

2020/CM/0044/LCC, Broughton and Old Dalby Parish Council comment on “Addendum to the Waste Development Statement”, February 2021

The Addendum to the Waste Development Statement submitted to support the application for a waste processing facility at Old Dalby Business Park was prepared for APC Civils Ltd to respond to comments from the Local Authority and the Parish Council. The opinion of the Parish Council is that the further submissions in this document DO NOT provide sufficient evidence to support the establishment of a sui generis waste management use on this site.

Besides not providing sufficient evidence, the addendum document also contains a number of factual inaccuracies. These are pointed out in the discussion below along with our comments.

- 1) Our initial comments clearly pointed out that the proposed waste processing site would be within 20-25metres of an approved housing development immediately to the west (17/00397/OUT). The original submission of 2020/CM/0044/LCC failed to recognise this. In its introduction, the addendum document correctly now cites this housing site BUT NO FURTHER discussion of the impact of the proposed waste management operations on this housing development is discussed in the body of the addendum document. The Parish Council maintains that the proximity of the proposed waste management site to the already approved housing development is totally unacceptable and in itself a sufficient reason why the application cannot be supported.
- 2) Old Dalby Business Park is specifically for employment uses within categories B1 (now E1), B2 and B8, as pointed out in both the Melton Local plan and our own Neighbourhood Plan. The current use of the APC Civils Ltd site at Old Dalby is, as they themselves point out, the storage and distribution of concrete blocks. Class B8 use is storage or distribution, including open air storage as practiced by APC Civils Ltd, so their current activities fall inside the permitted uses. The addendum document therefore **incorrectly states** that this current use is a sui generis activity for Old Dalby Business Park and if APC Civils Ltd are carrying out other activities outside of B1, B2 or B8, then their current use is outside that permitted (and could be liable for enforcement action).

The addendum document twice references K S Composites as a company undergoing similar sui generis activities at Old Dalby. This is not the case. K S Composites is a “leading global force in composite and GRP development and manufacture” (KS Composites own description) and their operations in Old Dalby involves design and manufacture of novel composites (and not storage or distribution) which clearly falls in the permitted industrial use class B2.

The addendum document does not make a clear case that permission for their unique sui generis use for waste management should be granted on this business park contrary to policies outlined within both the Melton Local Plan and the Broughton and Old Dalby Neighbourhood Plan.

- 3) Waste management facilities quite correctly are considered separately from other industrial activities in planning due to their potential for unique impacts on the environment and local communities. In their initial comments, the Parish Council evaluated the application against a number of policies relevant to waste management transportation, which place a different degree of impact on traffic and community than for more general industrial traffic. This was clearly laid out in our initial comments. In their response, APC Civils Ltd re-iterate that the waste material traffic will follow the same routes as current traffic but offer no mitigation for additional impact from waste transport as opposed to general industrial traffic. Without a clear plan of how transport can be assessed as acceptable under policy DM9, the Parish Council cannot support the response from APC Civil Ltd in the addendum document.

- 4) Our Neighbourhood Plan also seeks to protect important views and again, waste management policies seek to do the same (policy DM5). The original plans clearly show that 4m high block walls were proposed and the addendum statement suggests that lowering the wall height to 3 metres will be sufficient mitigation. This is based on the assumption that a 3m high wall will be less visible and therefore sufficient without providing any supporting evidence. The addendum document discusses the impact viewed from the north, east and south (which would not be a concern anyway) but fail to address the view from the west. Our protected view from Debdale hill is from the west and no assessment of the visibility of the walls or their contents from the point of the protected views has been presented. As a Parish Council, we have assessed many applications for business activities in this area and this application lacks a full assessment of the impact on the protected view. Without this important analysis, we cannot support the mitigation plan outlined in the addendum document.

In summary, this addendum document **does not provide sufficient or satisfactory reasons why policies cited by the Parish Council should be overridden**. The extremely close proximity to an approved housing site is in itself sufficient for refusal of planning permission. Furthermore, the absence of another site locally which can accommodate both the storage and distribution activities of APC Civils Ltd alongside the proposed waste management activities is not in itself an overriding reason why planning policies governing activities on the Old Dalby Business Park can be set aside. Planning policies are in place to guide developers on what is acceptable for a location and to protect the wider community from inappropriate activities and environmental harm. The Parish Council also notes and supports the overlapping concerns raised by the LCC, particularly on the business classes permitted on the business park. We understand that Colin Wilkinson (PLAN-ITX) has submitted a letter to LCC, on behalf of his client, also strongly objecting to this application.