

PLANNING COMMITTEE - Date:13 January 2016

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: D2015/72902/FUL	WARD: D17 / BEDDINGTON NTH	Time Taken: 11 weeks, 6 days
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Site: Beddington Waste Management Facility BEDDINGTON LANE Beddington CR0 4TH

Proposal: Use of existing composting and waste product storage buildings and hardstandings for the receipt, bulking and transfer of residual waste, street sweepings, green waste, mixed recyclates and food waste for temporary period until 31 December 2022.

Applicant: Mrs Mandeep Jutley

Agent: Ms Regina Hessemann

Recommendation:

GRANT PLANNING PERMISSION
subject to the

Referral to the Greater London Authority. The application is referable to the Greater London Authority under Category 2B of the Schedule of the Town and Country Planning (Mayor of London) Order 2008: "Waste development where the development occupies more than one hectare." If the Committee resolves to grant permission, the application is referred to The Greater London Authority which has 14 days to decide whether or not to review the planning permission (under article 5.(1) of the Town and Country Planning (Mayor of London) Order 2008).

Reason for Report to Committee: Major application recommended for approval.

Summary of why application proposals are acceptable:

- The application proposes the use of buildings already allocated for waste/recycling purposes and therefore the principle of the application is acceptable.
- The development would not have a negative visual impact upon the site or its wider setting.
- The development would not result in an increase in traffic generation.
- The cumulative environmental impact of the development and the proposed Energy Recovery Facility (ERF) to the north of this site has been assessed and is considered to be acceptable.
- The development would not preclude the requirement to provide nature conservation enhancements as approved under the application for the ERF (ref: D2012/66220/FUL).

1.0 BACKGROUND

1.1 Site and Surroundings:

1.2 The application site comprises part of a recycling and composting centre located to the north east of a 97.2 hectare area of land known as Beddington Farmland/Beddington Waste Management Facility (BWMF) to the west of Beddington Lane.

- 1.3 The site receives domestic and non-domestic waste, contaminated soils, green and skip waste and dry recyclables from the South London Waste Partnership (the Partnership) boroughs of Sutton, Kingston, Merton and Croydon and other parts of Greater London. The majority of the waste is presently sent to landfill, with the exception of green waste, which is processed in a composting plant, dry recyclables, which are brought to the site for bulking prior to transfer to recycling facilities elsewhere, and a small amount of residual waste that is compacted and sent to an energy recovery facility at Lakeside in Colnbrook. In 2009, the landfill facility at Beddington accommodated around 330,000 tonnes of waste of which around 200,000 tonnes was the Partnership's own household waste.
- 1.4 The site is accessed from Beddington Lane (the B272), from a point approximately 100 metres north of the Coomber Way roundabout. Imports are transported by HGVs which generate the majority of vehicle movements to and from the site.
- 1.5 The combination of site activities working towards the agreed restoration scheme under application D2005/54794/FUL has led to a varied and engineered landform for the wider Beddington Farmlands Site. Landfill is complete in much of the southern third of the wider Beddington Farmlands site and this area has been contoured and seeded in accordance with the previously agreed restoration plans. Two lakes and a reed bed have been formed close to the western boundary. The remainder of the site continues to be subject to landfill, composting and recycling activity, as well as ongoing restoration. Vegetation is largely restricted to the periphery of the site with major screens of trees and shrubs along the southern and western boundaries.
- 1.6 The wider Beddington Farmlands site is bounded to the south by Beddington Park and to the west by the Sutton to Victoria railway line. Thames Water sewage treatment works and neighbouring industrial plots border the site to the east. To the immediate north and south-east are two areas of sewage sludge deposition known as the Hundred Acres and SAM sites respectively. These lie outside the Beddington Farmlands site but parts are leased to the applicants by Thames Water. The SAM site includes a Scheduled Ancient Monument - the remains of a Roman villa. To the north of the Hundred Acres is Mitcham Common.
- 1.7 The wider area to the east of Beddington Farmlands is mainly commercial in character. The Thames Water sewage treatment works and adjoining industrial sites form part of the Beddington Strategic Industrial Area which extends to the boundary with the London Borough of Croydon. Beddington village lies to the south-east. Beyond the railway line to the west lie Bedzed and neighbouring residential areas in Hackbridge.
- 1.8 **Site Specific Designation:**
- 1.9 The site lies within an area defined in the London Plan as Metropolitan Open Land (MOL), part of a Metropolitan Green Chain, an Archaeological Priority Area, a Site of Metropolitan Importance for Nature Conservation and part of the proposed Wandle Valley Regional Park. These designations are all reflected in the Core Strategy to the Sutton Local Development Framework (LDF).
- 1.10 The surrounding land to the Beddington Farmlands comprise of Industrial Areas with Sites Suitable for Waste Facility, Areas at Risk from Flooding, Beddington Park Conservation Area, Historic Park or Garden, Land Safeguarded for Minerals Extraction, Beddington Park and strategic Industrial Location.
- 1.11 Both the landfill and recycling and composting centre are identified in the South London Waste Plan adopted March 2012 as existing waste sites safeguarded for

their current use or conversion to waste management. The Plan notes that both sites are subject to temporary planning permissions or resolutions to grant temporary permission that are due to expire in 2023, after which the land will be incorporated into the Wandle Valley Regional Park.

1.12 Relevant Planning History:

1.13 The Beddington Farmlands site has a lengthy history of waste management use. Permission for mineral extraction and landfill operations was first granted on appeal in 1995. This was subject to a number of conditions including a requirement to complete infilling operations by 2015 and to restore the land within 17 months thereafter. Permission for a recycling centre was first granted in 2003, linked to the life of the landfill. Following Viridor's acquisition of the land in 2004, a variation to the design and layout of the facility was granted in 2005.

1.14 The 1995 permission was accompanied by a unilateral undertaking from Thames Water, the owners of the land, the main purpose of which was to secure arrangements for the restoration of the land following landfill and the creation and future management of a variety of wildlife habitats. This included the formation of a Beddington Farmlands Trust to undertake the future management of the restored land. The restoration plans were embodied in a conservation management plan. (Other obligations from 1995 regarding Coomber Way and related highway measures have been largely implemented).

1.15 Variations to the 1995 and 2005 permissions, to allow extended hours for the reception and land filling of local authority waste, were granted in August 2009 and September 2010. In May 2012 the Development Control Committee granted permission for a further variation to permit an increase in the number of vehicle movements associated with the night time delivery of local authority waste to the waste reception building.

1.16 In September 2002 an application (D2002/49715/FUL) was submitted for the Construction of a recycling centre comprising green waste composting, skip waste recycling, household waste pre-treatment and sorting and municipal solid waste composting. (Existing access road to be used). This application was approved in February 2003.

1.17 In 2005 Viridor submitted an application (D2005/54794/FUL) to build a 75,000 tonnes per annum anaerobic digestion plant adjacent to the existing recycling centre and to extend the duration of all waste management activities on the site from 2015 to 2023, reflecting its contract with the Partnership. The application also sought permission to export and stockpile clay from the site prior to landfill. The application was first reported to Committee in April 2008 when it was resolved to grant permission subject to, inter-alia, the completion of a legal agreement with Viridor to ensure the restoration and future management of the land. The application was accompanied by an amended conservation management plan that drew on the practical knowledge gained from the restoration and conservation work undertaken on site since 1995.

1.18 Resolution of the legal agreement was protracted, so the application was reported back to Committee on 18 July 2012 to review and refresh the 2008 resolution. The delay provided an opportunity to review the restoration plans for the land and the best management arrangements for achieving these. A conservation management scheme, to replace the 2008 management plan, was reported to the Committee. The committee confirmed its earlier resolution to grant permission subject to the completion of the legal agreement. The agreement was completed and permission approved in June 2013. Restoration of the landfill approved under this permission

has been implemented and the recycling facility currently operates in accordance with this permission.

- 1.19 In January 2005 an application (D2005/53545/FUL) was submitted for the construction of a facility for household waste pre-treatment and sorting and municipal solid waste composting. This application was approved in March 2005.
- 1.20 In March 2010 Viridor submitted an application to build a smaller (30,000 tonnes per annum) anaerobic digestion plant, again reflecting its contract with the Partnership. To date this application has not been decided.
- 1.21 In July 2012 Viridor submitted an application (D2012/66220/FUL) to demolish the existing buildings on site and to build a energy recovery facility (ERF) along with buildings ancillary to the ERF, construction of two combined heat and power (CHP) pipelines, revisions to the approved restoration plan for the Beddington landfill site approved under application ref:D2005/54794/FUL, amendments to the existing in-vessel composting operations, removal of existing access and provision of new access road and reconfiguration of access to Thames Water site to north.
- 1.22 The planning application was reported to the Development Control Committee on the 24th April 2013 with the recommendation of approval subject to the conclusion of a legal agreement, the provision of additional areas for habitat and access and no adverse direction being received from the Mayor of London to whom the application had been referred.
- 1.23 The application was deferred so that further investigation on air quality and traffic issue, and to consider reinforced conditions on these topics and related provisions within the draft S106 agreement. In May 2014 planning permission was granted subject to conditions and the execution of a S106 agreement.
- 1.24 Following the granting of planning permission, in June 2014 a Judicial Review was brought to the High Courts. Following the Courts investigation the Judge dismissed the case for Judicial Review. Viridor have recently confirmed that they have begun to implement the ERF permission on site.
- 1.25 Application D2015/72898/FUL was submitted in October 2015 for the 'variation of condition 13 of previous approved application D2005/54794/FUL, to permit the disposal of Local Authority waste between 13.00 and 16.30 for six Saturday afternoons in any one calendar year'. This application was approved by the Planning Committee on the 16th December 2015, subject to the completion of the S106. Until the ERF is implemented, it is this permission that the applicant is working towards.
- 1.26 The most relevant planning history to this particular application is contained in paragraphs 1.16, 1.17, 1.19 and 1.21 above.

2.0 APPLICATION PROPOSALS

2.1 Background:

- 2.2 As per the planning history the Recycling Centre was originally approved under applications D2002/49715/FUL and D2005/53545/FUL and comprised a Household Waste Pre-Treatment and Separation Facility (Dano Building/Waste Reception Building, storage buildings and compound) and a Municipal Solid Waste Composting Facility (tunnels, compound and buildings). These buildings were permitted for use until 2023 under those planning permissions. The Dano

Building/Waste Reception Building has recently been demolished to allow for the construction of the ERF.

- 2.3 Prior to its demolition residential waste, street sweepings, mixed recyclates and food waste from the South London Boroughs were managed within the Waste Reception Building/Dano Building. Recyclables and food waste were received at the site and then bulked up for transfer offsite to processors at alternative facilities. The Residual waste received in the Waste Reception Building was dealt with in two ways; some of the residual waste was received and then transferred to the Beddington Landfill for disposal, and some residual waste was received within the building, bulked up and then transferred off site to Lakeside ERF.
- 2.4 Following the granting of planning permission for the Energy Recovery Facility (ERF) Development and the commencement of construction, a detailed review has been carried out of the existing recycling activities at the BWMF with a view to improving operational efficiency and service to the SLWP and to ensure that the SLWP contractual commitments for the period up to 2023 are met.
- 2.5 The proposed solution seeks to make better use of existing buildings and hardstanding located to the south of the former Waste Reception Building/Dano building which has been demolished by reconfiguring the existing Recycling Centre.
- 2.6 Following an overall review of the Green Waste Composting operations at the beginning of this year, the Green Waste is now delivered to the Recycling Centre to be bulked up for onward transfer to an off -site facility for composting purposes. Given that the Green Waste is no longer composted at Beddington Lane, this has resulted in improvements in efficiency from Viridor to the SWLP, and also means that some of the area is now surplus to requirements (the buildings to the south of the demolished Waste Reception/Dano building which has been demolished and are contained within the red line under this planning application).
- 2.7 As such it is proposed to utilise most of the buildings contained within the application site for purposes that were previously carried out in the former Waste Reception/Dano building for a temporary period until 2022. This reflects the requirements of the SWLP contract.
- 2.8 Once the ERF is operational the buildings located to the south of the former Waste Reception/Dano building (the application site) will continue to provide a reliable recycling service and ensure capability to deal with recycling and wastes not suitable for the ERF process for the remainder of the current SLWP contract. In accordance with the ERF planning permission the landfill on the wider Beddington Farmlands site will cease. In accordance with the S106 agreement for the ERF the restoration of the landfill for conservation purposes would continue and eventually the existing buildings which form the application site for this planning application will be demolished and this area of land will also be restored land for conservation purposes and made accessible to the public.
- 2.9 If granted the proposals contained within this application would result in the use of the buildings contained within the application site and the ERF for the receipt of waste and recyclables between December 2017 and December 2022. In assessing the planning application for the ERF (ref: D2012/66220/FUL) the ability for Beddington to continue to manage the recycled waste collected on behalf of the SLWP was foreseen and assessed as part of the planning application for the ERF. As such the potential cumulative impact of the ERF and the existing recycling contract continuing in tandem was considered, assessed and found to be acceptable.

2.10 **Details of Proposal:**

2.11 Planning permission is sought for the use of the existing composting and waste product storage buildings and hardstandings located within the main recycling centre located to the south of the Waste Reception/Dano building which has since been demolished for the receipt, bulking and transfer of residential waste, street sweepings, green waste, mixed recyclates and food waste for a temporary period until 31 December 2022.

2.12 The following functions are to be reallocated from the former Waste Reception/Dano Building to the north of the recycling centre compound into the buildings forming the application site to the south as follows:-

- Food Waste is to be located into the existing Composting Compound building.
- Residual for Lakeside/Landfill is to be located into the existing Product Storage Building
- Co-Mingled Recyclate is to be located within two detached buildings to the west of the Composting Compound.

2.13 A contingency area for residual waste is required will also be provided in one of the detached buildings to the west of the Composting Compound.

2.14 The applicant requires the transferral of the existing operations from the Waste Reception/Dano building to the existing buildings to the south of the recycling centre (the application site) for a temporary period, which will correlate with the current recycling contract expiring on the 31st December 2022. These changes are important to provide the local Boroughs which make up the SLWP with the operational flexibility they need to continue to deliver the high standard of waste collection and disposal services for local residents.

2.15 No physical alterations to the existing buildings or the access arrangements for the site are proposed and it is not proposed to increase the level of waste deposited at the site. It is only the redistribution of the types of uses contained within some of the buildings on this site that is proposed.

2.16 **Significant amendments to application since submitted:**

2.17 None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 Letters were sent to 25 adjoining occupiers on the 26th October 2015 located in Beddington Lane, Coomber Way and Jessops Way and a site notice was erected within the vicinity on 11th November 2015. A notice also appeared in the Sutton Guardian on 29th October 2015.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Official Consultation**

3.7 **Internal:**

3.8 Senior Highways Engineer:

3.9 No objection.

3.10 Sustainability:

3.11 No objection.

3.12 Strategic Policy:

3.13 Any comments received will be reported orally at committee.

3.14 Biodiversity:

3.15 No objection.

3.16 Environmental Health:

3.17 No objection.

3.18 Waste Management:

3.19 Any comments received will be reported orally at committee.

3.20 Opportunity Sutton:

3.21 Any comments received will be reported orally at committee.

3.22 **External:**

3.23 Greater London Authority:

3.24 Any comments received will be reported orally at committee.

3.25 London Borough of Merton:

3.26 Any comments received will be reported orally at committee.

3.27 London Borough of Croydon:

3.28 Any comments received will be reported orally at committee.

3.29 Environment Agency:

3.30 No objection.

3.31 Natural England:

3.32 No objection.

3.33 Surrey and East Surrey Water:

3.34 Any comments received will be reported orally at committee.

3.35 Thames Water:

3.36 No objection.

3.37 **Councillor Representation:**

3.38 None.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The relevant policy documents comprise:

National Planning Policy Framework
 National Planning Practice Guidance
 The London Plan (2015)
 The Core Planning Strategy DPD
 The Site Development Polices DPD
 Adopted London Borough of Sutton Supplementary Planning Guidance documents.

Material Planning Policies Considered in Determining this Application

- (a) National Planning Policy Framework
- (b) National Planning Policy Guidance
- (b) Adopted London Borough of Sutton Supplementary Planning Guidance/ Documents.

4.2 **London Plan:**

- 2.18 - Green Infrastructure: The Network of Open and Green Spaces
- 7.17 - Metropolitan Open Land
- 7.19 - Biodiversity and Access to Nature
- 5.2 - Minimising Carbon Dioxide Emissions
- 5.3 - Sustainable Design
- 5.5 - Decentralised Energy Networks
- 5.6 - Decentralised Energy in Development Proposals
- 5.7 - Renewable Energy
- 5.8 - Innovative Energy Technologies
- 5.10 - Urban Greening
- 5.11 - Green Roofs and Development Site Environs
- 5.12 - Flood Risk Management
- 5.13 - Sustainable Drainage
- 5.17 - Waste Capacity
- 6.1 - Integrating Transport and Development – Strategic Approach
- 6.3 - Assessing Effects of Development on Transport Capacity
- 6.9 - Cycling
- 7.1 - Building London's Neighbourhoods and Communities
- 7.2 - An Inclusive Environment

- 7.4 - Local Character
- 7.7 - Location and Design of Tall and Large Buildings
- 7.14 - Improving Air Quality

4.3 **Sutton Core Planning Strategy DPD:**

- PMP5 - Wandle Valley
- PMP9 - The Open Spaces Network
- BP5 - Improving Health and Well-Being
- BP6 - One Planet Living
- BP7 - Flood Risk and Climate Change Adaptation
- BP8 - Waste Reduction and Management
- BP9 - Enabling Smarter Travel Choices: an Area-Based Approach
- BP12 - Good Urban Design and Heritage
- DP2 - Planning Obligations

4.4 **Site Development Policies DPD:**

- DM1 - Character and Design
- DM2 - Protecting Amenity
- DM5 - Carbon Dioxide Emissions and Renewable Energy
- DM6 - Sustainable Design and Construction
- DM7 - Flood Risk
- DM8 - Climate Change Adaptation and Sustainable Urban Drainage
- DM9 - Air Quality
- DM11 - Contaminated Land
- DM12 - Noise and Vibration
- DM13 - Light Pollution
- DM15 - Green Belt/Metropolitan Open Land
- DM17 - Biodiversity, Habitats and Species
- DM19 - Promoting Sustainable Transport
- DM20 - Assessing the Transport Impact of New Development
- DM21 - New Development and the Highway Network

4.5 **Supplementary Planning Guidance/Documents:**

- IPG11 - Sustainable Design and Construction
- SPD1 - Designing Out Crime
- SPD14 - Creating Locally Distinctive Places

4.6 **The South London Waste Plan:**

4.7 The South West London Waste Plan (SWLP) was adopted in March 2012 and is a joint waste development plan document and forms part of the LDF for The London Borough of Sutton, The London Borough of Croydon, The London Borough of Merton and The Royal Borough of Kingston. It is used by the Local Planning Authorities for the determination of planning applications relating to waste facilities.

4.8 The following policies below set out the SLWP are deemed to be of importance with the proposed application:

- Policy WP3 – Existing Waste Sites
- Policy WP7 – Protecting and Enhancing Amenity

- 4.9 Policy WP3 highlights that national and regional policy recognises local authorities have a responsibility to safeguard current existing waste sites and to maximise their potential, particularly when inside a Strategic Industrial Location.
- 4.10 The proposed development is considered to be in accordance with the above policy, as the Beddington Farmlands Landfill is one of the existing permitted waste sites, within the Beddington Industrial Area and Strategic Industrial Location.
- 4.11 Policy WP7 underlines that developments for waste facilities will be required to demonstrate that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people and the environment.

5.0 PLANNING CONSIDERATIONS

- 5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Principle of Use**
- **Design Quality and Impact on Streetscene/ Metropolitan Open Land**
- **Impact on Neighbours**
- **Traffic & Parking**
- **Trees and landscaping**
- **Planning Obligations**

5.2 Principle of Use:

- 5.3 The NPPF states that within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. One of the 12 principles states that 'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Another principle is that planning should encourage the effective use of land by reusing land that has been previously developed ('brownfield land'), provided that it is not of high environmental value.

- 5.4 Another principle aims to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

- 5.5 The proposed development would be consistent with the NPPF as it involves uses identified as being appropriate within a Strategic Industrial Location. As set out in paragraph 4.10 it is considered that the proposal is in accordance with the South West London Waste Plan as it is proposed to continue the waste operations on this site. As such, the principle of the proposal is acceptable in land use terms providing the development does not detract from the character of the area or street scene; does not cause overlooking, loss of privacy, sense of enclosure; does not cause a loss of light, does not create additional noise and vibration, odours, smoke, fumes, dust and does not cause effect of traffic movements to and from the site. These issues are addressed in more detail below.

5.6 Design Quality and Impact on Streetscene/Metropolitan Open Land:

- 5.7 Policy BP12 of the adopted Core Planning Strategy, policy DM1 of the Site Development Policies DPD and SPD14 'Urban Design' requires development to

respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings.

- 5.8 As part of the original planning permissions D2005/53545/FUL and D2002/49715/FUL the buildings contained within the application site have already been granted planning permission and were considered acceptable in terms of design quality. Furthermore it was considered that the visual impact of these buildings on the wider area would be limited. This application does not propose any external alterations to the existing buildings for which planning consent has already been granted.
- 5.9 As such, it is considered that the proposals would not impact upon the character and appearance of the site or the streetscene. Furthermore given that no building works are proposed there would be no impact upon the openness of the Metropolitan Open Land.
- 5.10 **Impact on Neighbours:**
- 5.11 Policy DM2 of the Site Development Policies DPD seeks to protect the amenities of neighbouring properties. The key issues of DM2 are the potential for overlooking, causing a loss of privacy, sense of enclosure, loss of light, noise and vibration level, odours, smoke, fumes, dust and the effect of traffic movements to and from the site.
- 5.12 Policy WP7 of the South London Waste Plan states that planning permission will be granted for waste management developments subject to the applicant demonstrating the proposal will not generate significant adverse impacts from noise odour, emissions, illumination, visual intrusion or traffic.
- 5.13 Under the original planning applications associated with the buildings subject to this application, the potential environmental effects which can occur from waste facilities were previously considered and approved.
- 5.14 A Noise Assessment Report has been submitted with the planning application. It confirms that an assessment for the existing and proposed configuration of the Recycling Centre has been completed in accordance with the guidance contained in ISO 9613:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2 General method of calculation*.
- 5.15 The assessment has found that:
- During the evening, noise from operations at the Recycling Centre is more than 5dB below the background noise level at both receptors assessed. This was the case for both the use of the Waste Reception/Dano building which has since been demolished, and the proposed southern area operations (the application site).
 - At night noise from operations at the Recycling Centre is less than 40dB(A) at both receptors assessed. As above this was the case for both the use of the Waste Reception/Dano, and the proposed southern area operations (the application site).
- 5.16 The assessment contained within the Noise Report also compares the predicated ambient noise levels of operations at the Recycling Centre under this application against the noise limits that have been agreed under the planning permission for the ERF.

- 5.17 The Air Quality Assessment undertaken to support this planning application has considered the potential impacts of the proposed development. The report describes the assessment methodology, the baseline conditions currently existing at the site, the likely sources of emissions, the mitigation measures and the likely residual impacts after these mitigation measures have been implemented.
- 5.18 The assessment has considered the impact of the proposed changes upon local air quality through the following sources:
- dust emissions;
 - odour emissions; and
 - vehicular exhaust emissions.
- 5.19 There will be no construction or demolition works associated with the planning application. Therefore, there will be no impact on air quality associated with construction dust.
- 5.20 The proposed changes will not lead to an increase in the quantity of waste accepted at the site which includes the ERF once it is operational. Therefore, given the distance between the potential sources of dust and odour and sensitive receptors being greater than 300m the risk of potential adverse odour and dust impacts is considered to be negligible and low respectively.
- 5.21 Under the ERF application an Environmental Statement was submitted which covered various scenarios including the potential cumulative impact of the ERF and the existing recycling contract continuing in tandem. It was concluded that the level of trips generated from the site as a result of both uses would not increase significantly and that there would be no significant impact in terms of noise or air quality. It is noted that this application does not propose to increase the levels of waste that would be received at the site or to the number of deliveries when compared with the levels already agreed under previous planning permissions.
- 5.22 Providing the existing mitigation measures (which are regulated by the Environment Agency through the sites existing Environmental Permit) continue to be employed on site, it is considered that there would not be a significant risk of any additional dust or odour impact at local receptors during the operational phase of the redistribution uses proposed at the recycling centre. Therefore, the potential change in dust and odour impacts at local receptors as a result of the planning application is considered to be negligible.
- 5.23 The continued regulation of the facility with regard to dust and odour by the Environment Agency under an Environmental Permit would ensure that standards of control are maintained.
- 5.24 The Councils Environmental Health Officer and the Environment Agency have no objection to the reconfiguration of the waste activities within the existing site.
- 5.25 **Traffic & Parking:**
- 5.26 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 'Parking' of the Site Development Policies DPD seeks to ensure that provision is made for off-street parking for new proposals in line with the Council's maximum car parking standards. The policy continues that planning permission will not be granted for development that is likely to result in increased on-street parking where it would adversely affect traffic flows, bus movements, road safety and the amenities of local residents and the local environment.

- 5.27 The applicant has advised that there would be no change to the level of waste deposited at the site or vehicle movements managed at the site. As such, the application to reconfigure the waste activities within the existing site will not result in an increase in HGV movements.
- 5.28 As discussed above the level of traffic generated by both the ERF and the existing recycling contract was assessed as part of the ERF application and was considered to be acceptable.
- 5.29 The application does not propose any alterations to the existing parking arrangements and as such the Councils Senior Engineer confirms that the proposal would not adversely affect local highway conditions or result in an unacceptable increase in on-street parking pressure.
- 5.30 Overall the proposal would not have a negative impact upon the local highway network.
- 5.31 **Trees and Landscaping:**
- 5.32 There would be no loss of any trees through the relocation of the waste facilities. Applications D2005/54794/FUL and D2012/66220/FUL were both accompanied by a S106 agreement which secured the provision and implementation of a restoration scheme designed to maintain and enhance the existing faunal populations of nature conservation importance at the site. At present the applicant is working to application ref: D2005/54794/FUL, however it is intended that the ERF permission (ref: D2012/66220/FUL) and its associated restoration scheme is to be implemented and will override application ref: D2005/54794/FUL.
- 5.33 The Conservation Management Scheme (CMS) agreed within the S106 agreement D2012/66220/FUL states that the outline aim of the CMS is, during the operational phase, to maintain the populations of existing 'target' bird species and other faunal groups and to create, post development, a suitable habitat resource for these species and others of local and regional importance. This aim would be achieved by focussing attention upon the enhancement and management of habitats within and adjacent to the site during operational phases, the phased restoration of the site to a predominately nature conservation after-use and its management for such a use in the long-term.
- 5.34 The habitat creations are to consist of, open water, reed beds and marginal aquatic habitat, wet grassland, meadow grassland, species-rich neutral grassland, heathland and acidic grassland, scrub, rural areas, sacrificial crops, hedgerows and woodland.
- 5.35 The application to reconfigure the waste activities within the existing site will not conflict with the existing permissions D2005/54794/FUL and D2012/66220/FUL which have both been implemented on site and both require the previously approved Conservation Management Schemes to be completed as part of the completed S106 agreements. As such, it is considered that the proposed application will not impact on trees and landscaping schemes already approved under application D2005/54794/FUL and D2012/66220/FUL.

5.36 Planning Obligations:

5.37 It is considered that this proposal does not require a Section 106 agreement as the original planning permissions D2002/49715/FUL and D2005/53545/FUL which are the buildings associated with this permission, require the use of these buildings to cease on the cessation of landfilling by 2023.

5.38 As set out above the site is currently operating under D2005/54794/FUL but will eventually be operating under D2012/66220/FUL. Works towards the ERF application have commenced on site and therefore the accompanying S106 agreement which requires the Conservation Management Scheme must be completed and implemented under this permission.

6.0 CONCLUSION AND RECOMMENDATION

6.1 It is considered that the proposed development would not have a detrimental impact on the character or visual amenities of the area, amenities of neighbouring occupiers. In addition it is considered that the proposal would not result in unacceptable levels of traffic, noise, odour and dust.

6.2 It is therefore considered that the proposal would be consistent with national, regional and local planning policies, and together with the imposition of appropriate conditions, it is recommended that the application be approved.

Background Papers: D2015/72902/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **D2015/72902**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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D2015/72902/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Beddington Waste Management Facility BEDDINGTON LANE Beddington CR0 4TH

Use of existing composting and waste product storage buildings and hardstandings for the receipt, bulking and transfer of residual waste, street sweepings, green waste, mixed recyclates and food waste for temporary period until 31 December 2022.

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 0036.00732.16.006.0, 0036.00732.16.008.1, 0036.00732.16.003.3, 0036.00732.16.004.4, Traffic and Transport, Planning Supporting Statement, Appendix A - Air Quality Assessment and Appendix B - Noise Assessment.

Reason: For the avoidance of doubt and in the interests of proper planning.

(2) All site preparation and construction work relating to the Household Waste / MSW pre-treatment Area and the Household Waste shall only be undertaken between the hours of 08.00 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturday and 13:00 and 16:30 for six Saturday afternoons in any one calendar year and at no time on Sundays, Public or Bank Holidays unless the Council in writing agrees otherwise.

Reason: To protect the amenities of the neighbourhood.

(3) All daytime recycling operations involving the supply, sorting and pre-treatment of Household Waste / MSW, may only be undertaken between the hours of 07:00 and 17:30 Monday to Friday and 07:00 and 13:00 Saturday and 13:00 and 16:30 for six Saturday afternoons in any one calendar year and at no time on Sundays, Public or Bank Holidays unless the Council in writing agrees otherwise.

Reason: To avoid unacceptable impacts on neighbouring land-uses, environmental quality and local amenity due to the composting process and leachate.

(4) The Household Waste, together with the associated forced air blowing equipment, air extraction systems, water spraying apparatus, control equipment and bio-filter filtration plant may be operated continually for the purpose of composting.

Reason: To protect the amenities of the neighbourhood.

(5) Notwithstanding Condition (4), no maintenance or refurbishment, no loading, unloading or other operations associated with the composting tunnels shall be undertaken other than between the hours of 07:00 and 17:30 Monday to Friday and 07:00 and 13:00 Saturday.

Reason: To protect the amenities of the neighbourhood.

(6) The Recycling Centre area will be monitored as part of the annual ecological monitoring across the whole Beddington Farmlands site. Results of monitoring shall be incorporated into the annual ecological report for the entire Beddington Farmlands site and ongoing results reported to the Conservation Science Group in quarterly meetings. If further mitigation measures are deemed appropriate in order to meet Conservation Management Plan targets, these will be implemented through the Conservation Science Group process taking account of operations across the entire Beddington Farmlands site.

Reason: To avoid significant damage to the nature conservation value of the site.

(7) Unrestricted access to National Grid's towers and equipment should be maintained at all times.

Reason: To protect health and safety and avoid the risks of an electrical flashover.

(8) The number of vehicular movements associated with night time delivery of local authority waste to the waste reception building, (Monday to Friday 17.30 - 07.00 hrs and Friday 17.30 - Saturday 07.00 hours) shall not exceed 86 (43 vehicle movements in, 43 vehicle movements out).

Reason: To limit the type of activities permitted on the site in order to safeguard the amenities of neighbouring residential occupiers.

(9) The use hereby permitted will be discontinued on or before the cessation of land filling operations on the Beddington Farmlands site on the 31st December 2022.

Reason: To secure creation of Wandle Valley Country Park within agreed timescale.

INFORMATIVES.

- (1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.
- (2) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.
- (3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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