PLANNING APPLICATION

FOR

CHANGE OF USE OF B8 BUILDING TO
SMALL SCALE CARPET RECYCLING AND USE OF PART OF THE YARD FOR CARPET
STORAGE

AT

PEBBLE HALL, THEDDINGWORTH
For a site located in Northamptonshire, accessed from Leicestershire

BY

WELLAND WASTE MANAGEMENT

PLANNING STATEMENT

MAY 2010
1  **Proposals**

1.1 This application is for the change of use of one of the B8 units to a small scale carpet recycling operation at Pebble Hall and use of part of the yard for outside storage of carpets, partly retrospective. The submission includes the following documents:
- The site location is shown on Drawing No GPP/WWM/PH/10/21;
- The application boundary is shown on Site Plan GPP/WWM/PH/10/22 Rev2;
- The detailed site layout is shown on Drawing No GPP/WWM/PH/10/23 Rev 2.

1.2 This application should be read alongside an application submitted at the same time to Daventry District Council for the retention of engineering works on the access and around the waste/commercial site.

2  **Site history**

2.1 In 2000 permission was granted for the change of use of all of the agricultural buildings within the Pebble Hall farmyard complex to B8 – storage and warehousing, reference DA/00/1095.

2.2 On 21 October 2003 (reference DA/03/725C) planning permission was granted by Northamptonshire County Council for green waste composting. This permission has been implemented. A second permission was granted on 4 October 2005, for an extension to the area to be used for green waste composting, it has also been implemented (reference DA/05/773C).

2.3 Planning permission DA/07/319 was granted in June 07 for the construction of an In-Vessel Composting plant to deal with mixed green and food waste up to 25,000 tonnes per annum; however as the Waste Collection Authority has subsequently abandoned plans to collect the food waste there is no need to provide an in-vessel composting facility. However, the permission was implemented by the removal of the hoggin excavated to create the site for the proposed renewable energy generation facility.

2.4 Planning permission 08/00053/WAS was granted in June 2008 for a renewable energy generation facility for Purepower, on the site previously consented for In-Vessel composting as detailed above. The REGF occupies a similar footprint, and uses waste wood to generate renewable electricity.

2.5 Separate planning permissions have also granted by Leicestershire County Council for the use of the access on to the A4304 for vehicles delivering green waste for composting, removing hoggin off-site and for the REGF.

2.6 The building that is the subject of this application was one of those included within the B8 change of use permission.

3  **The applicant and the proposals**

3.1 Welland Waste Management operate the composting facility at Pebble Hall, and will be providing wood waste preparation services for the Purepower facility, granted
permission in 2008. They are seeking retrospective permission for the receipt and storage of waste carpets and their shredding into a product useful in equestrian surfaces. The carpets are collected at Household Waste Recycling Centres and from local authority special collections.

**Use of the existing building**

3.2 The building shown on Drawing No GPP/WWM/PH/10/23 is to be used for the processing of carpets and storage of shredded material. For the last year or more a shredder has been in use within the large building on the southern side of the Pebble Hall complex. However, the use does not require such a large building, therefore this application is for the use to be moved to one of the smaller units, which will contain all of the shredding and product storage requirements.

3.3 The existing shredder has been capable on a good day of processing 0.5 tonne per hour and over a week has achieved on average about 20 tonnes; i.e. about 1,000 tonnes per annum. During this period, a demand for the shredded carpet has been identified, supplying material at 5mm for use in both indoor and outdoor riding school surfaces.

**Yard area for outside carpet storage**

3.4 The yard to the south of the building, which has been created by the excavation of hoggin, is being used for the storage of carpets awaiting shredding. The existing stockpile is gradually diminishing and no importation of carpets has taken place for over 12 months. Once this stockpile has been removed, outside storage will be limited to no more than 100 tonnes.

3.5 The yard will also provide space for parking of the 1 car required by the staff.

4 **Planning Policy**

**Introduction.**

4.1 There is a range of planning policies relevant to the consideration of waste transfer station developments; national strategies and planning guidance, regional strategies and policies and County and District Local Plan policies. Where text is italicised it indicates that it is quoted from the document.

**European Landfill Directive**

4.2 The Landfill Directive has set mandatory targets for the reduction of biodegradable municipal waste being disposed of the landfill. By 2010 the reduction must be to 75% of the amount landfilled in 1995, by 2013 to 50% and by 2020 the reduction must be to 35% of the amount landfilled in 1995.

**National Policy**

4.3 The latest national waste policy is set out in the *Waste Strategy 2007*, which states that the Government wishes to see future waste management decisions based on the Waste Hierarchy. This states that the most effective environmental solution is to **reduce** the generation of waste; this is the approach at the top of the hierarchy. At the next level is where products and materials can be used again – **re-use**; where value can be recovered from waste through **recycling** or composting this is at the level above energy recovery and at the bottom of the
hierarchy, waste which has to be disposed of.

4.4 The Strategy sets targets for local authorities, as follows:
- **recycling and composting of household waste** – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
- **recovery of municipal waste** – 53% by 2010, 67% by 2015 and 75% by 2020.

4.5 In a document published in March 2010, WRAP has identified potential benefits for combating climate change and improving resource efficiency by banning a wide range of materials from landfill. The materials identified with the greatest potential include textiles, which in its definition, includes carpets. The report acknowledges that it might take 5 years before the bans become effective and that they would require legislation to implement them.

4.6 Planning Policy Statements contain the national guidance on how planning authorities should interpret national strategies and government policy.

4.7 **PPS1**: Creating Sustainable Communities sets out "the overarching planning policies on the delivery of sustainable development through the planning system." It states that "Sustainable development is the core principle underpinning planning". With regard to waste, this means, local planning authorities should contribute in a variety of ways in meeting national targets for reduction, reuse and recovery of materials.

4.8 **PPS 10** advises waste planning authorities “in deciding which sites of identify for waste management facilities, waste planning authorities should
(i) assess their suitability for development against each of the following criteria:
- the extent to which they support the policies of this PPS;
- the physical and environmental constraints on development, including existing and proposed neighbouring land uses;
- the cumulative effect of previous waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion or economic potential;
- the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport.
(ii) give priority to the re-use of previously developed land and redundant agricultural and forestry buildings and their curtilages.

Regional Policy

4.9 The Regional Spatial Strategy for the East Midlands Regional Plan, March 2009, has as one of its Core Objectives the following:

**To protect and enhance the environment** through: ‘reducing the amount of waste produced and increasing the amount recycled or otherwise beneficially managed’

4.9 Policy 38 ‘Regional Priorities for Waste Management’ includes the following

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statement,

‘All Waste Collection Authorities and Waste Disposal Authorities should achieve a minimum target for the recycling and composting of Municipal Solid Waste of 30% by 2010 and 50% by 2015.

4.10 Waste Planning Authorities, with the exception of the Peak District National Park Authority, should make provision in their Waste Development Frameworks for waste management capacity equal to the amount of waste generated and requiring management in their areas, using the apportionment data set out in Appendix 4, subject to further research and analysis as part of the annual monitoring process and recognition of the particular operational and locational requirements of individual waste process technologies.

Local policy

4.11 This is to be found in the Northamptonshire Waste Local Plan adopted 2006, in particular Policy 4 Development of Local Waste Facilities

Proposals for waste development to provide local facilities (those dealing with 50,000 tonnes or less per annum of non-hazardous waste) will be permitted if it can be demonstrated they will contribute to a sustainable waste management system for Northamptonshire.

Such development should comply with one or more of the following:

- be located on existing or designated industrial land;
- be on derelict, despoiled or brownfield land or building;
- contribute to agricultural diversification or to rural regeneration;
- be a former or existing mineral working or waste management facility;
- be on a site linked to rail or water transport;
- be a part of and specifically serve one of the identified Strategic Development Areas at Daventry, Rothwell/Desborough, Towcester and Wellingborough East (or any other urban extension of over 1,000 dwellings).

4.12 Also relevant is Policy 17 Waste Transfer, Recovery and Recycling

Development proposals in which the primary activity is the physical handling, transfer, recovery and/or recycling of waste (including household waste recycling centres, inert recovery and recycling centres, materials recovery facilities (MRF), waste transfer stations, scrapyards and metal recovery operations will be required to:

i. demonstrate that the development will assist the efficient collection and recovery of waste materials
ii. minimise open-air storage

Compliance with policy

4.13 The proposal complies with national and regional waste policies and strategies, as it comprises a facility to recycle materials separated from the municipal waste stream. The development of equipment suitable for shredding carpets and developing the market for the shredded material will assist with compliance in the event that the ban on landfilling carpets becomes mandatory.
4.14 The choice of the site provides a local facility to serve Leicestershire and Northamptonshire.

4.15 The proposal is for a site that already has planning permission for several waste related activities, and will replace a consent for B8 storage. In Northamptonshire’s Waste Local Plan Pebble Hall is included in the list of Non-Main Sites for Waste Management in Appendix 1 as a site with composting facilities i.e. it is an existing waste site. Therefore, the proposal should be permitted, provided that it complies with other policies in the adopted plan. The relevant policies all relate to the ability to control the impacts from the activity, which is clearly demonstrated in Section 5.

5 Mitigation of environmental impacts

Traffic

5.1 There will be no increase in traffic associated with this proposal, compared with the traffic that could have been generated by the already consented B8 use.

5.2 The traffic generated by the waste transfer activities each day is predicted to be as follows:
- 3 refuse vehicle/commercial vehicle delivering carpets (in the future) and 6 collecting carpet shred per week i.e. 18 vehicle movements per week maximum or 5 vehicle movements per day
- 1 private car i.e. 2 vehicle movements per day

5.3 On the basis of TRICS data for rural B8 units, traffic of 3.5 to 5 vehicle movements per day per 100 square metres is predicted. The area of the building is 242m². This area would generate between 8 and 12 vehicle movements associated with B8 use. The total use is likely to be no more than 7 movements per day.

Landscape and Visual Impact and Landscaping Proposals.

5.4 The site is situated in an area of landscape defined in the Northamptonshire Landscape Character Assessment as the Northamptonshire/Leicestershire Vales. The gently undulating clay vales and ridges which make up much of the area, have a strong pattern of Tudor and Parliamentary Enclosure, often with low, but well maintained, hedges and variable densities of hedgerow trees. Woodlands are small. They are confined mainly to valley-side areas and to copses and spinneys on the ridges.

5.5 The building already exists and is of a style suitable to the rural nature of the location. During the excavation of the yard to the south, some of the soil resource was used to construct a small bund along the northern and part of the western boundary; this bund will be grassed to reduce its visual impact. The area in which the parking and carpet storage takes place is screened from view by the surrounding bunds.

Groundwater and surface water protection

5.6 The site is not within a groundwater protection zone. All waste processing operations will take place on an impermeable surface, inside a building, therefore there is only a very low risk of contamination of surface water. Carpets stored...
outside do not degrade and therefore will not contaminate the run-off from the yard.

**Odour, dust, litter and pests impacts.**

5.7 The materials to be handled will not generate odour, litter or attract pests as there will be no material handled that would cause the former or attract the latter. No dust should be associated with the activities, as the shredding and handling of carpet shred will take place inside the building. The nearest housing is over 500m away; therefore it is unlikely to experience any adverse levels of odour, dust, litter or pests. The new access up to the yard, which is constructed with concrete, can be easily cleaned to prevent the build up of mud and thus the risk of dust during dry weather.

**Noise impacts**

5.8 Noise from proposed activities will be minimal; all shredding and loading will be conducted within the building, which has no openings on the face closest to the nearest noise sensitive receptors, located over 500m away. Therefore, no detailed noise assessment has been carried out.

**Lighting**

5.9 To enable the site to operate during the winter, floodlights have been installed around the whole waste/commercial site. They will only be used during the hours of darkness, when the site is operational. Security lighting has been recently installed at the site, due to the extent of incidents of theft and vandalism; these are required to enable CCTV cameras to record details of the individuals involved and have been recommended by the local police. Since they were installed, three have been positioned at a reduced height, to minimise the impact when seen from the highway and local houses. The revised siting has been agreed by Daventry District Council staff.

5.10 No fixed lights will be needed in the yard, as work here during the dark can be adequately illuminated by headlights on the mobile equipment.

**6 Conclusions**

6.1 The development complies with national, regional and local policies for the diversion of waste from landfill and will enable local authorities to meet their targets for waste recycling.

6.2 The existing planning permission for composting and renewable energy generation has established that the site is suitable for similar types of development, and the exchange of B8 consent for the waste transfer activity within the building will be a replacement activity.

6.3 Environmental impacts of the development can be mitigated so that there is very little risk of any adverse impact on the locality.