

## Development Control Committee

<b>Report Title:</b>	SCC\0202\16SE Extension of use to accept 'Trade Waste'. Change of permitted hours of operation. Haverhill Household Waste Recycling Centre, off Chalkstone Way, Haverhill
<b>Meeting Date:</b>	18 January 2017
<b>Lead Councillor(s):</b>	Councillor Peter Beer
<b>Local Councillor(s):</b>	Councillor Tony Brown
<b>Director:</b>	Geoff Dobson, Director of Resource Management
<b>Assistant Director or Head of Service:</b>	John Pitchford, Head of Planning
<b>Author:</b>	Mark Barnard, Planning Officer (County Development) Telephone: 01473 264755

### Brief summary of report

1. It is proposed to extend the use of the Haverhill Household Waste Recycling Centre (HWRC) to accept 'Trade Waste' and to change the permitted hours of operation. This is one of 11 identical planning applications made for all the HWRCs in the county, with the aim of rationalising the various planning permissions which have evolved over time. The applications do not represent any planned change to the service and operations at any of the sites.
2. Haverhill Town Council has objected to the application, claiming that the proximity of residential property makes the site unsuitable, and that the additional trade waste represents overdevelopment.

### Action recommended

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| <ol style="list-style-type: none"> <li>3. That planning permission is granted subject to the following conditions:               <ol style="list-style-type: none"> <li>1) The development uses and associated activities hereby approved shall only be carried out in accordance with:                   <ol style="list-style-type: none"> <li>a) The application dated 1 August 2016 and accompanying Planning Application Supporting Statement;</li> <li>b) The approved plans Nos:                       <ol style="list-style-type: none"> <li>i) i) 638A003            Site location plan</li> <li>ii) ii) 638A001A       Site layout plan</li> </ol> </li> </ol> <p><i>Reason: To ensure that new development is completed in accordance with submitted details.</i></p> </li> <li>2) This facility shall not be open to the public for the receipt and unloading of</li> </ol> </li> </ol> |
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waste or recycled materials outside the following times:

- a) 09:00 to 17:00 Monday-Sunday and Thursdays 09:00 to 19:00 between April and September;
- b) 09:00 to 17:00 Monday-Sunday between October and March.

There shall be no receipt of waste or recycled materials on Christmas Day, Boxing Day or New Year's Day.

The above time restrictions shall not apply to operational activities which shall only be carried out between 06:00-20:00 hours.

*Reason: In the interests of minimising the impact on the amenities of the local area in accordance with Policy WDM2 of the Waste Core Strategy Adopted 2011, setting out general considerations relevant to all waste management facilities and which are required in order to make the development acceptable.*

- 3) Notwithstanding the provisions of Part 7 Class L (a) of the Town and Country Planning (General Permitted Development) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), no extensions or alterations of a building shall be permitted on the site.

*Reason: To ensure control over such development on site so as to minimise the potential visual and landscape intrusion and protect the amenity of the area having regard to the National Planning Policy Framework, and Policy WDM2 of the Suffolk Waste Core Strategy Adopted March 2011.*

### **Reason for recommendation**

4. The proposal would not result in any detrimental impact on amenity or highway. The facility would allow Waste Services to continue to provide recycling facilities to smaller businesses cost-effectively and discourage potential inappropriate disposal of waste.

### **Alternative options**

5. To refuse consent or approve with alternative conditions.

### **Main body of report**

#### **Site**

6. Haverhill HWRC is located on a small site just over one kilometre south-east of the town centre, close to Chalkstone Way, a distributor road. To the west is an area of disused land (also owned by Suffolk County Council), beyond which is the town's sewage treatment works. To the north and east is landscaped open space, with a public footpath on the line of a former railway. Some 30m to the south is a block of residential apartments constructed in 2010.
7. Access to the site is off Chalkstone Way, via a narrow no through road which also serves the adjacent residential development and the sewage treatment works.

## **Proposal**

8. Haverhill is one of 11 HWRCs provided by the County Council. These sites operate under different planning permissions which have evolved over time. Opportunity is now being taken to rationalise and clarify these planning permissions so that all sites operate under the same planning conditions. No change is planned to the service and operations provided.
9. The proposal is for the following opening hours to the public:
10. Summer (April-September): Monday-Sunday 09:00-17:00 plus late night opening on Thursdays until 19:00.
11. Winter (October-March): Monday-Sunday 09:00-17:00.
12. The existing planning consent, granted in 1992, permits longer public opening hours, with a start from 08:00 throughout the year and one hour later on summer weekends (to 18:00) and two hours later on all summer weekdays (to 19:00).
13. It is proposed to limit operating hours from 06:00-20:00 throughout the year. This allows time at the start and end of the day, when the site is not open to the public, for the site operator to tidy the site and exchange full containers ready for the next day. This reduces congestion and delay to the public using the site.
14. The existing planning consent for the Haverhill HWRC does not place any restriction on the site's operating hours. However, the operating hours currently worked are the same as those now proposed.
15. Since 2011 Suffolk's HWRCs have accepted trade waste from businesses for a charge. This 'trade waste' is the same type of construction-related waste presented by householders and is placed in the same containers. Such waste will include hardcore, rubble, soil and plasterboard.
16. Accepting trade waste provides a useful service to small businesses and travelling tradesmen who may not have the resource or volume of waste to justify a commercial collection. Trade vehicles are restricted to a maximum weight of 3.5 tonnes. Across all sites, flows of trade waste are very low. At Haverhill, trade waste in the year 2015-16 amounted to 19.69 tonnes, or 0.48% of the 4,142 tonnes of waste received over the same period. Trade waste is predicted to increase by 20% by 2016-17.

## **Consultations**

### **St Edmundsbury Borough Council**

17. No objection.

### **Haverhill Town Council**

18. 'Object, because of the adverse impact on nearby residents of starting operations at 6am daily. Attracting additional traffic and increasing capacity for taking more trade waste amounts to overdevelopment of a small, constricted site which already creates long queues and unnecessary environmental impact.'

### **County Highways**

19. 'From the information provided it is not considered that the proposal will be detrimental to highway safety or lead to significant congestion due to the

quantity and type of vehicles identified and extended operating hours (which may reduce congestion at peak times).’

### **Representations**

20. No representations have been received as a result of the site and press notices.

### **Policy**

#### **Suffolk Waste Core Strategy**

21. Policy WDM2 sets out general considerations relevant to all waste management development.
22. Policy WDM5 sets out locations (by land use) considered to be suitable in principle to general waste management facilities.

#### **Comments of Head of Planning**

23. At present the hours of operational activity at the site are not restricted. The proposal to introduce defined hours within which potentially noisy activities can take place cannot make the present situation worse and has the potential to reduce any detrimental impact on residential amenity.
24. Although flows of trade waste are predicted to rise by 20%, this has to be seen in the context of the very low levels of trade waste and the predominant use of the site for domestic waste. The 20% increase represents an extra 0.1% on current total waste flows at the site. This is insignificant and indistinguishable from the likely growth in the use of the site for domestic waste.
25. County Highways has no objection to the application.
26. The identical planning applications for the other 10 Suffolk HWRCs have all been approved under delegated authority in the last few weeks.
27. Waste Services acknowledge current difficulties caused by the small size of the Haverhill site and the access to it, exacerbated by the recent growth of the town. These problems will be addressed as a priority within the waste infrastructure programme.

### **Conclusion**

28. The proposal to accept ‘trade waste’ and the change in the permitted hours of operation would not materially affect the current use of the site. Any increase in traffic from trade waste flows would be insignificant, while the proposed hours of operation are more restrictive than those permitted by the existing planning permission for the site.

**Sources of further information**

- a) File reference SCC\0202\16SE
- b) The application and consultee responses can be viewed at:  
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apId=22306>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Mark Barnard (01473 264755) at the Development Section, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.



Application Site



Strategic Development  
Resource Management  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

AERIAL PHOTO – HAVERHILL HOUSEHOLD WASTE  
RECYCLING CENTRE,  
OFF CHALKSTONE WAY, HAVEHILL





Key

 Boundary of application site



Scale 1:1250

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

SCC\0202\16SE  
**HAVERHILL HOUSEHOLD WASTE RECYCLING CENTRE  
OFF CHALKSTONE WAY, HAVERHILL**

**Extension of use to accept 'Trade Waste'.  
Change of permitted hours of operation**

