

**Minutes of the meeting of the Development and Regulation Committee,
held in Committee Room 1 County Hall, Chelmsford, CM1 1QH on
Friday, 23 August 2019**

Present:

Cllr C Guglielmi (Chairman)	Cllr D Harris
Cllr J Aldridge	Cllr M Mackrory
Cllr M Durham	Cllr R Massey
Cllr M Garnett	Cllr J Moran
Cllr M Hardware	

1 Apologies for Absence

Apologies were received from Cllr D Blackwell, Cllr S Hillier, Cllr J Reeves (substituted by Cllr Massey) and Cllr A Wood.

2 Declarations of Interest

There were none.

3 Minutes

The minutes of the meeting held on 26 July 2019 were agreed and signed.

4 Identification of Items Involving Public Speaking

Individuals to speak in accordance with the procedure were identified for the following items:

1) To consider report DR/24/19, relating to the erection of clean materials recycling facility at existing established recycling/recovery facility, Relocation of existing staff welfare facility, Provision of additional staff parking, Culverting section of existing swale, Additional landscaping, Rainwater Harvesting together with amendments to site operating hours and HGV movement times.

Location: Land at Greenacres, Packards Lane, Wormingford

Reference: ESS/09/18/COL

Local Member Cllr Anne Brown, Constable

2) To consider report DR/25/19, relating to the construction of two single storey extensions to provide a SEN group room and relocated first aid and storage facilities. The provision of a temporary classbase for a period of eight years until 2027

Location: Dunmow Church of England Junior School, High Stile, Great Dunmow, CM6 1EB

Reference: CC/UTT/38/19

Public speaker: Mrs Clare Griffiths, speaking for.

Minerals and Waste**5 Land at Greenacres, Packards Lane, Wormingford**

The Committee considered report DR/24/19 by the Chief Planning Officer.

Members noted the addendum to the agenda, particularly in respect of the additional conditions.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues:

- Appropriateness of the location for the additional building
- Environmental aspects – Landscape/visual
- Ecology
- Dust and Noise
- Traffic.

In accordance with the protocol on public speaking the Committee was addressed by Cllr Anne Brown, local member for Constable division. Cllr Brown made several points.

- The site has been a source of irritation to local residents, but the company holds six-monthly meetings with the officer and local councillors, with a view to ironing out problems and Colchester Skip Hire has been able to manage and reduce these
- There is renewed concern about the potential impact of this latest application and any conditions will need to be strictly enforced, to address local residents' concerns. She asked a number of specific questions, relating to noise levels from the processing and from vehicles, vibration, odour and the quality of screen planting especially the eastern hedgerow
- She also expressed support for the Good Friday extensions, as the trials had worked well, as long as the conditions were strictly adhered to.

The officer gave the following responses:

- The existing building benefited from acoustic cladding to which a similar design is proposed for the new building.
- The applicant had no control over third party HGV's visiting the site, whilst the applicant is aware of the noise sensitivities of the local area very little reversing should be necessary. The provision of the new building, whilst not a reason in itself for seeking approval, would also provide a screening effect.
- The integrity of the hedgerow along the eastern site boundary would be maintained. Conditions were recommended to enable annual reviews of the planting proposals on the site.

Officers responded to Members' concerns:

- There were no planning reasons for the doors on the new facility to be kept closed during the working period. Neither the Planning Inspector giving permission on appeal, nor the Environment Agency (EA) in their Permitting of

the site, had required closed doors on the existing recovery building. Complaints received by local residents had not been generally about noise emanating from inside the building. There were sprinklers for dust suppression employed at the existing building and similar would be provided for the new one.

- Matters concerning odour would be governed by the EA, through the permitting requirements
- Members were reminded that noise arising from reversing beepers had been raised at previous meetings and also covered earlier in the report. The general fitting of reversing beepers to HGV's is understood to be a requirement of legal as well as health and safety requirements. Whilst the site operator tries to minimise the use of reversing beepers within the site, the use of reversing beepers by visiting third party vehicle operators is outside their control. The design of the new building was one in which a one way system was proposed for vehicles using the facility.
- Maintenance of equipment - whilst it was not a planning function to require plant/machinery to be changed, as it deteriorates this has the potential for noise generation. There is the operator's incentive to maintain plant and also through the site monitoring function and, where noise monitoring surveys are undertaken, the opportunity to flag up situations whereby plant/machinery is developing a noise tone.

There being no further points raised, the resolution was proposed and seconded. Following a unanimous vote of nine in favour, it was

Resolved

That planning permission be **granted** subject to (as amended by the addendum):

COMMENCEMENT

1. At least seven days written notice shall be given, to the Waste Planning Authority of the commencement of site preparation works (for the purposes of this requirement site preparation works shall include the ground preparation works of any soil stripping; ground levelling/grading; culverting works of the swale).

APPROVED DETAILS

2. (A) The development hereby permitted shall be carried out in accordance with the details submitted by way of the 'Planning Application' (ESS/13/11/COL Appeal ref no: APP/Z1585/A/11/2165340) dated 4th July 2012 comprising:

(a) Drawing Numbers:

- | | | |
|-------|---------|--|
| (i) | No 220 | entitled "Site Layout Plan" dated January 2011 |
| (ii) | No. 221 | entitled "Floor Plan" dated December 2010 |
| (iii) | No.222 | entitled "Elevations" dated December 2010. |
| (iv) | No.223 | entitled "Administration Offices" dated January 2011 |
| (v) | No. 224 | entitled "Maintenance Workshop" dated January 2011. |
| (vi) | No. 225 | entitled "Weighbridge Office" dated January 2011. |

- (vii) Landscape 100 entitled "Landscaping Plan" dated January 2011.
- (viii) Landscape 101 entitled "Landscaping Planting Schedule" dated November 2010.
- (ix) Landscape 108 entitled "Cross Sections" dated January 2011.

As amended by those details reserved by condition of planning permission ref no: ESS/13/11/COL:

(a) For Material Samples those details set out in:

- (i) Planning application form from Peter Johnson dated 10/07/15 and accompanying:
 - (ii) "Span/load table for C19 Wall Profile from Tata Steel dated 2012
 - (iii) Colourcoat HPS200 Ultra Tata Steel sample colour: Van Dyke Brown.
- (b) For Travel Plan those details set out in:
- (i) Letters of the 14th December 2012
 - (ii) application form dated 14th December 2012 and amended Travel Plan dated January 2013 and drawing number 130/A dated January 2013.
 - (iii) Letters of 7th January 2013 and 21st January 2013.

(c) For External Lighting those details set out in:

- (i) Letters of: the 7th November 2012.
- (ii) Application form dated 7 November 2012
- (iii) Letter of 12th December 2012
- (iv) Email of the 20th March 2013 and document entitled External Lighting dated October 2012 and drawing numbers P9306-334-R1 1 of 1 dated 31/10/12 and 137 dated October 2012.

(d) For Noise Monitoring those details as set out in:

- (i) E-mail from Johnson Dennehy Partnership (Peter Johnson) dated 06/10/14.
- (ii) AAD "Acoustic Report" dated 21/12/12.

(e) For Sound Insulation those details set out in:

- (i) Letters of 23rd January 2013
- (ii) Planning application form application form dated 23rd January

2013, and accompanying documents entitled "Sound Insulation" (Condition 10) dated January 2013 and revision dated February 2014

- (iii) Letters of 18th February 2014; 12th April 2013; 23rd September 2013; 9th December 2013 and
- (iv) Emails from The Johnson Dennehy Planning Partnership dated 20th May 2013 and 23rd July 2014.

(f) For Scheme for suppressing or limiting audible noise from warning devices on vehicle those details set out in:

- (i) Letter of the 14th January 2013
- (ii) Application form dated 14th January 2013
- (iii) Email of the 4th February 2013 and document entitled "Suppression of Audible Noise" dated January 2013.

(g) For foul and surface drainage those details as set out in:

- (i) Letters of the 7th November 2012
- (ii) Application form dated 7th November 2012 and accompanying document entitled Foul and Surface Water Drainage dated October 2012; document entitled Colchester Recycling and Recovery Facility Surface Water Drainage Strategy prepared by Richard Jackson Intelligent Engineering Job No. 44218 dated November 2012;
- (iii) Letter of 21st November 2012.

(h) For Habitat protection scheme those details as set out:

- (i) Letters of the 22nd February 2013
- (ii) Application form dated 22nd February 2013 and accompanying document entitled Habitat Protection Scheme dated February 2013, drawing numbers Landscape 101/A dated August 2012 and 144 dated January 2013.
- (iii) Letter of 12th April 2013
- (iv) Email of the 3rd May 2013 and 19th March 2013.

(I) For Habitat Management Scheme those details as set out in:

- (i) Letter of the 22nd February 2013
- (ii) Application form dated 22nd February 2013, document entitled Habitat Management Scheme dated February 2013, drawing numbers 136 dated October 2012, 144 dated January 2013, Landscape 100 dated August 2012 and Landscape 101/A dated August 2012
- (iii) Letter of and 12th April 2013
- (iv) Emails of the 15th March 2013 and 19th March 2013.

- (j) For Tree and hedgerow Protection Scheme those details as set out in:
 - (i) Letter of the 28th January 2013
 - (ii) Application form dated 28th January 2013, document entitled Tree and Hedgerow Protection dated January 2013 and drawing numbers 143 dated January 2013 and Landscape 100 dated August 2012
- (k) For Landscaping Timetable and Management Plan those details as set out in:
 - (i) Letter of the 13th September 2012
 - (ii) Application form dated 13th September 2012
 - (iii) Email of the 9th November 2012, document entitled Management Plan and Landscape Timetable dated August 2012 and drawing number Landscape 100 dated August 2012.
- (l) For Archaeology those details set out in:
 - (i) The 'Archaeological Investigation' (reference: PRJ/SS/1104), dated August 2012 subject to the field work, publication and archiving being completed. And the following note attached to the determination letter that "in accordance with the advice from Essex Council's archaeological officer (email dated 26/10/12) and the requirements of the condition, the condition shall not be fully discharged until. In previous communications with yourself it was indicated that this work is scheduled to commence week beginning 5 November 2012 and it is expected that Essex County Council (planning and archaeology) would be kept fully informed throughout".
- (m) For the Storage of Empty Skips and Waste Containers and Parking of HGVs when not in use those details as set out in:
 - (i) Letters of the 14th January 2013
 - (ii) Application form dated 14th January 2013, document entitled Storage and Parking dated January 2013 and drawing numbers 128/B dated November 2012 and 130/B dated January 2013
 - (iii) Letter of 22nd April 2013
 - (iv) Emails of the 4th February 2013, 20th May 2013.
- (n) For Materials to be used for all hard surfaces those details as set out in:
 - (i) Letter of the 7th November 2012
 - (ii) Application form dated 7th November 2013, document

entitled Surfacing Materials dated October 2012 and drawing number 138 dated October 2012.

(iii) Email of the 18th December 2012,

(o) For Proposed Bunding or Mounding those details as set out in:

- (i) Letter of the 7th November 2012
- (ii) Application form dated 7th November 2013, document entitled Earth Bunding Details dated October 2012 and drawing number 139 dated October 2012.
- (iii) Email of the 18th December 2012.

(p) For Ancillary Works Timetable those details as set out in:

- (i) Letter of the 14th December 2012,
- (ii) Application form dated 14th December 2012, document entitled Ancillary Works Timetable dated December 2012 and drawing numbers 139 dated October 2012, 140 dated December 2012, 141 dated December 2012 and Landscape 101 dated August 2012.
- (iii) Email of the 21st January 2013

(q) As amended by the Non-Material Amendment for the Welfare Building as set out in:

- (i) Planning application form from Peter Johnson dated 11/05/16 and accompanying
- (ii) Drwg No: 157 entitled "Staff Welfare Accommodation" dated Feb 2016
- (iii) Drwg No: 163 entitled "Recycling and recovery Facility Non-Material Amendment Staff Welfare Facilities" dated May 2016.

(r) As amended by the planning application ESS/21/16/COL comprising:

- (i) Planning application form from Peter Johnson dated 16/05/16 and accompanying Supporting Document entitled "Variation of Conditions 04 & 23 "Greenacres" Old Packards Lane, Wormingford" dated May 2016;
- (ii) Drwg No: 158 entitled "Change of Use to Workshops and Dry Storage Building" dated Feb 2016
- (iii) Drwg No: 159 entitled "Change of Use to Workshops and Dry Storage Building" dated Feb 2016
- (iv) Drwg No: 165 entitled "Recycling and recovery Facility Variation of Conditions 04/23 Vehicle Maintenance Building/Dry Storage and Containment Walls to

- Northern Boundary” dated May 2016.
- (v) Drwg No: 166 entitled “Recycling and recovery Facility Variation of Conditions 04/23 Vehicle Maintenance Building/Dry Storage and Containment Walls to Northern Boundary” dated May 2016.

As amended by the e-mail from Johnson Dennehy Partnership (Peter Johnson) dated 20/06/16 and 3-page planning justification ref no: PRJ/SM/1104.

(D) As amended by the planning application ESS/29/16/COL comprising:

- (i) Planning application form from Peter Johnson dated 08/07/16 and accompanying Supporting Document entitled “Variation of Condition 06 (Waste Handling) “Greenacres” Old Packards Lane, Wormingford” dated May 2016;
- (ii) Drwg No: 155 entitled “Recycling and Recovery Facility Recycled Timber Storage Bays” dated Feb 2016
- (iii) Drwg No: 156 entitled “Recycling and Recovery Facility Recycled Timber Storage Bays” (Isometric View of Storage Bays) dated Feb 2016
- (iv) Drwg No: 162/A entitled “Recycling and Recovery Facility Variation of Condition 06 Timber Recycling Compound” dated May 2016.
- (v) Letter from AAD Applied Acoustic Design dated 3rd October 2016 entitled “Acoustic Survey Note”.
- (vi) E-mail from Johnson Dennehy Partnership (Peter Johnson) dated 18th October 2016.

(E) As amended by planning application ESS/15/19/COL comprising:

- (i) Letter from The Johnson Dennehy Planning Partnership dated 1st March 2019
- (ii) DRwg no: 4087 entitled “Recycling and recovery Facility Variation of Conditions 03 and 04 Bank Holiday Working” dated Feb 2019

(F) As amended by the planning application ESS/09/18/COL comprising:

- (iii) Letter from The Johnson Dennehy Planning Partnership dated 9th April 2018
- (iv) Planning Application form from CSH Environmental dated 9th April 2018
- (v) Planning Statement for the “Clean Materials Recycling Facility, ‘Greenacres’, Old Packards Lane, Wormingford, Essex” dated April 2016.
- (vi) Letter from The Johnson Dennehy Planning Partnership dated 3rd October 2018 and accompanying Drwg Nos;

122/A entitled "Proposals" dated Oct 2018
123/A entitled "Acoustic Barrier" dated Oct 2018

- (vii) E mail from The Johnson Dennehy Planning Partnership dated 13th December 2018 and accompanying report from Adonis Ecology entitled "Preliminary Ecological Appraisal of Land at Greenacres, Wormingford to Support a Planning Application" Project ref 1093 dated 11th December 2018.
- (viii) Letter from The Johnson Dennehy Planning Partnership dated 25th January 2019 and accompanying Drwg Nos:

4004/120/C entitled "Site Layout" dated October 2018
4004/121/A entitled "Proposals" dated August 2017
4004/122/B entitled "Proposals" dated August 2017
4004/123/B entitled "Proposals" dated October 2018
4004/126 entitled "Drainage Site Layout" dated January 2019.

- (ix) Letter from The Johnson Dennehy Planning Partnership dated 13th April 2019 and accompanying Drwg Nos:
B17062.PMO4A - Viewpoint 4 Comparison Images.
B17062.PMO4A - Viewpoint 4 Existing Situation
B17062.PMO4A - Viewpoint 4 Wireframe of Proposed Building
B17062.PMO4A - Viewpoint 4 Photomontage
B17062.PMO4A - Viewpoint 4 Photomontage Year 15
- (x) Letter from The Johnson Dennehy Planning Partnership dated 13th June 2019 and accompanying report from Adonis Ecology entitled "Great Crested Newt report for Proposed Works at Greenacres, Wormingford to Support a Planning Application" Project Ref: 1144 dated 12th June 2019.
Email from The Johnson Dennehy Planning Partnership dated 24th July 2019 at 15:25 and accompanying Drwg No:
4004/125/C entitled "Site Layout Landscaping 2" dated November 2018.
- (xi) E- mail from The Johnson Dennehy Planning Partnership dated 24th July 2019 and accompanying drawing no: 4004/124C entitled "Site Layout Landscaping 1" dated November 2018.

Availability of Plans

- (3) A copy of this permission and the approved plans shall be available at the operator's site office at all times during the life of the site the subject of this permission. Any subsequent amendments approved by the Waste Planning Authority shall also be available upon request.

Ecological Appraisal and Great Crested Newt Report

- (4) No construction works including ground disturbance clearance and levelling in advance of any new building or car parking extension shall take place until the Waste Planning Authority has been provided in writing with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Veteran Oak and Eastern Boundary Hedgerow

- (5) No construction works including ground disturbance clearance and levelling in advance of any new building or car parking extension shall take place until a scheme for the retention; protection and future management of the veteran oak, identified on Drwg No: 4004/123/B "Proposals" dated October 2018 and the eastern boundary hedgerow, the latter including the listing and identification of boundary trees, has received the written approval of the Waste Planning Authority.

Construction Environmental Management Plan (CEMP): Biodiversity

- (6) No site preparation work, as defined in Condition 1 of this permission, shall take place until a scheme of working has been submitted to, and received the written approval of, the Mineral Planning Authority. The scheme shall be implemented as approved in writing by the Mineral Planning Authority. The submitted scheme shall make provision for:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features including Protected Species and such relevant priority species.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs (If applicable)
 - i) Management and Implementation programme.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details

Landscape and Wildlife Sensitive Lighting Design Scheme

- (7) No additional (to that already in place) external lighting shall be erected or installed until a lighting design scheme for landscape and biodiversity has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and other nocturnally mobile animals and that are likely to cause disturbance along important routes used for foraging. The scheme shall show:
- (i) How and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings (which may include spill light contour lines on to Ordnance Survey mapping) and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
 - (ii) The height, tilt, lighting controls (including switching off or dimming after hours), design of lighting columns that may require covering, illuminance levels, uniformities;
 - (iii) Design summary to ensure the lighting is designed to an appropriate lighting standard, will minimise the potential nuisance of light spillage on the local environment, adjoining properties and highways.

The materials used on this building will also need to be considered as the reflective properties could have an impact on the amount of light pollution it generates

All external lighting shall be installed in accordance with the specifications including design of lighting columns/bollards to be covered and locations set out in the scheme and maintained thereafter in accordance with the approved scheme.

Car Parking

- (8) No commissioning of the new Clean Materials Recycling Building shall take place until the revised car parking arrangements as depicted on Drwg No: 4004/120/C entitled "Site Layout" dated October 2018 have themselves being provided and available for use.

Business Travel Plan

- (9) No commissioning of the new Clean Materials Recycling Building shall take place until an updated Business Travel Plan based on the previously approved scheme comprising the letters from the Johnson Dennhey Partnership of the 14th December 2012; application form dated 14th December 2012 and amended Travel Plan dated January 2013 and drawing number 130/A dated January 2013 together with the letters of 7th January 2013 and 21st January 2013 has received the written approval of the Waste Planning Authority. The scheme shall include:

- (i) Initial commitments and these being amended and supplemented through a yearly review.
- (ii) Provision of a Travel Plan coordinator within the site who can give advice.

Environmental Protection Operating Hours

- (10) development hereby permitted shall only be carried out during the following times:

07:30 – 18:30 Monday to Friday,
07:30 – 13:30 Saturdays

And, at no other times or on Sundays, Bank or Public Holidays (except for Condition 11 (vi) below).

HGV Movement times

- (11) (i) The total numbers of Heavy Goods Vehicle (HGV) movements entering or leaving the site during any single day shall not exceed the following overall limits:

Mondays to Fridays: 150 (75 in/75 out) movements
Saturdays: 74 (37 in/37 out) movements
Sundays and Bank/Public Holidays: none (subject to (vi) below)

- (ii) Outside the hours specified in Condition 10 above, any HGV movements associated with the site shall be limited to the following times and numbers:

Mondays - Saturdays: 06.00- 07.00: 6 (3 in/3 out)
movements

07.00- 07.30: 6 (3 in/3 out)
movements

Sundays and Bank/Public Holidays: none (subject to (vi) below)

For the avoidance of doubt, all movements permitted under Condition 11

- (i) shall count towards the daily limit for that day as set out under Condition 11 (ii).

- (iii) All movements before 07.30 on any day, permitted under Condition 11 (ii) above shall be limited to out-bound movements only.

- (iv) All movements between 06.00 - 07.00 on any day, permitted under Condition 11 (ii) above shall exit the site by turning right only, towards

the B1508.

- (v) No HGV movements of any kind shall take place prior to 06.00 on any day, or after 18.30 on Mondays to Fridays, or 13.30 on Saturdays.
- (vi) For the purposes of this condition, and for the Good Friday Bank Holiday only, 12 refuse vehicles shall be allowed to leave the site between the hours of 0700 – 07:30 hours and return no later than 16:30 hours making a total of 24 movements. Upon return the 12 refuse vehicles shall park up on the access road in the area coloured red on Drwg No: 120 entitled "Recycling and Recovery Facility Variation of Conditions 03 and 04 Bank Holiday Working" dated Feb 2018

For the purpose of this condition, each vehicle entering the site shall constitute one movement, and each vehicle leaving the site shall constitute a separate movement.

Noise

- (12) Outside the times specified in Condition 3, the noise level at the boundary with Rees Farm, resulting from any activities, operations, or vehicle movements at the site, shall not exceed the following limits, measured as the free field equivalent continuous level (LAeq, 5 min):
 - (A) (i) the pre-existing background level (LA90) plus 5dB; and
(ii) the average residual level (LAeq 5 min) plus 1dB.
 - (B) During the times specified In Condition 3, the noise level at the boundary with Rees Farm, resulting from all activities, operations, and vehicle movements at the site, measured as the free field specific noise level, shall not exceed 45 dB (LAeq,1hr).
 - (C) The frequency of monitoring shall not be less than once every three months.
 - (D) The monitoring scheme shall be implemented as approved.
 - (E) All noise measurements carried out in connection with this condition shall be undertaken in accordance with the guidance contained in BS4142:2014.

Noise Monitoring

- (13) Noise levels shall be monitored by the operator within two weeks of the commissioning of the clean materials recycling building at the previously agreed noise monitoring location points to confirm compliance with the site noise limits.

Waste Handling

- (14) All waste materials, recycled materials and recycled products, fuels brought to the site shall be loaded, stored, sorted, treated, and processed and handled only within the proposed main recycling building: and not in or on any other building or any other part of the site with the exception of dry storage of recycled products within approved designated area within former recycling building as identified in Drawing No 1104/165 entitled "Recycling and Recovery Facility Variation of Conditions 04/23 Vehicle Maintenance Building/Dry Storage and Containment Walls to Northern Boundary" dated May 2016 and the Handling and Processing of Timber Products within a Defined Compound Area as identified on Drawing No.1104/162/A dated May 2016.

Waste Types

- (15) All waste materials brought to the site shall be either from commercial and Industrial sources or from construction and demolition sources. No waste materials of any other kinds shall be brought to, or accepted or handled at, the site. Records shall be kept of the source and nature of each load of waste material and those records shall be made available to the waste planning authority on request.

Waste Throughput

- (16) The maximum quantity of waste materials handled at the site within any 12- month period shall be no more than 50,000 tonnes per annum. Records shall be kept of the weights of each load of waste material entering and leaving the site, and those records shall be made available to the Waste Planning Authority on request.

Boundary Maintenance

- (17) The site perimeter fence/demarcation shall be maintained, in accordance with those details in Condition 1 of this permission that provides for their design and installation, during the life of the waste transfer activities.

Dust Suppression

- (18) Within one month of the date of this permission a water bowser and connected oscillating blower shall be positioned at the timber processing bays and shall be used for dust suppression purposes when required.

Landscape Implementation

- (19) The landscape planting as provided for on Drawings 4004/125/B entitled "Site Layout Landscaping 2" dated November 2018; 4004/120/C entitled "Site Layout" dated October 2018 and 4004/124B entitled "Site Layout Landscaping 1" dated November 2018 shall be implemented within the first available planting season of the date of this permission. The

landscaping shall then be managed in accordance with the Landscape and Ecology Management Plan provided for in Condition 20 of this permission.

Landscape and Ecology Management Plan

(20) Within two months of the date of this permission "A Landscape and Ecological Management Plan" (LEMP) shall be submitted to the Waste Planning Authority. The scheme shall be implemented in accordance with the details as approved, in writing, by the Waste Planning Authority. The submitted scheme shall make provision for:

- a) Description and evaluation of features to be managed this shall include boundary hedges, mature trees, the veteran oak identified on Drwg No: 4004/123/B and all new planting areas.
- b) A review of the schemes as identified in the above Condition 2 (i) - Habitat Management; (j) - Tree and Hedgerow Protection and (k)- Landscaping Timetable and Management Plan submissions.
- c) Implementation of any outstanding recommendation points of those submissions set out in b) above and the recommendations of the accompanying report from Adonis Ecology entitled "Preliminary Ecological Appraisal of Land at Greenacres, Wormingford to Support a Planning Application" Project ref 1093 dated 11th December 2018.
- c) Ecological trends and constraints on site that might influence management.
- d) Aims and objectives of management.
- e) Appropriate management options for achieving aims and objectives.
- f) Prescriptions for management actions.
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h) Details of the body or organisation responsible for implementation of the plan.
- i) Programming and timetabling for remedial actions.
- j) Timetable for implementation and ongoing monitoring.
- k) Annual site visit and annual report reviewing performance.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Landscape Management

- (21) All landscaping shall be maintained to the satisfaction of the Waste Planning Authority in accordance with the UK Forestry Standard Guidelines 2011 throughout that period that the applicant or a successor operates in any way on the site. All new tree and shrub planting shall be maintained in a grass and weed free condition. Any trees and shrubs removed, substantially damaged or seriously diseased, dead or dying, shall be replaced in the subsequent planting season with species of a similar size and description.

County Council Development

6 Dunmow CE Junior School, Great Dunmow

The Committee considered report DR/25/19 by the Chief Planning Officer.

Members noted the addendum to the agenda, particularly in respect of the new condition.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues:

- Need and Policy Considerations
- Design
- Impact on Natural Environment
- Impact on Historical Environment
- Impact on Residential Amenity
- Traffic & Highways.

It was also noted that, in the wake of representations made to the applicant about safety concerns, A Memorandum of Understanding had been issued, providing up to £5,000 to help fund access improvements.

In accordance with the protocol on public speaking the Committee was addressed by Mrs Clare Griffiths, Head Teacher at the school, in support of the application.

- The school had no particular desire to expand, but this was a temporary measure – a new primary school was planned to cope with the expanding town. The pupils would also come from Dunmow itself
- The main concern was traffic around the school – a problem experienced around the country. Traffic was a weekly agenda item at the school and many measures were planned and already in place to manage traffic issues
- Most parents were responsive to the school's efforts to deal with these issues but there were a small number who were not. The school communicated almost weekly to parents about traffic issues and would ring up parents individually if there were specific issues. Increasingly, Safer Parking Traffic Enforcement Officers and Police Officers were on site for the busy periods; and the school would pass registration numbers on to the Police on

occasions

- They have requested certain enhancements, viz extended double yellow lines, a 20 mph speed restriction and railings immediately outside the school. They were also in consultation about establishing a 3PR scheme and were trying to engage parents and pupils in this
- The school had a back entrance, which could be used more to alleviate pressure on the main gate, but safety was an issue, as it lacked appropriate signage at present
- Another option being explored was setting up a bike and scooter arrangement; a working group of parents was the process of establishing suitable routes for such a scheme.

Following comments made by Members, it was noted:

- Parking seemed to create the most problems, so it was likely that the school would use the Memorandum funding first to improve accessibility to the school, including improved safety measures at the back entrance, before seeking a 20 mph speed restriction
- A raised police profile has been shown to be effective in reducing problems at other schools
- At this stage, the budget of the local highways panel was spent and, given the time taken for schemes to come to fruition, concern was expressed about the potential delay in making some of these intended improvements. The Chairman agreed to write to Uttlesford Highways Panel as well as the North Essex Parking Partnership to request that measures to address the traffic problems at the school might be prioritised.

There being no further points raised, the resolution was proposed and seconded. Following a unanimous vote of nine in favour, it was

Resolved

That planning permission be granted subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the details of the application reference CC/UTT/38/19 dated 19 June 2019 and validated on 10 July 2019 and the Memorandum of Understanding dated 22 August 2019 together with Drawing numbers:

- 1648/05 Rev A – Proposed Relocatable Classroom Layout – 07/19
- 1648/04 Rev A – Proposed Block Plan – 07/19
- 1648/07 – Proposed Elevations – June 2019
- 1648/06 – Proposed Layout – June 2019

- 1648/03 Rev A – Existing Elevations – May 2019
- 1648/02 – Existing Layout – May 2019
- 1648/01 – Existing Site Location & Block Plans – May 2019

And in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out in accordance with the minimum harm to the local environment and in accordance with Policy S1 (Development Limits for the Main Urban Areas), Policy GEN2 (Design) and Policy GEN8 (Vehicle Parking Standards) of the Uttlesford Local Plan adopted January 2005 and Policy SP9 (Development within Development Limits), Policy TA3 (Vehicle Parking Standards) and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*

3. The use of the temporary classbase hereby permitted shall cease on the 31 August 2027 and within 3 months of that date the unit shall be removed from site and the land restored to its former condition within a further 28 days.

Reason: *To ensure the temporary nature of the permitted use and to comply with Policy GEN2 (Design) of the Uttlesford Local Plan adopted January 2005 and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*

4. A bats and nesting birds Method Statement shall be submitted to and approved in writing by the County Planning Authority. The Statement should contain precautionary mitigation measures and/or works to reduce potential impacts to bats and nesting birds during the construction phase.

The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: *To conserve Protected and Priority species and allow the County Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & species) and on accordance with Policy GEN2 (Design) of the Uttlesford Local Plan adopted January 2005 and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*

5. The external lighting for the temporary classbase hereby permitted shall be installed in accordance with the Everwatt Spec Sheet received on 21 August 2019 together with the email from Form Architecture Ltd dated August 2019 12:23. The external lighting shall be maintained thereafter in accordance with the approved details.

Reason: *To conserve Protected and Priority species and allow the County Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the*

Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & species) and on accordance with Policy GEN2 (Design) of the Uttlesford Local Plan adopted January 2005 and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.

6. No development or preliminary groundworks shall commence with respect to the installation of the temporary double classbase as show on drawing 1648/05 until a programme of archaeological work has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the County Planning Authority. The programme of archaeological work shall be carried out in accordance with the approved scheme.

Reason: *To ensure that any archaeological interest has been adequately investigated and recorded prior to the development taking place and to comply with Policy ENV4 (Ancient Monuments and Sites of Archaeological Importance) of the Uttlesford Local Plan adopted January 2005 and Policy EN 1 (Protecting the Historic Environment) of the Uttlesford Pre-Submission Local Plan 2019.*

7. No development shall take place, including any groundworks or demolition, until a Construction Management Plan has been submitted to and approved in writing by the County Planning Authority. The approved Plan shall be adhered to throughout the construction period and shall provide for the following all clear of the highway:

- Segregation and safe routing for students, staff and visitors;
- Parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used on constructing the development;
- Wheel and underbody washing facilities.

Reason: *To ensure that ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highways safety and in accordance with Policy GEN2 (Design) of the Uttlesford Local Plan adopted January 2005 and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*

7 Applications, Enforcement and Appeals Statistics

The Committee considered report DR/26/19, applications, enforcement and appeals statistics, as at the end of the previous month, by the Chief Planning Officer.

The Committee NOTED the report.

8 Date of Next Meeting

The Committee noted that the next meeting would be held on Friday 27 September 2019, at 10.30am in Committee Room 1, County Hall.

There being no further business, the meeting closed at 11:52 am.

Chairman