projection out into surrounding fields. Thirdly the site already has permission for a building – unit D- such that a large part of the site would be developed in any case. The permission which stands does not include an external yard around this building at present. The reality of the situation therefore is that the open nature of the site is already compromised and the provision of hard-standing would provide operational benefits to the site.
63. The proposed hardstanding would also incorporate a 5m high concrete wall with a 2.5m high landscaped earth bund along its exterior face. This wall is advanced broadly for three reasons. Operationally it would work as a ‘push wall’ and enable externally stored stockpiles to be handled easily by a loading shovel.

Secondly, as will be explored later, the wall would serve to mitigate noise arising from the combined site operations. Thirdly the landscaped bund would assist in screening and containing the wider site and, in particular, the new buildings and structures associated with the new biomass power plant.

64. The wall would not be a typical feature of a rural context, as noted by Hickling Parish Council in their objection, but in the semi-industrial setting of this site it would not necessarily be out of place and would provide an envelope or barrier to enclose the site from the surrounding countryside. Furthermore the bund and the proposed planting upon it would largely screen the wall itself. This bund would be similar-albeit bigger- to other landscape bunds around the wider site. Further consideration to the visual aspects of the wall are considered later, however it should be noted that, with the exception of the revised building D, the development would not be viewable from public vantage points and is screened by existing buildings and trees from the A46.
65. During the course of the application it has become apparent that an 'acoustic barrier' in a similar location has approval from this Authority, by virtue of the approval of various noise mitigation measures pursuant to conditions for the biomass power plant. Previously though, this was planned at a height of 3.7m. The application now seeks to implement a higher (5m) barrier in the form of a concrete wall so to provide mitigation not just for the existing and permitted operations but also for the additional noise which would arise from the planned operations at unit C subject to the first application (a). In effect therefore the wall is advanced and designed to mitigate noise from the combined operations of Unit C, the new biomass power plant and the existing waste recycling/composting operations. Noise mitigation is further considered later.
66. The revised design for the shredding building -unit D- is a relatively minor change when compared with the approved design- principally the change from a 'dutch barn' roof design to a conventional pitched form (see plan 5). This would result in neutral landscape impact and in principle this element of the second application is supported.
67. In summary therefore whilst the proposed site extension would intrude onto 'open countryside' for the strict purposes of land use policy, this must be tempered by the relevant context considered above and the justifications advanced by the applicant. It is material that the existing permission for unit D would allow the applicant to construct this on this part of the site, along with a lesser acoustic wall. This would therefore be the fall-back option for the applicant should permission be refused for application B. Also to be noted are the operational benefits which would arise from the proposed development in terms of efficiencies for the handling and loading of materials at the site whilst providing continued mitigation in terms of noise and landscape screening. This would lead to the second application according with Policy WCS8. On balance a need/justification has been established to also satisfy Policies WCS4 and WCS7. These are considered to outweigh any non-compliance with Rushcliffe Policy EN20.

Landscape and design/ visual impact

68. The John Brooke Sawmills site is generally well-screened by trees and vegetation, particularly along the western side with the A46 and otherwise there are few immediate public vantage points.
69. In terms of design and visual impact considerations WLP Policy W3.3 requires that new buildings are positioned such that they minimise impact on adjacent land, are kept as low as practicable and finished with appropriate cladding. WLP Policy W3.4 requires details of screening landscaping. Policy WCS15 requires high standards of sustainable design and landscaping. Rushcliffe Policy GP2 requires proposals to be sympathetic to the character and appearance of neighbouring buildings and the surrounding area.
70. Application A concerns the change of use and extension to unit C which is situated on the A46 side of the site forming a small grouping of such buildings behind a screen of trees. The proposal would be a functional and proportionate extension in which to house various drying plant and equipment. It would have various openings and louvers but otherwise would utilise matching sheet metal cladding. Its scale is entirely acceptable in this discrete situation- in terms of its height it would be only 1.5m higher than the present building. The proposed flue protruding between 2m to 3.5m above the roofline would not be visually intrusive. The development of unit C is considered to accord with these policies and a condition can require details of matching cladding and painted finish- likely to be brown.
71. In terms of Application B, the main visual impacts would be from a 5m high wall partly screened by a 2.5m landscaped bund fronting this (see plan 6). The revised design for unit D also requires consideration. Policy W3.3 is again relevant and in particular the requirement to keep the development as low as practicable. Policy W3.4 is also relevant as it considers landscape screening proposals. Policy WCS15 also requires high standards of design and landscaping.
72. The height of the wall has been informed by the noise assessment as mitigation to control noise emanating from the wider site. If this was any lower, then there would be a resultant noise impact to the adjacent Keepers Cottage. Two options for the landscaped bund have been considered. One was for a large, steeply pitched bund rising near to the top of the 5m wall, the second for a 2.5m bund with a shallower profile. The landscape officer raised concerns about the viability of tree and shrub planting on the larger bund and which would also pose issues with regards to its future maintenance. The lower bund is considered to be more suitable and has the best chance of establishing tree cover, although new trees will take 5 to 10 years to offer full screening. A wildflower/grass mix can be used as ground cover.
73. Despite the overall height of the wall and bund it would not be visually noticeable except from Keepers Cottage and from private agricultural land to the south and it would help screen views of stockpiled materials in the extended yard as well as partially screening the various buildings including Unit D (10m high to ridge) and the new biomass power plant which will rise to 20m high with a flue at 37m high.

74. The landscaped bund would form part of a much wider landscape master plan secured in relation to the approval for the biomass power plant. The details of this have approval and have incorporated the proposed developments including the landscape bund fronting the wall. Notwithstanding this it remains appropriate to require by planning condition a landscape planting/seeding and maintenance scheme for Application B- the yard extension and wall. This would ensure the proper landscape screening of the site in accordance with Policies W3.3, W3.4 and WCS15
75. In terms of the other aspect of Application B- the amended design for Unit D-the previous 'Dutch barn' inspired roof has been altered to a conventional pitched roof and a greater use of concrete walls employed for the lower half of the fabric. The remainder would be clad in olive green metal sheet cladding. These changes are considered acceptable to meet the design terms of Policies WCS15 and W3.3 and create a building not dissimilar in appearance to a modern agricultural barn.

Traffic, Access and HGV Movements

76. Access is taken for the purposes of both applications directly from the southbound A46 via a gated entranceway. Whilst there is a gap and crossing in the central reservation, HGVs accessing the John Brooke wood recycling site are forbidden from entering or exiting the site via right turn manoeuvres as set out in a lorry routeing agreement, part of a legal Section 106 agreement, tied to the site's planning permission for the new biomass power plant, which also incorporated the existing wood/green waste recycling/composting operations. A key plank of this permission is that when the shredding building associated with the biomass plant becomes operational the throughput of waste materials will triple to 60,000 tpa. A condition also caps the number of HGVs accessing the site to deposit waste materials to no more than 15 per day.
77. Application A for the change of use of unit C would result in additional, though limited, traffic over and above the 15 per day currently consented. The application states that, taking an average figure for across the year, incoming deliveries would amount to between 8 and 9 HGVs entering the site *per week* (18 two-way movements). Following drying the outbound delivery of woodchip fuel would result in between 5 and 6 HGVs exiting the site *per week* (12 two-way movements).
78. The applicant has provided figures to show that, when previously in use for timber manufacturing, this building could have generated 238 two-way movements over the course of week, not including staff cars. This is not a definitive figure, and the types of these vehicles are not known and are likely to comprise a mix of light goods and heavy goods vehicles, but nonetheless it shows that the proposed use of unit C would be notably less intensive than its previous use in terms of highway impacts.
79. Saved WLP Policy W3.14 states that permission will not be granted for waste management proposals if the resulting vehicle movements cannot be satisfactorily accommodated by the highway network or would cause unacceptable disturbance to local communities. WLP Policy W3.15 enables the

imposition of conditions or obligations to dictate the routing of such associated traffic.

80. In assessing the situation, firstly there is some uncertainty in quantifying the above numbers (proposed) because of the inherently seasonal nature of supplying the biomass fuel market. The application states that in peak winter time the deliveries could exceed the stated numbers and similarly in the summer, deliveries would be less. Average figures have therefore been provided. Despite this it is apparent that these numbers represent a small additional increase to HGVs entering and existing this site and the application states that where possible deliveries would be coordinated and batched in larger loads (20-25 tonnes) rather than requiring multiple smaller vehicles. Both incoming and outgoing loads are indicated to be typically between 20-25 tonnes so it would also be possible to utilise the same HGVs to export fuel product. It is also interesting to note that, if possible, Grade A material could be cross-sourced from the adjacent wood recycling yard, thereby reducing the need to import virgin material. Such an approach would comply with Policy WCS11 in that this would make best use of the existing transport network and reduce distances travelled in undertaking the proposed operations.
81. Given the absence of local residential areas and the prevalence of background traffic on the A46, the additional traffic generated would not adversely impact on the amenity of residential properties or cause disturbance, therefore satisfying part of Policy W3.14.
82. The first tract of Policy W3.14 relates to whether the highway network is able to accommodate the proposed traffic. Whilst the A46 as a dual-carriageway provides ample capacity it is the presence of the gap/crossing in the central reservation which has been of particular concern to Highway England (formerly the Highways Agency) during their consideration of this application. Upper Broughton Parish Council have also raised a safety concern with the use of this gap, although not so far as to formally object to the application.
83. Highways England have confirmed that the proposed vehicle numbers are acceptable and do not raise an objection to the proposed development. Discussions have taken place with Highways England about the placing of highway signage on the approach from the northbound A46 to prevent right-hand turns into the site and instead to direct them to the Widmerpool junction before returning along the southbound carriageway. There would also be signage at the exit of the site instructing drivers to turn left out only- as is required by Highways England. Agreement has been reached with Highways England for this signage which forms part of the traffic management plans for the approved biomass power plant and it will be in place shortly. The vehicle movements associated with application A would also need to comply with this signage and the routes they direct (i.e. no use of the gap in the central reservation).
84. It is considered that planning permission can be granted subject to a condition relating to a sign at the site entrance. In addition to this a legal agreement requiring off-site signage and routing is recommended to ensure no such right turn manoeuvres into or out of the site. This would stand alongside the existing Section 106 agreement covering the operation of the biomass

power plant and wood/green waste recycling/composting operations which would continue to require these vehicles to do likewise. The proposal in application A is therefore considered to accord with Policy W3.14

85. Application B for the additional hardstanding etc would itself not generate additional traffic and does not alter approved throughputs. On that basis there is no objection from Highways England to this second application and as such the relevant transport policies are not applicable.
86. Highways England are ultimately planning to close the gap in the central reservation (and others along this section of the A46). This is subject to separate due procedure being completed, which would require consultation with affected landowners and the police, but the present road safety risk is clearly the motivation to find a lasting solution. In the meantime there remains the need for the aforementioned signage and routeing agreements which are enabled by Policy W3.15.

Noise and Operating Hours

87. Impacts from operational noise and its mitigation have been carefully considered on a cumulative basis so that the combined noise effects from the site are understood. This has therefore looked at the existing recycling/composting operations; the approved biomass power plant; the proposed drying operation in unit C subject to Application A; as well as associated movements of mobile plant and vehicle movements. The resulting noise picture has been assessed at the nearest four residential properties as shown on plan 1. As can be seen most are some distance from the site with the exception of Keepers Cottage which is located directly to the south of the John Brooke Sawmills site.
88. Keepers Cottage has consistently been treated a sensitive property for the purposes of noise assessment since the application for the biomass power plant was considered and as part of the resultant planning permission for the plant, a package of noise mitigation measures are to be implemented including the provision of an acoustic barrier or wall along the southern site perimeter- not dissimilar to the wall now proposed in Application B.
89. This noise assessment and mitigation work has now been updated to take into account the proposed operations at unit C under the first application and the additional noise which would be generated from the operation of dryers, a boiler and flue. This system would operate 24 hours a day, 7 days a week.
90. The noise impact from wood shredding and chipping operations have been considered previously, however the noise impact needed to be reassessed in light of the new proposal to re-orientate the building so that the open façade faces east.
91. The wood chipping/shredding operations and green waste processing, is time limited to 07:00 – 19:00hrs Monday to Saturday and 08:00 – 16:00hrs on Sundays/Bank Holidays.

92. The noise assessment work has therefore taken all of this together and considered both daytime and night-time noise impacts at these properties in accordance with the correct British Standard. In mitigation this has led to the proposal in the second application for a 5m high wall –slightly higher than the 3.7m high wall previously approved in a similar arrangement. In addition to this wall a short section of close boarded fence at 2.75m high is required immediately around the side of Keepers Cottage. With the provision of this mitigation the noise impact at Keepers Cottage (and all others) would be within acceptable limits at all times. If either the wall (should planning permission be refused) or the fence not be provided then the assessment indicates that night-time noise impact at Keepers Cottage would exceed the applicable limit of L90+5dB by 3.5dB. In most circumstances when assessing such noise impact against Policy W3.9 such an exceedance at night time at a sensitive residential receptor would be considered unacceptable and non-compliant with this particular policy, on this particular issue and would have to be weighed in the overall planning balance. Similarly Policy WCS13 may not be fully satisfied if there is a resulting unacceptable amenity impact. Whilst Keepers Cottage has been assessed as a sensitive receptor for noise purposes, Members may wish to note that the occupant is understood to be a family member of the applicant. However at no time has the applicant sought to weaken or question the noise mitigation measures and therefore it has continued to be treated as sensitive.
93. Therefore whilst there would be satisfaction on noise grounds should both applications be supported, because effectively the second would mitigate the first, should Members not support the second application for the hardstanding, wall and revised design unit D, then even with the re-imposition of the previously approved noise barriers, there would remain an unacceptable night time noise impact at Keepers Cottage.
94. The re-orientation of unit D to have its open side facing east would not result in any notable impact to receptors to the east and noise levels would be well within acceptable limits. This aspect of the second application is therefore acceptable.
95. If Members are minded to approve both applications, then conditions are recommended by the Noise Engineer to require acoustic treatment of unit C and the use of silencers on plant and equipment as well as white noise type reversing alarms on mobile plant. These would be in accordance with Policy W3.9. Post completion of the biomass power plant a noise monitoring scheme will be undertaken to check the validity of the noise assessment modelling and to ensure operations are compliant.
96. In summary therefore both applications A and B are supported on noise grounds and the size and extent of the wall has been determined through this process to mitigate noise at Keepers Cottage in particular. The possible consequences of a split decision have been noted and is further considered at the conclusion of this report.

Ecological Impact

97. There is little to no ecological value at the sites for both applications. The area of grass field on which the yard extension is planned has already been cleared and

would unlikely have been of value. Similarly a stretch of hedgerow along the eastern side of this area has been grubbed up as part of the consented works for unit D and the associated power plant.

98. A site-wide landscape strategy is to be implemented as part of the planning approval for the development of the biomass power plant. This would include the planting of trees and seeding of the new bund to provide a small ecological enhancement to the two proposed developments. The proposals would thereby conform with Policy WCS13.

Air Quality/Dust

99. The development of Unit C includes a temporary biomass fuelled boiler as part of the drying plant set-up. This is envisaged as a stop-gap solution until spare heat can be taken from the new biomass power plant when operational. Emissions from the temporary boiler would be controlled through the Environmental Permitting regime and/or the approval of Rushcliffe Borough Council Environmental Health. A supplier's certificate though has been included with the application for Unit C to demonstrate that the specified temporary boiler meets the air quality requirements of the non-domestic Renewable Heat Incentive regulations. As such these emissions are not considered to lead to unacceptable impacts to air quality and the proposal thereby accords with Policy WCS13 on this issue.
100. The handling and processing of waste wood has potential to generate dust emissions, and potentially fugitive emissions beyond the site boundary. There are few sensitive residential receptors in the vicinity and the existing operations are covered by a Dust Management Plan which sets out the means of controlling and monitoring these emissions and it also includes a complaints procedure.
101. Dust management should be an active and evolving process by the operators and as such the management plan has been updated and submitted against both applications and has taken them into account alongside other existing and permitted activities on site including with the new biomass power plant. This plan is considered by the Rushcliffe Environmental Health Officer to be a comprehensive document which should be enacted by the operators.
102. The change of use to Unit C and the additional hardstanding would not fundamentally alter the risk of dust emissions at this site and is capable of being adequately controlled as part of day-to-day site management. A planning condition is recommended to require best practice means of controlling dust in accordance with this management plan and which if all measures prove inadequate could also require temporary cessation of certain dusty activities. With this the development proposals would accord with WLP Policy W3.10. The site would be periodically monitored by this Authority and dust would also be controlled through the environmental permitting regime.

Residential amenity

103. Policy WCS13 requires that new or extended waste management facilities need to demonstrate that there would be no unacceptable impact to the quality of life of those working or living nearby. Issues of noise, traffic, dust/air quality have been individually considered above, and are considered to be acceptable. When taken together it is evident that the character and amenity of the environs would not be fundamentally changed as a result of the present application proposals.
104. This site is located such that it is distant from the local settlement of Hickling Pastures, however there are sporadic rural properties and farms in the vicinity. The amenity of these surrounding receptors would be preserved should permission be granted, however the situation at one property- Keepers Cottage- which lies immediately adjacent to the south of the site, requires careful consideration.
105. It is understood that the current occupier of Keepers Cottage may have family connections with the applicant. However the applicant has at no time sought to relax the sensitivity of this property and how it is treated for the purposes of noise assessment. Accordingly it has consistently been considered a sensitive receptor for the purposes of assessing noise and other amenity impact to this property and appropriate mitigation is therefore provided in the form and size of the concrete wall.
106. The outlook at Keepers Cottage would be partly affected by the new landscaped bund but this would serve to screen this property from operations within the new extended yard area including from noise, dust and visual impact. The wall on the inside face of this bund would serve to attenuate noise as is discussed above, such that the standard of residential amenity at Keepers Cottage would be preserved as a result of both the consented biomass plant and the proposed developments.
107. Members should note that without the wall/bund subject to the second application for the yard extension (and revised Unit D), nighttime noise impact at Keepers Cottage would be above acceptable thresholds and would therefore fail to satisfy Policy W3.9 (noise) and Policy WCS13. In such a circumstance, in the overall planning balance, the first application for the change of use at Unit C would not be supported. As submitted however the two applications and the amenity impacts are considered to adequately protect the quality of life of the occupants of Keepers Cottage and are considered to accord with Policy WCS13.

Protection of ground environment and surface water drainage

108. A range of grades of waste wood are handled at the existing recycling site, but a condition of the existing planning permission specifies that only waste wood and oversized green waste shall only be accepted at the site. This will also apply to the new area of hardstanding but an allowance needs to be made for Unit C to accept virgin wood. Such restrictions are one means of preventing contaminated material impacting the environment.
109. The other means of containing materials and preventing pollution to the ground environment is the provision of impermeable concrete hardstanding. Unit C

already benefits from a concrete surface and has a sump to capture liquid run-off. Whilst the area of additional hardstanding outside would be built with a similar impenetrable surface.

110. The site is not identified as at risk of river flooding but provision for surface water run-off from the hardstanding is necessary. In this case such run-off would be drained to a proposed holding lagoon, where such water can be reused on site. There would therefore be a neutral impact to rates of surface water run-off. Final details of this drainage can be required by condition. The Environment Agency raise no objections. The provision of adequate drainage would also be a requirement under the Environmental Permitting regime.
111. A condition is also recommended to ensure any emergency generator fuel (diesel) is appropriately bunded/contained. Subject to agreeing detailed drainage arrangements the proposals would comply with Policy WCS13 of the WCS and Policies W3.5 and W3.6 of the WLP with respect to preventing pollution to the ground environment and ground waters.

Heritage

112. The nearest listed building is at Broughton Grange Farm which is 250m to the south-west and screened by a line of trees. These trees will be gradually replaced and reinforced as part of an agreed landscape masterplan for the site. The Conservation Officer (Built Heritage) considers that, taking into account these trees and other planting, the proposed extension to unit C and the new 5m high bunded wall would be outside the visual setting of the listed building. Nonetheless the officer considers that there would be a further erosive impact to the wider setting of the listed building and considers the level of 'harm' to the significance of this building to be 'less than substantial harm' for both proposals.
113. Paragraph 132 of the NPPF states that great weight should be given to the conservation of heritage assets and that significance can be harmed through development within its setting. Paragraph 134 states that in such cases of there being less than substantial harm that this harm should be weighed against the public benefits of the proposal.

Economic development /employment

114. Application A for the change of use of Unit C would bring back into economic use this currently vacant building and create an estimated two to three new positions. The various aspects of Application B would support the efficient operation of the consented biomass power station, whilst enabling the applicant to continue with the wood recycling/composting side of the business. There is policy support within Policy 5 of the Rushcliffe Core Strategy to encourage economic development of an appropriate scale to diversify and support the rural economy. The NPPF at paragraph 28 also sets out to promote the rural economy and supports the sustainable growth and expansion of business enterprises in rural areas, including through reuse of existing buildings. RBNSRLP Policy EMP2a) states that the expansion of existing employment uses in rural areas will be supported provided it would not lead to an over-

intensification and would not adversely affect neighbouring/surrounding land uses. Cumulative impacts and the issue of intensification is considered below.

Cumulative and intensification impact

115. It is evident from the planning history that there has been a gradual expansion of the recycling site in recent years and the construction of the new biomass power plant is set to markedly increase the amount of built development and the levels of activity at this site. Concerns about 'over-industrialisation' and 'over-development' have been voiced by neighbouring Hickling Parish Council in their objection. Whilst the two application proposals should each be considered on their own merits, clearly they also need to be considered cumulatively and in context with existing and consented developments.
116. Policy WCS13 requires that in assessing impacts to the environment and local population proposals for new or expanded waste management facilities should not result in an unacceptable cumulative impact. WLP Policy W3.29 states that proposals should not result cumulatively in a significant adverse impact to landscape and/or amenity of nearby settlements. Also RBNSRLP Policy EMP2a) is relevant in that support for rural business expansion is supported subject to it not leading to an over-intensification of activities or increased adverse effects.
117. Application A for the change of use of Unit C is not expected to lead to a more intensive operation/use of this building. Indeed when compared to the previous use as a timber manufacturing facility the proposed use is expected to be significantly less intensive and involve fewer vehicle movements. The noise environment in its former use is not fully known but the proposed installation of drying equipment has been assessed and appropriate mitigation has been proposed so that resultant noise levels would be within acceptable thresholds.
118. The second application for the yard extension, wall/bund and revised Unit D would on the one hand add to the amount of built development at the site, in what is otherwise a rural situation, but on the other hand represent relatively small changes to the already approved biomass power plant scheme. The second application would also provide mitigation for noise, dust and landscape for the first application and cumulatively with existing operations and the consented biomass plant.
119. Taken together the two application proposals are not considered to result in an unacceptable cumulative impact and would not increase environmental or amenity impacts. The proposed bund/wall would help screen and contain the site from surrounding countryside. Traffic and highway impacts have also been considered. Planning conditions are recommended to control various matters and the site would also be regulated under the Environmental Permitting regime. The proposals therefore accord with Policies WCS13, W3.29 and EMP2a in this respect.

Legal Agreement

120. A lorry routeing agreement and provision for off-site HGV routeing signage is recommended for the purposes of application A should Members be minded to support the grant of planning permission. This will need to be secured by a Section 106 legal agreement after such a resolution. The routeing agreement and the signage would replicate the existing provisions attached to the extant permission for the new biomass power plant and which also governs the remaining wood recycling/composting operations. This would have the effect of preventing the right-hand turns of HGVs into and out of the site until such time that the gap in the central reservation is closed by Highways England.

Other Options Considered

121. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

122. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

The proposed development would be located at an established recycling site benefiting from perimeter security measures and passive surveillance.

Human Rights Implications

123. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6.1 (Right to a Fair Trial) are those to be considered and may be affected due to the close proximity of one residential property. The proposals have the potential to introduce impacts such as noise and dust upon the occupier(s). However, these potential impacts need to be balanced against the wider benefits the proposals would provide such as generation of new jobs and sustaining a current business. Members need to consider whether the benefits outweigh the potential impacts and reference should be made to the Observations section above in this consideration.

Implications for Sustainability and the Environment

124. The proposals would assist in the efficient operation of this existing wood recycling and biomass energy generation site. Drying equipment in Unit C

would benefit from surplus heat from the new biomass power plant. The site is not particularly environmentally sensitive and emissions of noise, dust/air quality and surface water are capable of being controlled through the environmental permit and by appropriate planning conditions. Wider landscaping works would result in bio-diversity and landscape benefits.

125. There are no financial; equalities; children safeguarding; or human resource implications arising. There are no implications for NCC Service Users

Conclusion

126. Two separate but inter-related applications are under consideration at the existing John Brooke sawmills and wood recycling site. The first relates to the redevelopment of an existing industrial building so to dry woodchip and supply this biomass fuel to local customers. The second application proposes an extension to the external yard and storage area along with a 5m high containing wall with a landscape bund. Revisions are also proposed to the already approved designs for a further building - unit D.
127. There is principle support for these extensions/alterations to the existing recycling site under Policies WCS3, WCS4, WCS7 and WCS8 and under Rushcliffe Policies EN16 and EN17, particularly for reusing the existing building. The yard extension, because of it encroaching onto an undeveloped field, requires a more convincing justification in this rural location and would not be supported by Rushcliffe Policy EN20, however supplementary information has been provided which has satisfied Policies WCS4 and WCS7. The yard would enable a more efficient flow of materials around the site and permit turning of HGVs. It would be a modest infill of the site rather than a large projection into the countryside.
128. The site is well screened from the adjacent A46 by trees and vegetation. The proposed landscape bund against the 5m high wall would help define the new extent of the site and screen buildings and operations from the open countryside to the south.
129. Access is directly off the A46 dual carriageway. Highways England require that HGVs do not turn right into/out of the site through a gap in the central reservation. This can be secured through a routeing agreement and signage in a Section 106 agreement. A condition is also recommended to ensure HGVs comply with the left-turn only sign at the site entrance.
130. Emissions of noise, dust and surface water have been addressed to protect the environment and amenity of nearby residents. In particular noise would be controlled to acceptable levels at the adjacent Keepers Cottage by the 5m high wall and by other measures subject to recommended planning conditions.
131. Concerns from the neighbouring Parish Council about over industrialisation are duly noted. Cumulatively, whilst the site is going through a significant expansion with the construction and eventual operation of a 7MW biomass power plant, the proposed developments under consideration would not lead to unacceptable cumulative impacts. The redevelopment of Unit C would be less intensive than its previous use and the extension to the yard and construction of the wall and bund would assist in mitigating visual impacts and emissions such as noise and dust. The noise assessment has taken into account the combined noise at the site including that predicted to be generated by the new biomass power plant. The dust assessment has also been updated. The proposals therefore accord with Policy WCS13 in protecting the environment and local amenity without leading to unacceptable cumulative impacts.

132. Paragraph 134 of the NPPF states that the less than substantial harm identified to the setting of the Grade II Listed Broughton Grange Farm should be weighed against the public benefits the proposal would bring. The Authority must also pay special regard to the desirability of preserving the setting of this heritage asset affected by the proposed development in weighing this level of harm against other factors.
133. In conclusion the two proposals are considered to accord with the relevant policies of the Waste Core Strategy and saved policies of the Waste Local Plan, although there is partial non-compliance with Rushcliffe Policy EN20 with respect to application B and less than substantial harm identified to the setting of a nearby listed building. The proposals are considered to be sustainable development under the NPPF and NPPW in terms of helping the management and recycling of waste wood and in terms of benefits to the local economy in creating carbon neutral fuels for local customers. These factors are considered to outweigh any policy conflict and limited heritage impact and in reaching this conclusion this authority has afforded considerable importance and weight to the preservation of the heritage asset affected.

Statement of Positive and Proactive Engagement

134. In determining this application the Waste Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

135. As the 5m high wall which forms part of application B would provide the necessary noise mitigation with respect to Unit C which is the subject of application A, it is recommended that Members consider the two applications in the following order:

Recommendation 1- Application B

136. It is RECOMMENDED that planning permission be granted for planning application 8/16/00677/CMA subject to the conditions set out in Appendix 2. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

Recommendation 2- Application A

137. It is RECOMMENDED that the Corporate Director – Place be instructed to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 to provide a lorry routeing agreement and appropriate signage on the A46 pursuant to planning application 8/16/00398/CMA so to prevent right-hand turn manoeuvres into/out of the site entrance.

138. It is FURTHER RECOMMENDED that subject to the completion of the legal agreement before the 28/09/16 or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman and the Vice Chairman, the Corporate Director – Place be authorised to grant planning permission for the development sought under planning application 8/16/00398/CMA subject to the conditions set out in Appendix 1 of this report. In the event that the legal agreement is not signed by 28/09/16, or within any subsequent extension of decision time agreed with the Waste Planning Authority, it is RECOMMENDED that the Corporate Director – Place be authorised to refuse planning permission on the grounds that the development fails to provide for the measures identified in the Heads of Terms of the Section 106 legal agreement within a reasonable period of time.

TIM GREGORY

Corporate Director – Place

Constitutional Comments

Planning & Licensing Committee is the appropriate body to consider the content of this report.

SLB 14/06/2016

Comments of the Service Director - Finance [RWK 13/06/2016]

There are no financial implications arising from the proposals in this report.

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

Keyworth- Councillor John Cottee.

Report Author/Case Officer

Joel Marshall

0115 9932578

For any enquiries about this report, please contact the report author.

RECOMMENDED PLANNING CONDITIONS- 8/16/00398/CMA - UNIT C

Commencement /notification

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Waste Planning Authority (WPA) shall be notified in writing at least 7 days, but not more than 14 days, prior to the date of:

- a) Commencement of development hereby permitted;
- b) Commencement of operation.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

Copy of permission

3. The applicant shall be responsible for ensuring that, from the commencement of the development, a copy of this permission, including all plans and documents hereby approved and any plans or documents subsequently approved in accordance with the permission, shall always be available at the site for inspection by the WPA during normal working hours.

Reason: To ensure the development hereby permitted is carried out in accordance with the approved details.

Approved details

4. Unless where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Completed planning application forms and certificates received by the WPA on 5th February 2016.
- b) Dwg RHA1520-0111a as marked up as the location/ownership plan dated and received by the WPA on 4th February 2016.
- c) Statement entitled 'The Proposed Development' received by the WPA on 7th January 2016.
- d) Dwg WID_SP_PV1 Rev V4 'AMP Widmerpool Drying Site' dated 6th January 2016 and received by the WPA on 7th January 2016.
- e) Dwg WID_SP_IV1 Rev V4 'AMP Widmerpool Drying Site' dated 6th January 2016 and received by the WPA on 7th January 2016.
- f) Dwg WID_SP_EV1 Rev V4 'AMP Widmerpool Drying Site' dated 6th January 2016 and received by the WPA on 7th January 2016.

- g) Dwg WID_SP_IV2 Rev V4 'AMP Widmerpool Drying Site' dated 6th January 2016 and received by the WPA on 7th January 2016.
- h) Dust Management Plan by SLR dated December 2015 and received by the WPA on 7th January 2016.
- i) Transport Statement by AMP received 1st February 2016 and supplementary details provided on 16th May 2016.
- j) Noise Assessment by SLR (Ref 403.05764.00002.001v2), dated April 2016 and received by the WPA on 29th April 2016.

Reason: For the avoidance of doubt and to define the permission.

Construction

- 5. If, during the construction of the development hereby permitted, contamination not previously identified, is found to be present at the site, then no further development shall be carried out until a method statement has been submitted to and been approved in writing by the WPA. The method statement shall detail any investigations and remediation requirements to deal with the unsuspected contamination, including measures to minimise the impact on ground and surface waters and on the proposed land use, using the information obtained from the agreed site investigations. The method statement shall be implemented in accordance with the approved details as part of the continued construction of the development hereby permitted or in accordance with any other such timescale as may first be agreed in writing with the WPA.

Reason: To ensure that the construction of the development hereby permitted does not pose a risk to public health or the wider environment by ensuring that the site is made suitable for its intended use, in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Materials

- 6. Prior to their use on site the final colour(s) of the cladding materials, doors and louvres to be used in the construction of the external surfaces of the building/extension hereby permitted shall have been submitted to and approved in writing by the WPA. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of providing a high quality design in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Floodlighting

- 7. Prior to their installation, details and specific location(s) of any external floodlighting proposed around Unit C shall have been submitted to and approved in writing by the WPA. The external lighting shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect residential amenity and to accord with Policy WSC13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan- Part 1: The Waste Core Strategy.

Drainage

8. No development shall commence until drainage plans for the disposal of surface waters have been submitted to, and approved in writing by, the WPA. The scheme shall be implemented in accordance with the approved details before the development hereby permitted is first brought into use.

Reason: Details are required prior to commencement so to ensure that the development is provided with a satisfactory means of drainage in addition to minimise the risk of flooding in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Transport /access

9. All HGVs entering and leaving the site both for construction and its operation shall only do so by means of a left turn into and out of the site. No HGVs shall cross the central reservation of the A46 when entering and leaving the site.

Instructions shall be issued to drivers instructing them to enter and leave the site by means of a left turn manoeuvre only and such drivers shall abide by these instructions throughout the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policy W3.15 of the Nottinghamshire and Nottingham Waste Local Plan.

10. The development hereby permitted shall not commence until details of signs to be erected at the site entrance directing HGV drivers to enter and leave the site by means of a left turn manoeuvre only have been submitted, to and approved in writing by, the WPA. The approved signage shall be installed in accordance with the approved details and thereafter maintained in good condition throughout the life of the development.

Reason: Details of signage are required prior to commencement to ensure that the A46 continues to serve its purpose as part of a national Trunk Road Network and to minimise disruption from traffic entering and emerging from the application site and in the interests of road safety in accordance with Policies W3.14 and W3.15 of the Nottinghamshire and Nottingham Waste Local Plan.

11. Measures shall be employed to prevent the deposit of mud and other deleterious materials on the surrounding public highway during the construction and operation of the site. Such measures may include the provision of wheel washing facilities, regular sweeping and cleaning of the access and vehicular circulation routes. In the event that such measures prove inadequate, then within two weeks of a written request from the WPA, a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the WPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented within the timeframes specified in the scheme and thereafter maintained at all times.

Reason: In the interests of highways safety in accordance with Policy W3.11 of the Nottinghamshire and Nottingham Waste Local Plan.

Capacity

12. The maximum amount of waste wood/virgin timber accepted through Unit C shall not exceed 9,000 tonnes per annum in total. A written record shall be kept by the site operator of the amounts of material processed at the site including totals of weekly and monthly tonnages and such records shall be provided in writing to the WPA within 7 days of a written request from the WPA.

Reason: To ensure that impacts arising from the operation of the site do not cause unacceptable disturbance to local communities in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Types of acceptable materials

13. Only waste wood and virgin wood/timber shall be accepted at the site. No other waste types shall be imported into the site.

Reason: In the interest of amenity and protection of the environment in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Hours of operation

14. Except in the case of an emergency when life, limb or property are in danger (with such instances being notified in writing to the WPA within 48 hours of their occurrence), the following shall not take place except within the hours specified below:

	Mondays to Fridays	Saturdays	Sundays Bank/ Public Holidays
Construction works	7am to 7pm	7am to 12pm	Not at all
Operation of the drying plant	24 hours a day	24 hours a day	24 hours a day
Loading and unloading of HGVs and deliveries to/from the site	7am to 7pm	7am to 7pm	8am to 4pm

Outside of these hours the site shall be closed for the receipt, treatment, movement and transfer of waste wood/virgin wood and the operation of associated plant and machinery.

For the avoidance of doubt, the above operations are restricted to the area outlined in red on Dwg RHA1520-0111a received by the WPA on 4th February 2016.

Reason: To minimise noise and other impacts associated with the operation of the site, and in the interests of local amenity to

accord with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1-Waste Core Strategy.

Controls on Noise

15. The façade and roof construction of Unit C shall be designed to achieve a noise reduction index of at least $R_w=25\text{dBA}$. Details shall be submitted to the WPA for its written approval to demonstrate compliance.

Reason: To minimise the risk of noise pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

16. In the event that a complaint is received regarding noise from the site, the operator shall, within 1 month of a request from the WPA, undertake and submit to the WPA for its written approval a BS4142:1997 noise survey to assess whether the combined "Rating Level" from the development in conjunction with any other operations associated with the John Brooke Sawmills site including but not restricted to; the operation of the biomass plant and wood recycling and composting operations (pp 8/13/02185/CMA); and from the area of additional hardstanding and wall (8/16/00677/CMA); exceeds the daytime criterion of 10dB(A) above the existing background noise level or night time criterion of 5dB(A) above the background noise level, after the addition of the 5dB(A) penalty to reflect tonal, discrete or impact noise as advised in BS4142:1997. In the event of either criterion being exceeded, the report shall include further measures to mitigate the noise impact so as to ensure compliance with the noise criterion. The BS4142:1997 noise survey methodology shall have been agreed in writing in advance with the WPA in light of 24hr operations and shall include details of the locations of noise monitoring equipment to be used and the methodology to be followed.

Reason: To minimise the risk of noise cumulative pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

17. Within three months, six months, nine months and 12 months of Unit C coming into operation as notified under condition 2 (b) above and annually thereafter until the WPA is satisfied that noise levels from the site are within permitted levels as informed by any assessment carried out in accordance with condition 16 above, the results of noise monitoring shall be submitted to the WPA for its approval in writing in accordance with a noise monitoring scheme which has been submitted to the WPA within one month of Unit C coming into operation and which has also been approved in writing by the WPA. The scheme shall provide details of the locations of noise monitoring equipment to be used and the methodology to be followed given the 24 hour operations on site. This shall include the provision of updated background noise levels if the WPA is of the opinion that the local noise climate has materially changed.

Reason: To minimise the risk of noise pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

18. Measures shall be used to ensure that noise is minimised. All vehicles, plant and equipment to be used on site in processing and movement of materials

shall incorporate noise abatement measures and be fitted with effective silencers and 'white noise' reversing warning devices maintained in accordance with the manufacturers' specifications at all times.

Reason: To minimise the risk of noise pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Controls on dust

19. Measures shall be employed to ensure that dust generated from the site is kept to a minimum and contained within the site. These measures shall follow the recommendations contained within the approved Dust Management Plan under condition 4h) above and the site shall thereafter operate in compliance with the approved control measures throughout its operational life.

In the event that dust is not controlled to the satisfaction of the WPA then within 1 month of a written request of the WPA the operator shall prepare and submit to the WPA for its approval in writing additional steps or measures to remedy the nuisance. The additional steps and measures shall be implemented in accordance with the approved details and the site shall thereafter operate in compliance with the approved control measures throughout its operational life.

Reason: To minimise fugitive dust in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

Controls on storage

20. No waste wood or virgin wood materials, or product processed in Unit C shall be stored externally to the west of Unit C until details of storage bays/areas and stockpile heights have been submitted to and approved in writing by the WPA. Any external storage to the west of Unit C shall be carried out in accordance with the approved details. For the avoidance of doubt no dried fuel product processed in Unit C shall be stored externally.

Reason: In the interest of visual amenity and to minimise dust emissions in accordance with Policy W3.4 and W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

21. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, of the combined capacity of the interconnected tanks, plus 10%. All filling points, vents, gauges, and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment in accordance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Closure of the site / plant redundancy

22. Within 3 months of Unit C first taking heat from the adjacent biomass power plant a methodology and timetable for the removal of the temporary boiler flue shall be submitted to the WPA for its written approval and the flue thereafter removed in accordance with the approved scheme to ensure the continued compliance with the noise reduction index required under condition 15 above.

Reason: In the interests of visual amenity and in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.

23. In the event that the use of the site for the importation of waste wood or virgin wood materials should cease for a period in excess of three months then, within one month of a written request from the WPA, the site shall be cleared of all stored waste and recycled materials.

Reason: To ensure satisfactory restoration of the site in accordance with Policy W4.1 of the Nottinghamshire and Nottingham Waste Local Plan.

Informatives/notes to applicants

1. The activities proposed may require an Environmental Permit from the Environment Agency. If this is not the case and if the activities also do not fall under the same environmental permit as for the biomass power plant, then you should contact the Environmental Health department of Rushcliffe Borough Council with respect to obtaining any necessary chimney height approval under the Clean Air Act 1993.

**RECOMMENDED PLANNING CONDITIONS- 8/16/00677/CMA – ADDITIONAL
HARDSTANDING, WALL AND UNIT D**

Commencement /notification

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Waste Planning Authority (WPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

Copy of permission

3. The applicant shall be responsible for ensuring that, from the commencement of the development, a copy of this permission, including all plans and documents hereby approved and any plans or documents subsequently approved in accordance with the permission, shall always be available at the site for inspection by the WPA during normal working hours.

Reason: To ensure the development hereby permitted is carried out in accordance with the approved details.

Approved details

4. Unless where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:
 - a) Completed planning application forms and certificates received by the WPA on 8th March 2016.
 - b) Dwg 001 'Site Location Plan; dated February 2016 and received by the WPA on 15th February 2016.
 - c) Dwg 002 'Application Site and Ownership Boundaries' dated February 2016 and received by the WPA on 15th February 2016.
 - d) Dwg 003 'Existing Site Layout' dated April 2016 and received by the WPA on 14th April 2016.
 - e) Dwg 004 'Proposed Site Layout' dated April 2016 and received by the WPA on 14th April 2016.
 - f) Dwg 005 'Changes to Building Elevations' dated February 2016 and received by the WPA on 23rd February 2016.

- g) Planning Application Supporting Statement by SLR dated February 2016 and received by the WPA on 15th February 2016.
- h) Supplementary letter from SLR dated and received by the WPA on 26th April 2016.
- i) Noise Assessment by SLR (Ref 403.05764.00002.001v2), dated April 2016 and received by the WPA on 29th April 2016.
- j) Dust Management Plan by SLR dated December 2015 and received by the WPA on 23rd February 2016.

Reason: For the avoidance of doubt and to define the permission.

Permitted development

- 5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or subsequent amending legislation, no fixed plant or machinery, buildings, structures or private ways, shall be erected, extended, installed or replaced at the site, other than those expressly authorised by this permission, without the prior written approval of the WPA.

Reason: In the interests of visual amenity.

Drainage

- 6. Prior to the commencement of the development hereby permitted, a scheme for the storage, collection, use or disposal of surface waters within the site shall be submitted for approval in writing by the WPA. The scheme shall detail measures to ensure the timely collection and appropriate storage of collected water and its use in the wood processing operation for dust suppression. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: Details are required prior to commencement so to ensure that the development is provided with a satisfactory means of drainage in addition to minimise the risk of flooding in accordance with Policies W3.5 and W3.13 of the Nottinghamshire and Nottingham Waste Local Plan.

Construction

- 7. Details of construction and contractors' working arrangements and associated vehicle access shall be as those approved pursuant to conditions 7 and 8 of planning permission 8/13/02185/CMA, unless a submission is made to the WPA for its written approval.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and highways amenity and to ensure that the development is in compliance with Policy W3.3 and Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

- 8. If, during the construction of the development hereby permitted, contamination not previously identified, is found to be present at the site, then no further development shall be carried out until a method statement has been submitted

to and been approved in writing by the WPA. The method statement shall detail any investigations and remediation requirements to deal with the unsuspected contamination, including measures to minimise the impact on ground and surface waters and on the proposed land use, using the information obtained from the agreed site investigations. The method statement shall be implemented in accordance with the approved details as part of the continued construction of the development hereby permitted or in accordance with any other such timescale as may first be agreed in writing with the WPA.

Reason: To ensure that the construction of the development hereby permitted does not pose a risk to public health or the wider environment by ensuring that the site is made suitable for its intended use, in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

Materials/cladding

9. The vertical wall cladding upon unit D (the shredding building) hereby approved shall be finished in 'Olive Green'.

Reason: In the interest of providing a high quality design in accordance with Policy WCS15 of the Nottinghamshire and Nottingham Replacement Waste Local Plan-Part 1- The Waste Core Strategy.

Storage of materials

10. No storage or stockpiling of waste wood within the area marked on dwg 004 ('Proposed Site Layout' received by the WPA on 14th April 2016) shall take place until the 5m high wall and bund have been fully constructed.

Reason: In the interests managing dust emissions and in the interests of visual amenity in accordance with Policies W3.10 and W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

11. Stockpiles of waste wood within the area marked on dwg 004 ('Proposed Site Layout' received by the WPA on 14th April 2016) shall not exceed 5m in height as measured from the engineered surface of the storage yard.

Reason: In the interests managing dust emissions and in the interests of visual amenity in accordance with Policies W3.10 and W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

Landscaping details

12. Within 3 months of the date of commencement as notified under Condition 2 above, a scheme for the landscaping of the bund as detailed on drawing no. 004 'Proposed Site Layout' received by the WPA on 14th April 2016 shall be submitted to the WPA for its written approval. The scheme shall broadly accord with drawing no. RHA1520-0119c 'New Earth Bank Planting as proposed' received pursuant to application Ref 8/13/02185/CMA and shall include numbers; species (which shall be native species and appropriate to the local area); proportions and density of hedgerow species planting and the sowing of wildflower areas where appropriate.

The scheme shall also include an aftercare and maintenance programme to ensure the successful establishment of planting for a period of 5 years. The approved scheme shall thereafter be implemented in the first available planting and sowing season following its approval in writing by the WPA.

Reason: In the interest of visual amenity and to lessen the impact on the setting of a listed building in accordance with Policy W3.4 and Policy W3.28 of the Nottinghamshire and Nottingham Waste Local Plan.

Informatives/notes to applicant

1. This permission should be read alongside planning permission Ref.8/13/02185/CMA (The Erection of 2 New Industrial Buildings and Installation of 7MW (approximate) Wood Fuelled Renewable Energy Biomass Plant, retaining existing wood recycling and composting operations) and the appended planning conditions and Section 106 agreement governing operations across the John Brooke site.
2. The applicant is advised to discuss with the WPA the planning requirements for any proposed weighbridge/weigh office.