

**SOUTH EAST ENGLAND REGIONAL ASSEMBLY
REGIONAL PLANNING COMMITTEE**

RPC SUB-GROUP – STATUTORY CONSULTATIONS

Date: 20 March 2008

Subject: Planning application consultation ref A/08/018

Site Address:	Dunbrik Household Waste Recycling Centre and Green Waste Composting Facility, Main Road, Sundridge, Sevenoaks, Kent
Proposal:	Variation of 6 planning conditions of Planning Permission SE/05/2526 (new householder waste recycling centre and waste transfer station)
Local Planning Authority:	Kent County Council
Applicant:	Darenth River Ballast Company Limited
Date consultation issued:	26 February 2008

Report of: **Regional Planner**

Recommendation:

The South East England Regional Assembly makes the following observations:

- On the basis of the information provided, it is considered that the proposed variation in planning conditions, relating to planning permission SE/05/2526, would not materially conflict with or prejudice the implementation of the regional spatial strategy (RPG9 and alterations) and the draft South East Plan.
- The county council should secure appropriate mitigation measures to reduce adverse environmental impacts in line with the objectives of Policies W16 and E7 of RPG9 and Policies NRM7 and NRM8 of the draft South East Plan.

1. Purpose of Report

- 1.1 To assess the proposed development against the Regional Spatial Strategy (RPG9 plus Alterations) and the draft South East Plan, and set out the recommended consultation response for consideration and agreement.

2. Site Description

- 2.1 The application site has an area of 1.6 hectares (ha), and is located to the north of Main Road, Sundridge.
- 2.2 The site is bounded by the settlement of Sundridge to the west, the A21/M25 to the north and north-east, and the A25 to the south. Immediate neighbours of the site are the Sevenoaks District Council Depot, two private builders' yards and a private fishing lake.
- 2.3 The site is located within the Metropolitan Green Belt and the North Downs Area of Outstanding Natural Beauty.
- 2.4 A site location plan is attached at Appendix I to this report.

3. Details of the Proposal and Background

- 3.1 The site has served a waste disposal function since the 1960s following an earlier history of minerals extraction. The site is currently in use as a green waste composting facility, waste transfer station and household waste recycling centre. The applicant has already secured planning permission that permits the development of a new household waste recycling centre and waste transfer station.
- 3.2 Darenth River Ballast Company Limited (the applicant) is now applying for a variation in 6 planning conditions relating to the extant Planning Permission SE/05/2526 as follows;
 - i. Variation of condition 7(e) (lighting)
 - ii. Variation of condition 14 (shutter doors)
 - iii. Variation of condition 15 (security emergency and maintenance lighting)
 - iv. Variation of condition 20 (Heavy Goods Vehicles (HGV) movements)
 - v. Variation of condition 26 & 27 (hours of working)
- 3.3 The current waste transfer station (WTS) operates at a level that handles 56,000 tonnes per annum (tpa) though it is licensed to handle 91,740 tpa. The proposed new WTS is licensed to handle a maximum throughput of 100,000tpa and the current green waste composting facility handles 18,000 tpa of green waste. The applicant states that the variation in Condition 20 (HGV movements) will aid in the handling of waste throughput in the future.

4. Relevant Policy Considerations

RPG9

- 4.1 The relevant issues and policies within the adopted Regional Spatial Strategy (RPG9) and Adopted Alterations on Waste and Minerals are considered to be:
- i. W16 – waste transport infrastructure
 - ii. E7 – air quality.

The South East Plan

- 4.2 Having been submitted to the Government on 31 March 2006, the draft South East Plan is a material consideration in the determination of major planning applications. The relevant issues and policies are considered to be:
- i. NRM7 – air quality
 - ii. NRM8 – noise.
- 4.3 The above policies on waste and minerals in 4.1 have been carried forward into the draft South East Plan. Reference in this report to policies in RPG9 (adopted alterations), also apply to the draft South East Plan unless explicitly stated.
- 4.4 Other material considerations are identified as the:
- i. Kent and Medway Structure Plan (July 2006)
 - ii. Kent Waste Local Plan (March 1998).

5. Policy Assessment

Policies W16, E7, NRM7 and NRM8 – waste transport infrastructure, air quality and noise

- 5.1 Policy W16 of RPG9 requires Waste Development Documents (WDDs) to identify infrastructure facilities, including sites for waste transfer and bulking facilities, essential for the sustainable transport of waste materials and also aim to reduce the transport and associated impacts of waste movement.
- 5.2 The most significant variation of planning conditions relates to HGV movements (Condition 20). The applicant states that the consent granted for the new Waste Transfer Station (WTS) differs from the existing consent for the current WTS as it specifies a maximum number of HGV movements permitted per day. The applicant states that the basis for setting the HGV movements (information presented in the original application's supporting statement dated August 2005) was wrongly interpreted leading to a situation

that only reflected half the actual movements currently taking place (i.e 112 HGV movements instead of 224 HGV movements).

- 5.3 The applicant therefore seeks a variation in Planning condition 20 to read; “No more than a total of 256 HGV movements (128 in/128 out) associated with the operation of the household waste recycling centre and waste transfer station shall enter or leave the site in any one day (i.e between 00.01 and 24.00 hours)”.
- 5.4 Taking account of the correction, the proposed variation of 256 HGV movements will nonetheless represent an increased number of overall traffic movements with associated environmental impacts. A vehicle movement assessment carried out by the applicant further confirms that the proposed development will lead to a 5.8% increase in HGV movements by 2015/2020.
- 5.5 Aside from the impact of increased HGV movements, it is also important to ensure that the proposal to vary planning conditions 7, 14, 15, 26 and 27 will not have an adverse effect on the site’s immediate environs over and above that already being experienced.
- 5.6 Therefore, to accord with regional policy objectives it is important that the county council secures appropriate mitigation measures to reduce adverse environmental impacts in line with the objectives of Policies W16 and E7 of RPG9 and Policies NRM7 and NRM8 of the draft South East Plan.

6. Conclusions

- 6.1 Provided that the matters raised in this report are addressed, it is considered that the proposal would accord with the general principles established in RPG9 (adopted alterations) and the draft South East Plan.

7. Recommendations

- 7.1 Members are requested to agree the following recommendation to the local authority:
- 7.2 The South East England Regional Assembly makes the following observations:
 - On the basis of the information provided, it is considered that the proposed variation in planning conditions, relating to planning permission SE/05/2526, would not materially conflict with or prejudice the implementation of the regional spatial strategy (RPG9 and alterations) and the draft South East Plan.
 - The county council should secure appropriate mitigation measures to reduce adverse environmental impacts in line with the objectives of Policies W16 and E7 of RPG9 and Policies NRM7 and NRM8 of the draft South East Plan.

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20 March 2008

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