

Development Control Committee

Report Title:	SCC\0178\16B Change of use of land for the storage of empty skips and skip lorry parking. Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT
Meeting Date:	19 October 2016
Lead Councillor(s):	Councillor Peter Beer
Local Councillor(s):	Councillor James Finch
Director:	Geoff Dobson, Director of Resource Management
Assistant Director or Head of Service:	John Pitchford, Head of Planning
Author:	Anita Seymour, Development Manager, 01473 264747

Brief summary of report

1. This application proposes a change of use of vacant land to skip storage associated with the adjacent waste transfer station.
2. The site is located within the Dedham Vale Area of Outstanding Natural Beauty (AONB).
3. Three representations have been received. Whilst the main concerns relate to the operation of the existing site which is not subject to the application, they do raise a legitimate planning point regarding the impact on the AONB of this application.
4. Nayland with Wissington Parish Council whilst supporting the existing operations on the site, do raise objections regarding the increase in activity at this sensitive location in the AONB and the detrimental impact on residential amenity as a result of the expansion.
5. No complaints have been received regarding the activities at the site over the last two years. The operations at the Waste Transfer Station are regularly monitored by the County Monitoring and Enforcement Officer who has confirmed they are in compliance with their planning permissions.
6. No objections have been received from Statutory Consultees including Environment Agency, AONB officers, Suffolk County Council Landscape Officer and Noise consultants.
7. The application is accompanied by Landscape Assessment and Ecology reports.

Action recommended

8. That planning permission be granted subject to the following conditions:

- 1) The development shall commence within three years of the date of this permission.

Reason: Imposed in accordance with Section 91 of the Town & Country Planning Act 1990.

Compliance with Conditions

2) The development, uses and associated activities hereby approved shall only be carried out in accordance with:

- a) The application form dated 26 July 2016 and accompanying Planning Application Supporting Statements:

- i) Planning Statement
- ii) Landscape Appraisal prepared by Elwood Landscape Design Ltd ref JGRE 473/2 date 27/10/2015
- iii) Reptile Survey prepared by Skilled Ecology Consulting Ltd dated June 2016
- iv) Extended Phase 1 Habitat Survey & Protected Species Scoping Assessment prepared by Skilled Ecology Consulting Ltd dated October 2015

- b) The approved plan Nos:

- i) Drawing Number JGP/BAB/03/15 site location
- ii) Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals
- iii) Drawing no 01 dated 21 July 2016 entitled Typical Cross Section of Proposed Bund

Reason: To ensure that new development is completed in accordance with submitted details.

3) The site shall only be used in connection with Harpers Hill Waste Transfer Station as outlined in blue on drawing number SCC\0178\16b attached to this consent.

Reason: To control possible future development which would otherwise be permitted but which may have a detrimental effect on amenity and the special character of the AONB.

4) No lighting shall be erected on site.

Reason: To protect the amenity of neighbouring occupiers and special character of the AONB in accordance with the National Planning Policy Framework (NPPF) and its accompanying Technical Guidance.

Surface Water

5) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and

constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with Policy WDM2 e) and m) of the Waste Core Strategy Adopted 2011, and the National Planning Policy Framework.

Access

- 6) The use shall not commence until the new vehicular access has been laid out and completed in all respects in accordance with Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals and has been made available for use. Thereafter the access shall be retained in the specified form.

Reason: In the interest of Highway Safety.

- 7) The use shall not commence until the area(s) within the site on Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Prior approval of landscape scheme

- 8) Within one month of commencement of development details of landscape works and implementation programme as provided for on Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals and to provide for reinforcement of the planting along the southern bund shall be submitted to and approved in writing by the Waste Planning Authority and these works shall be carried out as approved.

Landscaping works shall include;

- a) Planting plans which provide for native tree and shrub planting, and neutral grassland;
 - b) Written specifications for remedial works and preparation of soil particularly to remove compaction (including cultivation and other operations associated with plant and grass establishment); and
 - c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme.
- 9) The approved works shall be implemented in accordance with the agreed implementation programme.

Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policies CN01.

- 10) All planting shall be maintained for 10 years after initial planting has been completed by:
- a) keeping the new planting free from competing grass and weeds. Where herbicides are used, they must be an appropriate "translocated" type;
 - b) replacing any trees and shrubs on a one for one basis each year in the first five years which are substantially damaged, seriously diseased or dead, with plants of a similar species and size;
 - c) checking, adjusting and repairing all stakes, ties, shelters or fencing used in the scheme; and
 - d) removing tree protection, no later than five years after planting of any section.

Reason: To ensure planting is properly maintained and in accordance with Development Plan Policy.

Precautionary Method Statement

- 11) The development shall be carried out in accordance with the precautionary impact avoidance measures set out in paragraphs 5.2 to 5.2.4 of the approved Extended Phase 1 Habitat Survey & Protected Species Scoping Assessment dated October 2015 prepared by Skilled Ecology Consulting Ltd.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998 Mitigation (biodiversity).

- 12) Within three months of the date of this consent a scheme of Enhancements and implementation as suggested in paragraphs 5.3-5.3.6 of the approved Extended Phase 1 Habitat Survey & Protected Species Scoping Assessment dated October 2015 prepared by Skilled Ecology Consulting Ltd shall be submitted to and agreed in writing by the Waste Planning Authority the approved scheme shall be carried out in its entirety.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998.

Operating Conditions

Hours of Operation

- 13) No operations authorised or required under this permission, shall be undertaken outside of the following times; 0700 to 1900 Mondays to Fridays; 0700 to 1300 Saturdays; and no such operations, shall take place on Sundays, Bank Holidays or National Holidays.

Reason: To ensure that the amenity of neighbouring properties and rural environment is maintained having regard to the National Planning Policy Framework, and Policy WDM2 of the Suffolk Waste Core Strategy Adopted March 2011.

Dust

14)

a) General

- i) At all times during the carrying out of operations authorised or required under this permission, water bowsers and sprayers (whether mobile or fixed) shall be used at such times as is necessary to minimise the emission of dust from the site.

b) Haul Routes

- i) Speed limits of 20mph or less for surfaced roads;
ii) Wet cleaning methods or mechanical road sweepers to be used on all access routes
iii) Only empty skips shall be stored on the site

c) Complaints Log

- i) A log of complaints from the public and a record of the measures taken to be kept and submitted to the Waste Planning Authority on request.

Reason: In the interests of clarity, to protect the amenity of neighbouring occupiers having regard to the National Planning Policy Framework and its accompanying Technical Guidance for ensuring that suitable control is in place in respect of dust emissions.

15) Skips stored on site shall not exceed 5 metres in height at any time.

Reason: In the interest of visual amenity and the special character of the AONB.

16) No vehicular access shall take place via the track leading to the immediate north of Harpers Hill Bungalow.

Reason: In the interest of residential amenity and highways safety.

17) Notwithstanding the provisions of Part 7 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), no plant, structures or buildings whether fixed or static shall be erected on the site.

Reason: To control possible future development which would otherwise be permitted but which may have a detrimental effect on amenity or safety

Cessation

18) In the event of the use of the site ceases for a period of 10 months, all hard surfaces shall be removed and the land shall be restored in accordance with a scheme of restoration which shall be submitted to and approved in writing by the Waste Planning Authority, no later than one month if a notice of cessation being agreed by the Waste Planning Authority. The approved scheme shall be commenced within three months of the scheme of restoration being approved by the Waste

Planning Authority and shall be completed in its entirety in accordance with the approved timescales.

Reason: To ensure the reclamation of the site is achieved to minimise any adverse effects on the AONB.

Reason for recommendation

9. The proposal would not give rise to material harm to the special character of the Dedham AONB, and is in compliance with National and Local Development Plan Policies.

Alternative options

10. To refuse consent or grant subject to alternative conditions.

Main body of report

Site

11. The application site comprises part of a redundant parcel of land situated between the established Harpers Hill Farm Waste Transfer Station and a cluster of commercial business units to the west.
12. The site extends to 0.94ha.
13. The site is almost entirely enclosed by earth bunds which have been landscaped and now are maturing. A requirement of a previous planning permission was to mitigate the visual impact of the buildings and machinery within the Waste Transfer Station. A track runs along the southern boundary which provides access to the Harpers Hill Business Centre.
14. Due to the site's location and separation, it is landlocked from the surrounding agricultural land and is currently rough pasture presenting little agricultural value.
15. The closest dwelling is Harpers Hill Bungalow to the west 100m beyond the bund and disused tree line track. Gladwins Farm and 9 associated holiday cottages are situated further south at a distance of approximately 200m.
16. The site is in the open countryside and within the Dedham Vale Area of Outstanding Natural Beauty.

Current Situation

17. Harpers Hill Waste Transfer Station currently operates 1000 skips, which are stacked in the south east corner of their site adjacent to a large barn-style building which houses the concrete crusher.
18. During the autumn and winter when demand falls away in line with demolition and construction activity, the number of skips stored on the site causes management issues with limited space for manoeuvring and multiple manoeuvring to access appropriate skips for customers.

The Proposal

19. It is proposed to use the site solely for the storage of skips and skip lorries associated with the waste transfer station. This would facilitate stacking of skips in accordance with size and type thereby reducing unnecessary manoeuvring facilitating more efficient operations. An additional benefit is freeing up land

within the adjacent waste transfer station to facilitate operations particularly during the winter months.

Consultations

20. As a result of site and press notice and neighbour notifications three representations have been received.
21. Objections raised relate to the expansion of the waste transfer operations and development being inappropriate in Dedham Vale AONB.

Babergh District Council

22. Have no comments to make.

Nayland with Wissington Parish Council

23. "The Parish Council has shown historic support for this Waste Transfer Station as it has expanded over the years and in principle we hope to continue to do so.
24. "We note a number of positive points in this application, particularly that the proposed location is currently well screened and that would be further improved. We accept that provided that the skip storage height of 2.6mtrs is not exceeded, there should only be minor visual impact from the main road in the winter. We also accept that it makes good business and logistical sense to re-locate the empty skips and skip lorries to aid manoeuvrability.
25. "Nevertheless, on balance we have significant concerns. The sensitivity of the location of the WTS on the skyline within the AONB must be taken into account with this and any other application for this site. Moreover, our observations on the current operations on the site are important in the context of this application and have a major bearing on our decision.
26. "The Parish Council objects to this application on the following grounds:
"It represents a significant increase in the site area of the WTS within the AONB. Moreover, there is a stated intention to potentially increase the recycling capacity of the WTS. The Parish Council consider the existing operations of the WTS to be detrimental to the amenity of immediate local residents and the wider area of the AONB. Tighter controls on the existing operations should be implemented, monitored and enforced before further expansion can be considered.
"The location of the skip storage facility will involve the noise associated with lorry movements and skip handling being closer to Harpers Hill Bungalow and the holiday business at Gladwins Farm. The Parish Council would not want to see the expansion of the skip hire business if it created a detrimental effect on another local and adjoining business."
27. The Parish Council has raised further points which relate to the existing waste transfer business including current activities, potential for increase in recycling activities, impact of dust and debris arising from the current activities and existing location of stored skips.

Councillor James Finch

28. No objections.

Environment Agency

29. No objections.

County Landscape Officer

30. "Subject to appropriate and robust conditions, the proposal will not have a significant impact on the landscape or the character and special qualities of the Dedham Vale Area of Outstanding Natural Beauty. The proposal can be made acceptable in landscape and visual terms, subject to the following conditions;
31. "A condition to secure the maintenance of the landscaping scheme for not less than 10 years should be imposed. This period of time is a reasonable and appropriate requirement, given the sensitivity of the site and the need to ensure that the mitigation proposals achieve their objectives; that is, to reasonably minimise the residual landscape and visual impacts of the proposal.
32. "A detailed scheme of planting, landscaping, and maintenance plan to be agreed with the planning authority prior to commencement of any construction works, and shall be implemented in full accordance with the agreed details.
33. "The height of stacked skips on the site shall not exceed five metres at any time.
34. "Although no exterior lighting is currently proposed I suggest for the avoidance of doubt, and given the sensitivity of the receiving landscape, it may be appropriate to control the installation of lighting in this area by condition.
35. "The skip storage area shall only be used by the operator of the adjacent waste recycling site."

County Ecologist

36. "Based on the submitted reports (Extended Phase 1 Habitat Survey – Oct 2015 - and Reptile Survey report – June 2016, Skilled Ecology), I am satisfied that the likely impacts from this development have been adequately considered by a Suitably Qualified Ecologist at appropriate times of year using standard methodologies. I am therefore content that there is sufficient information on ecology for determination of this application in respect of Protected and Priority species.
37. "As no reptiles were found to be present on the site, if the precautionary impact avoidance measures (chapter 5.2) and reasonable biodiversity enhancements (chapter 5.3) are secured by condition of any consent, I am confident that this development will avoid any adverse impacts on ecology."

Dedham Vale AONB Manager

38. Has provided comments "We do have concerns that this development will result in the further erosion of landscape character in an area where landscape quality is already at risk from the existing operation and land use. The expansion of the waste-related use of the land at the top of the valley slope, does not, in its current proposal, offer opportunities to enhance the AONB.
39. "The bunding in particular is considered to be an incongruous feature within the landscape. It is noted that the bunding may well be successful in screening the development within a shorter time frame, however, a wider buffer planting strip could be considered in order to provide a more sympathetic mitigation option which fits better with the surrounding landscape character.
40. "If the Planning Authority are minded to approve the application, it will of course be essential to secure the details of the landscaping scheme and future maintenance of it as the efforts to mitigate the impact of the development rely on

the success of the planting scheme, controls on exterior lighting and boundary treatments.”

Planning Policies

National Planning Policy Framework (NPPF) adopted March 2012

41. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
42. Section 11 deals with conserving and enhancing the natural environment. Paragraph 109 states “The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes”
43. The National Planning Policy for Waste states that waste management facilities in themselves should be well-designed, so that they contribute positively to the character and quality of the area in which they are located. It calls for Waste Planning Authorities to ensure that landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.

Suffolk County Council Waste Core Strategy adopted March 2011

44. Policy WDM2 General Considerations Relevant to all Waste Management Facilities

“In general waste management development will be acceptable so long as the proposals adequately address, where appropriate, the following:

- a) Potential for adverse impact upon the integrity of Natura 2000 sites;
- b) Potential flood risk;
- c) Potential impact of proposed vehicle movements and access design;
- d) Potential impact upon landscape;
- e) Potential impact upon biodiversity;
- f) Potential impact upon archaeological or cultural heritage;
- g) Requirements of PPG13 including the use of rail freight shipping;
- h) Compatibility with neighbouring landuse;
- i) Potential impact upon agricultural land;
- j) Potential impact from noise and vibration;
- k) Potential impact upon air quality including odour;
- l) Potential visual impact, including from lighting;
- m) Potential impact upon the local water environment;
- n) Land instability;
- o) Site management issues including litter, vermin and birds.

45. Policy WDM5 General Waste Management Facilities

“General waste management facilities (other than strategic residual waste management facilities and landfill sites) are considered, in principle, unless otherwise stated, to be suitable for location within the following areas:

- a) Land in existing waste management use;
- b) Land in existing General Industrial use (B2 Use Class) or in existing Storage or Distribution use (B8 Use Class) (excluding open air composting);
- c) Land allocated for B2 and B8 purposes in a Local Plan or Development Plan Document (excluding open air composting);

- d) Within or adjacent to Agricultural and Forestry Buildings;
- e) Agricultural and Forestry Land (open air composting only);
- f) Brownfield land (excluding open air composting);
- g) Unallocated Former Airfields (open air composting only);
- h) Waste Water Treatment Facilities (composting and anaerobic digestion only);
- i) Current and former mineral workings (open air composting and construction, demolition and excavation waste recycling only). Proposals must also comply with the general considerations set out in Policy WDM2. When considering the need for such facilities the County Council will take into account, where applicable, if there is an identified need for waste apportioned to Suffolk by the East of England Plan to be disposed of in this manner, with reference to Table 6. as well as the capacity of existing recycling, composting, recovery and disposal facilities and proposed facilities that have planning permission or are the subject of a current planning application.”

46. Policy WDM19 of the Suffolk Waste Core Strategy states that the design of waste management facilities will be considered favourably where they incorporate:
- a) Designs of an appropriate scale, density, massing, height and materials;
 - b) Safe and convenient access for all potential users;
 - c) Schemes for the retention of existing and provision of new landscape features; and
 - d) Measures which will protect, preserve and where practicable enhance the natural, historic and built environment.

Babergh Local Plan 2006

47. Policy CR01 seeks to protect landscape quality and character. Where development is allowed in the countryside it must:
- a) Be of scale compatible with its surroundings and have due regard to the landscape characteristics and cultural heritage of the locality;
 - b) Be sensitively designed with high standards of landscaping, layout and careful choice of materials to minimise impact;
 - c) Consider measures that will maximise the potential for wildlife on the site and adjacent areas;
 - d) Not introduce a proliferation of buildings and structures; and
 - e) Be well related to the highway network, including where possible, pedestrian links, cycle routes and public transport, and be acceptable in terms of road safety.
48. Policy CR02 seeks to protect the landscape of the Dedham Vale AONB
- “The landscape of the Dedham Vale and the Suffolk Coast and Heaths Areas of Outstanding Natural Beauty will be safeguarded through the strict control of development. Unless there is an overriding national need for development having a significant impact in the particular location and no alternative site is available, such developments will not be allowed. Due regard will be given to the provisions contained within the Dedham Vale and Stour Valley, and the Suffolk Coast and Heaths Management Strategies”
49. Policy CR04 deals with in development in Special Landscape Areas

“Development proposals in Special Landscape Areas will only be permitted where they;

- “Maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- “Are designed and sited so as to harmonise with the landscape setting”.

Material Considerations

Dedham Vale AONB & Stour Valley Management Plan

50. The Management Plan seeks to conserve and enhance the natural beauty of the AONB. Particular relevant policies are:

51. Policy 3.1.5.

- Support development that contributes to the appropriate economic development and contributes to the conservation and enhancement of the AONB and Stour Valley.
- Protect the area, including its setting, from developments that detract from its natural beauty and special qualities including its relative tranquillity.

52. Policy 3.2.7

- a) Support development that contributes to the conservation and enhancement of local character.

Planning History for adjacent Waste Transfer Station

53. Planning Permission B94/01019 (Babergh District Council Consent) Change of use of agricultural buildings to industrial use, storage and skip hire
54. Planning Permission B/96/1170 (Suffolk County Council) Erection of building required for recycling of hardcore and use of yard for sorting of materials.
55. Planning Permission B/04/02076/CPD (Suffolk County Council) Proposed new building for offices and staff facilities and private weigh bridge.

Additional Information provided by Applicant’s Agent addressing Parish Council representation

56. The Waste Transfer Station is licenced under its waste permit from the Environment Agency to receive and process a maximum of 25,000 tonnes of waste per annum. The current through put of the site is 22,000 tonnes per annum.
57. The trommel referred to by the Parish Council is consented under the 1994 consent this is a replacement of the original plant and is powered by electric motors.
58. On-site dust mitigation is by means of regularly dampening down main thoroughfares with water.
59. No skips are stored on land adjacent to the reservoir (this may have been historically the case); this area is now containing mature planting.
60. Waste recycling at Gravel Hill ceased when waste operations transferred to this site.

Comments of Head of Planning

61. This application deals solely with the change of use of land for storage of skips. The key issues are the location of the site within the Dedham Vale AONB and the landscape and visual impacts of the proposal on the special qualities of the AONB.
62. The existing waste transfer site has extant planning permission for the activities currently being carried out on the site. The 1996 Babergh District Council permission provided permission for use of the site for the erection of a building for crushing of concrete and the outside sorting and storage of materials without restrictions on the throughput of materials. Subsequent Suffolk County Council consents cover recycling of hardcore and ancillary building and weighbridge. The Environment Agency's permitting regime allows for the processing of 25,000t of waste per annum. The applicant has confirmed that throughput currently is 22,000t per annum whilst the removal of skips to the proposed site would free land for waste recycling activities this would be predominantly during the autumn and winter months when throughput is lower. The Environment Agency and Suffolk County Council regularly monitor the site, and no breaches in their Environmental Permit or Planning Permission have been reported.
63. As stated above this application deals solely with the proposed change of use of the site for skip storage, and therefore, should be considered on its own merits. This application does not provide an opportunity for the Waste Planning Authority to review the existing permission and impose further conditions.
64. The site is currently enclosed by a planted bund, which is visible from local public view points. Closer views of the site are available from one residential property. Most of the existing planting has matured well, however would benefit from additions. The County Landscape Officer recommends that in addition to the planting proposed by the applicant, should the Waste Planning Authority be minded to approve the application, a condition requiring additional planting to reinforce the screening to the south of the southern boundary, and removal of the *Leylandii* should be included together with a condition requiring the maintenance of the planting for 10 years to ensure that the proposed development does not detract from the special qualities of the AONB that the appropriate screening is achieved. As set out in Paragraph 7 conditions 8 and 9. These conditions would address the issues raised by the AONB manager and Parish Council and local residents.
65. It is not considered that the proposal would create a detrimental impact on the amenity of neighbouring properties, the existing bunding, and additional bunding and landscaping proposed would provide noise and dust attenuation. It is however, recommended that if consent is granted, any permissions should be restricted to skip storage in association with the adjacent waste transfer station, and controlling conditions relating to hours of operation, lighting and height of skips as set out in recommended conditions 4, 5 and 15 in paragraph 7 as recommended by the County Landscape Officer. These restrictions would ensure that activities on the site are not extended beyond those imposed at the waste transfer station and would ensure no ambiguity occurs.
66. Subject to the controlling conditions recommended in paragraph 7, I consider that the proposals, whilst in a sensitive location, are acceptable in respect of landscape and amenity issues and they will support an existing economic enterprise to work more efficiently and safely.

Sources of further information

- a) File Reference SCC\0178\16B
- b) The application and consultee responses can be viewed at:
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apllid=22148>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Anita Seymour (01473 264747) at the Development Section, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.

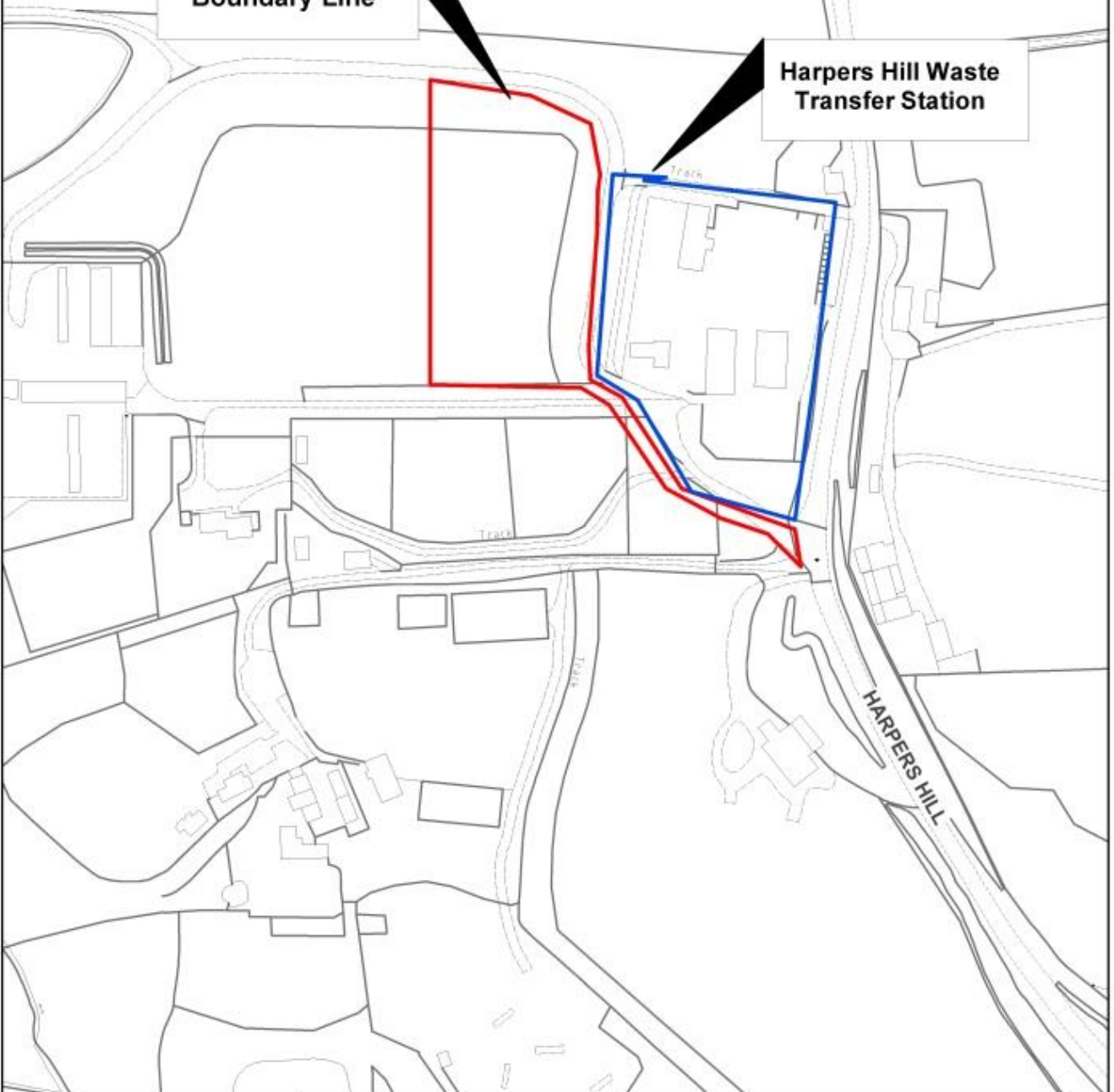


Development Control Committee

19 October 2016

Application Site
Boundary Line

Harpers Hill Waste
Transfer Station



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Scale 1:2500

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Resource Management,
Endeavour House,
8 Russell Road,
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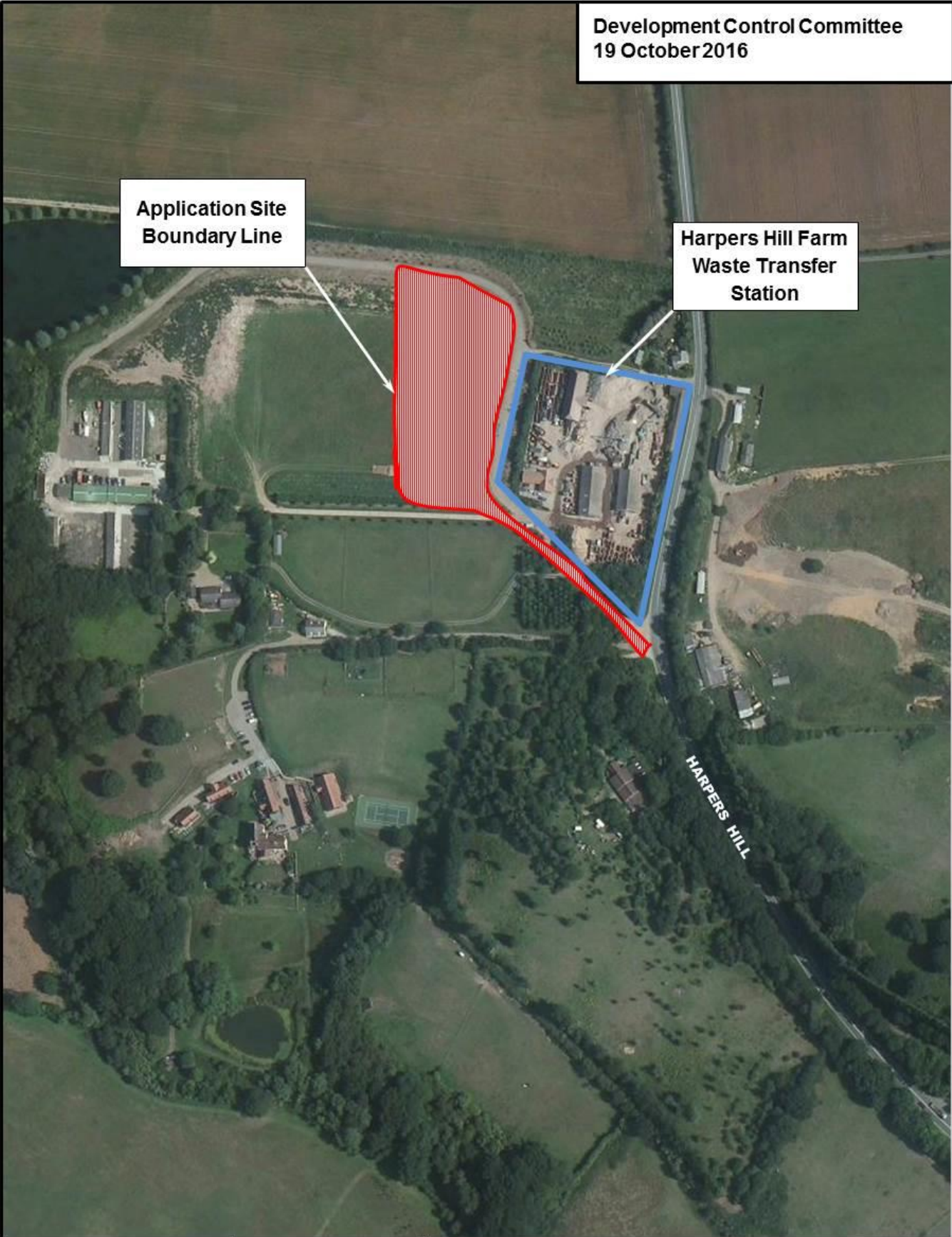
SCC\0178\16B
HARPERS HILL FARM,
NAYLAND WITH WISSINGTON

Change of use of land for the storage of
empty skips and skip lorry parking

Development Control Committee
19 October 2016

Application Site
Boundary Line

Harpers Hill Farm
Waste Transfer
Station



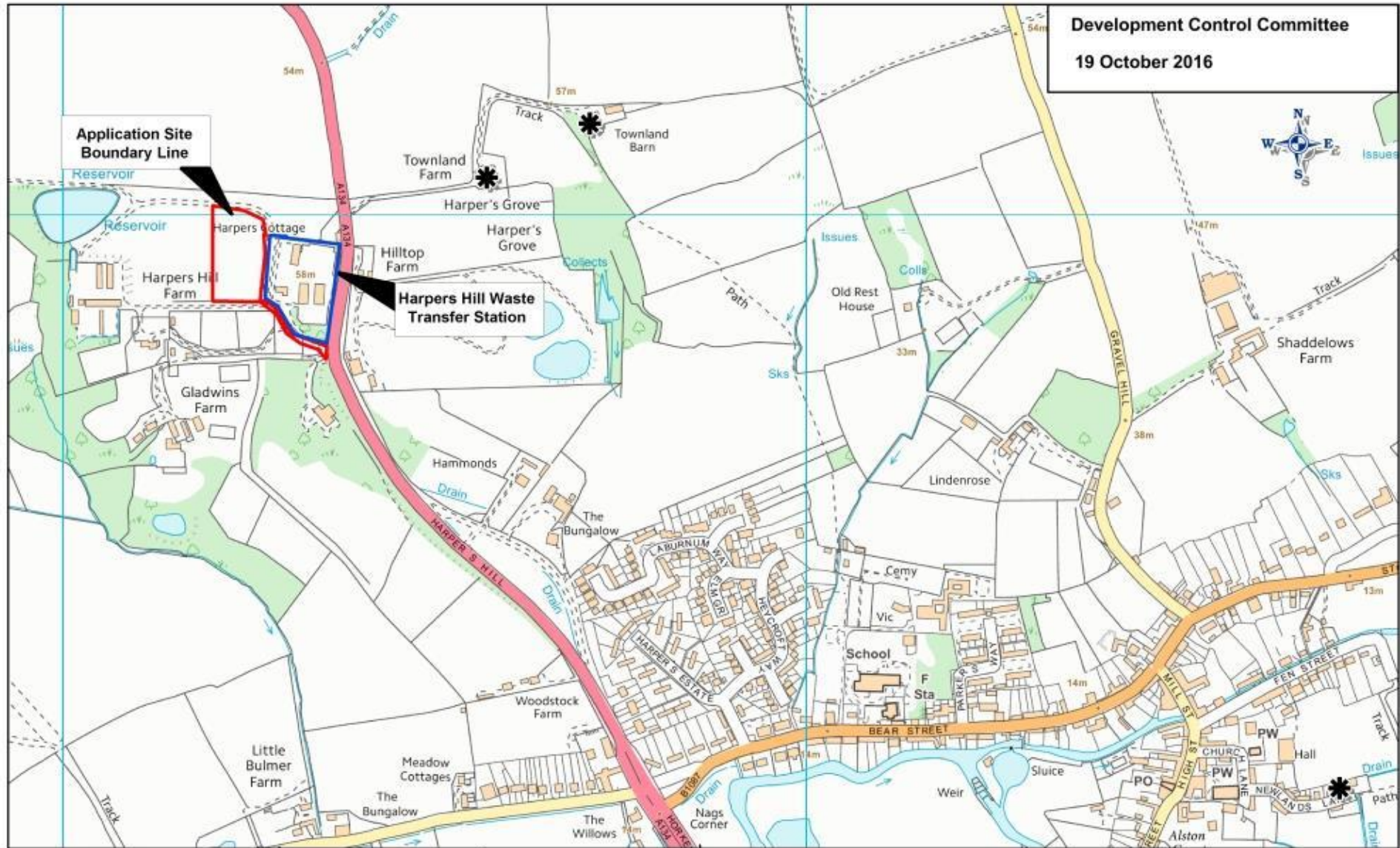
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Strategic Development
Resource Management
Endeavour House
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AERIAL PHOTO – HARPERS HILL FARM,
NAYLAND WITH WISSINGTON





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Suffolk
County Council
Scale 1:6000

Strategic Development,
Resource Management,
Endeavour House,
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Ipswich,
Suffolk. IP1 2BX.

Key
* Objector

SCC\0178\16B
HARPERS HILL FARM, NAYLAND WITH WISSINGTON
Change of use of land for the storage of empty skips and skip lorry parking