

**AGENDA MANAGEMENT SHEET**

**Name of Committee**

**Regulatory Committee**

**Date of Committee**

**11th July 2006**

**Report Title**

**Blabers Hall Farm, Fillongly - Importation of Green Waste for Composting on Site**

**Summary**

This application seeks permission for the importation of green waste for composting on site and subsequent use of composted material as fertiliser on agricultural land at Blabers Hall Farm, Fillongly

**For further information please contact**

Lucy Hill  
 Planning Officer  
 Tel. 01926 412643  
 lucyhill@warwickshire.gov.uk

**Would the recommended decision be contrary to the Budget and Policy Framework?**

Yes/No

**Background Papers**

Planning application reference NW1317/06CM013 registered on 8th May 2006.  
 Letter dated 24th May 2006 from a local resident.  
 Letter dated 24th May 2006 from North Warwickshire Borough Council.  
 Letter dated 26th May 2006 from Barlow Associates.  
 Letter dated 9th June 2006 from the Environment Agency.  
 Letter dated 9th June 2006 from North Warwickshire Borough Council.  
 Letter dated 12th June 2006 from Barlow Associates.

**CONSULTATION ALREADY UNDERTAKEN:-**

*Details to be specified*

Other Committees

.....

Local Member(s)

(With brief comments, if appropriate)

.....

Other Elected Members

Councillor C Hayfield - No comments received.

- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott – comments incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  North Warwickshire Borough Council – No objection – see paragraph 2.1.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Fillongley Parish Council – No objection.  
Environment Agency – No objection – see paragraph 2.4.

**FINAL DECISION**                      **YES/NO**      *(If 'No' complete Suggested Next Steps)*

**SUGGESTED NEXT STEPS :**

*Details to be specified*

- Further consideration by this Committee  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

**Regulatory Committee - 11th July 2006**

**Blabers Hall Farm, Fillongly - Importation of Green Waste for Composting on Site**

**Report of the Strategic Director for Environment and Economy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the importation of green waste for composting on site and subsequent use of composted materials as fertiliser on land at Blabers Hall Farm, Fillongley subject to the conditions and for the reasons detailed at **Appendix B** of the report of the Strategic Director for Environment and Economy and subject to the County Council receiving no further representations by the 13th July 2006 (the end of the public consultation period specified in the local newspaper).

Application No: NW1317/06CM013.

Received By County: 8th May 2006.

Advertised Date: 11th May 2006.

Applicant (S): Mr A Woodfield, Blabers Hall Farm, Fillongley, Coventry, CV7 8EP

The Proposal: The importation of green waste for composting on site and subsequent use of composted material as fertiliser on farm.

Site And Location: 0.16 ha of agricultural land at Blabers Hall Farm, Fillongley, Warwickshire.

See plan at **Appendix A**.

## 1. Application Details

- 1.1 Planning permission is sought for the development of 0.16 ha of agricultural land to be used for the importation of green waste for composting on site at Blabers Hall Farm near Fillongley.
- 1.2 No more than approximately 1000m<sup>3</sup> per annum of green waste would be imported to the site. The green waste would consist of garden waste deriving from Solihull Metropolitan Borough Council and would be transported to the site by eight-wheeled heavy goods vehicles comprising a combination of grab lorries and roll-on, roll-off skips.
- 1.3 The composting area would consist of an area of concrete hardstanding measuring approximately 40m<sup>2</sup> and would be contained within and screened by perimeter earth bunds not exceeding 2m in height. The bunds would be landscaped with low level vegetation. As the green waste material arrives on site, it would be deposited in the composting area and be shredded by a shredder measuring approximately 1.8m in height and approximately 3.7m in length.
- 1.4 Once the green waste has been shredded, it would be placed in a series of rows on the area of hardstanding in the form of 'open windrows'. The total height of the compost windrows would not exceed 2m and would be aerated regularly to reduce the likelihood of odour. Once the compost has broken down, it would be screened before being applied to approximately 125 acres of applicant owned agricultural land. The screener would be approximately 3.1m high and approximately 12.2m in length.
- 1.5 All leachate from the stockpiled green waste material would drain to and be collected from a sump located at the south western corner of the site.
- 1.6 The importation of green waste material to the site would involve a maximum of one heavy goods vehicle movement per day to and from the site. Operational hours would be from between 0800 and 1700 Monday to Friday.

## 2. Consultations

- 2.1 **North Warwickshire Borough Council** – No objection subject to the height of the bund not exceeding 2m in height, the slopes being graded and planted with low level vegetation and a restriction of one eight-wheeled lorry per day imposed on vehicular movements associated with the composting facility.
- 2.2 **Fillongley Parish Council** – No objections.
- 2.3 **Councillor C Hayfield** – No comments received as of 27th June 2006.
- 2.4 **The Environment Agency** – No objection subject to further air sampling being carried out on a yearly basis for two years to monitor the bioaerosol impact of the composting facility, in addition to a requirement for the composting activity to take place on a concrete pad to be positively drained to a sealed sump to collect

liquor and, to ensure that the applicant has obtained the appropriate exemption from the Waste Management Licensing legislation.

### **3. Representations**

- 3.1 One written representation has been received from a local resident raising the following concerns:-
- (i) An increase in traffic movement along an unclassified rural road.
  - (ii) The potential impact of odour and flies upon local residents from the composting facility.

### **4. Observations**

#### **Site and Surroundings**

- 4.1 The 0.16 ha application site forms part of an agricultural holding at Blabers Hall Farm which is located approximately 1.5km to the east of Maxstoke and approximately 3km to the south west of Fillongley. The application site is bounded by approximately 1.5m high hedgerow to all boundaries with agriculture being the predominant surrounding land use.
- 4.2 The site currently comprises tipped mounds of soil and rubble no more than approximately 2m in height which are located throughout the site. The material is to be used for the development of bunds to enclose the composting facility.

#### **Planning Policy**

- 4.3 The application site is located within the West Midlands Green Belt. Planning Policy Guidance 2 (PPG2) states that 'development that makes material changes in the use of the land are inappropriate unless they maintain openness and do not conflict with the purposes of including land in the Green Belt'.
- 4.4 It is considered that the proposed compost facility forms an integral part of an agricultural land use and would not have a significant impact upon the openness of the Green Belt and in light of Policy GD.6 of the Warwickshire Structure Plan 1996 – 2011 and Policy ENV.1 of the adopted North Warwickshire Local Plan, May 1995, would be appropriate development. It could be argued that the 2m high bunds could have a potentially adverse impact on the openness of the Green Belt. They are however at the height normally accepted as permitted development for means of enclosure in this location so are held to have an acceptable impact upon the openness of the Green Belt.
- 4.5 The application site is also located within a Special Landscape Area. Policies ENV.4 and ENV.6 of the adopted North Warwickshire Local Plan, May 1995 make reference to landscape conservation and improvement, whilst Policy ENV.24 is concerned with amenity and design considerations. Given that the proposed development would be screened and not exceed 2m in height it is

considered that this development would not have an adverse impact on the landscape character, or visual amenity of the area.

- 4.6 The adopted Waste Local Plan for Warwickshire 1999 sets out policies relating specifically to waste developments in the County. Policy 1 addresses general environmental considerations such as ecological impact, landscape and visual impact, the impact upon the amenity of local residents by way of odour, noise, dust and traffic impact, which should be taken into account when considering waste applications. This is reflected by Policy ENV.17 of the North Warwickshire Local Plan.
- 4.7 Policy 9 of the Waste Local Plan refers to the composting of waste and recounts that composting facilities are located in rural areas and away from towns or villagers. Policy 9 also considers the distance of composting facilities from the source of waste. The proposed Blabers development at Hall Farm is located in a rural area close to the source of green waste which mostly derives from Solihull, therefore, it is considered that the proposal would accord to Policy 9 (see plan in **Appendix A**).
- 4.8 The proposal is also considered to be addressed by Policy BEM.7 of the North Warwickshire Local Plan, May 1995 whereby the composting structure and operation would form an integral part of agricultural land use and support rural enterprise without causing visual intrusion.

## **Environment and Amenity**

### **Visual Impact**

- 4.9 The site is located within the Special Landscape Area of Ancient Arden. Views of the site currently are restricted by a combination of mature trees, thick roadside hedgerows, hedgebanks and sunken lanes. This together with the visually non-obtrusive nature of composting windrows leads to the consideration that there would not be a significant visual impact and that the windrows would blend with the surrounding agricultural landscape. Conditions would ensure that the composting area would be screened on all sides by landscaped bunds no more than 2m in height, screening the operation from view from surrounding public view points located in the vicinity of the site.

### **Ecological Impact**

- 4.10 There are no known sites of ecological interest and no record of any known protected species in the vicinity of the site.
- 4.11 Although there is the potential for nesting birds on site, the application area comprises mostly of improved grassland, giving it a low ecological value.

### **Dust, Odour and Health Impact**

- 4.12 Concerns have been raised over the risk of odour and flies arising from the development. It is considered however that green waste does not generally give rise to flies, yet the potential for odour may arise due to the production of

bioaerosol emission during the composting process. These bioaerosol emissions comprise a mixture of micro-organisms such as fungi and bacteria generated as the material breaks down. These micro-organisms can potentially cause respiratory health problems and odour.

- 4.13 It was requested by the Environment Agency that a bioaerosol risk assessment be carried out in order to assess the potential health impact on residential dwellings located within 250m from the composting facility.
- 4.14 The greatest risk from bioaerosols and dust would be when the material is disturbed during shredding, compost turning and grading combined with strong wind conditions. The nearest residential dwelling within 250m from the composting facility is Blabers Hall farmhouse and associated buildings, hence the applicant himself would be at greatest risk. No other residential dwellings located in the vicinity have been identified as being at risk.
- 4.15 Based on the results of the bioaerosol risk assessment, the risk of a health impact from bioaerosols can be significantly reduced through the adoption of mitigation measures such as dust suppression using water sprays and by operating shredding and grading plant when the wind conditions are favourable.
- 4.16 With processing no more than 1000m<sup>3</sup> of green waste, the facility is considered to be small scale. This, together with dust suppression through the use of water is considered to be an effective method of reducing the potential impact on health from bioaerosol emissions.

### **Access and Traffic**

- 4.17 The current access road to the site is used for access to the farm house, two farm cottages, the farm buildings, a 30-pitch touring caravan site and for the construction of a fishing lake.
- 4.18 Concern has been expressed in terms of an increase in heavy goods vehicle traffic movements along the local rural road network. Observations have been made regarding a level of traffic movements along Green End Road associated with the construction of the fishing lake, (the subject of a current planning permission granted by North Warwickshire Borough Council). The current levels of traffic appear to be temporary in nature.
- 4.19 The proposed development would result in a maximum of one vehicle movement per day and it is considered that this would not have a significant impact upon the local road network or amenity of the surrounding area.

## **5. Conclusion**

- 5.1 The proposed composting facility at Blabers Hall Farm and Fillongley would be in a suitable rural location, away from residential areas and close to the source of green waste. The development would be small in scale and would not give rise to any significant visual amenity or nuisance issues in the Green Belt. Conditions would be imposed to ensure control over the development and the composting operation.

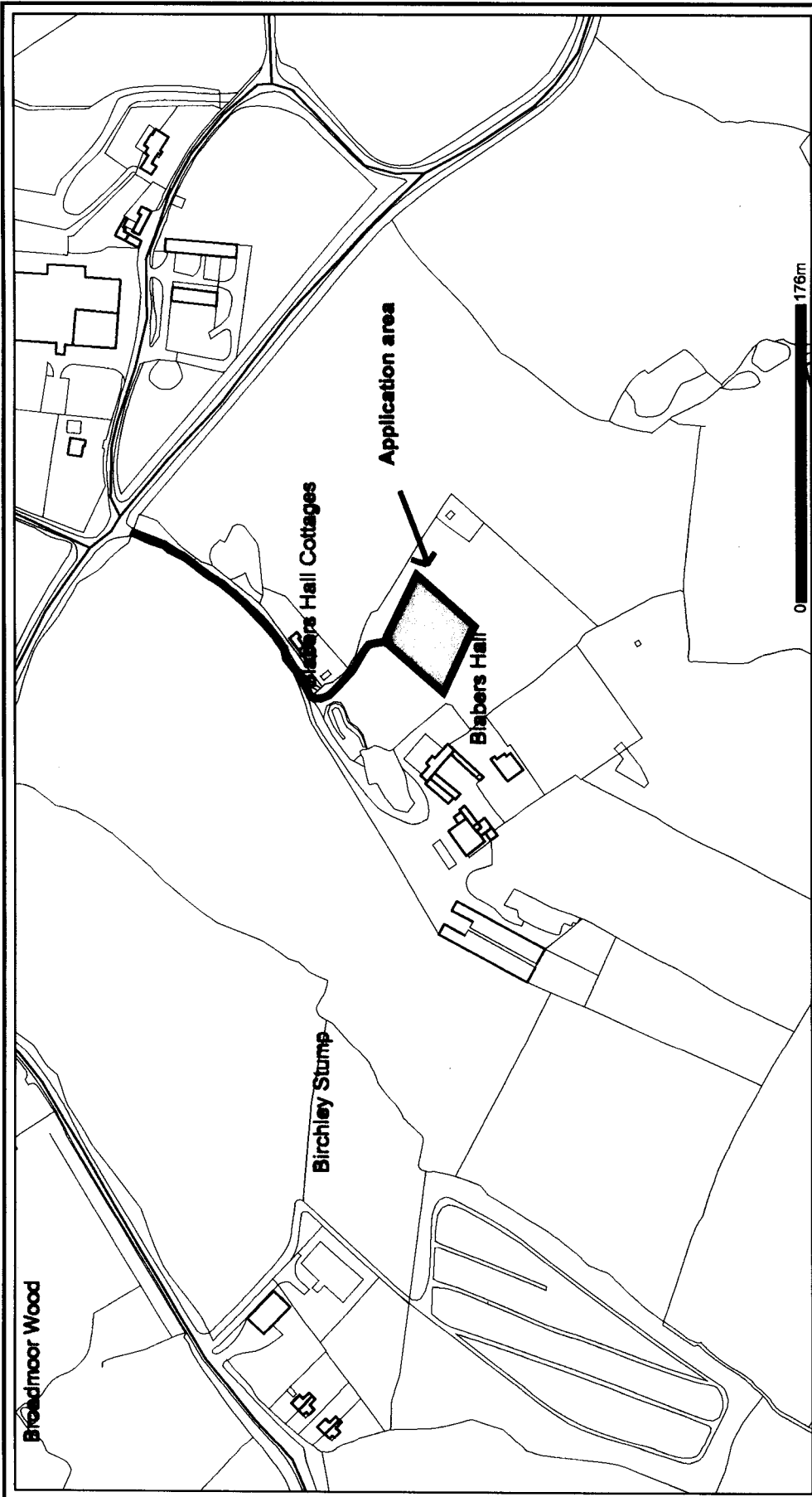
- 5.2 The proposed development accords to the relevant policies in the development plan and with composting being an important form of waste processing and recycling, it should therefore be encouraged in order to reduce the level of green waste currently being disposed of to landfill.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall, Warwick

27th June 2006





**APPENDIX A OF AGENDA NO.**



Scale 1: 3750      Ref No. NW1317/06CM013      Drawn LH

**Regulatory Committee**  
 Subject  
**Blabers Hall Farm**


  
 Warwickshire County Council  
 John Deegan  
 Strategic Director for  
 Environment and Economy  
 Shale Hall, Warwick, CV34 4SX



Reproduced from the Ordnance Survey map. With the permission of the HMSO Controller Licence No. 100018285. (c) Crown Copyright.

**Regulatory Committee – 11th July 2006**

**Blabers Hall Farm, Fillongly –  
Importation of Green Waste for Composting on Site**

**Application No: NW1317/06CM013**

**Commencement Date**

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

**General Operations**

2. Unless otherwise approved in writing by the County Planning Authority the development hereby permitted, including all operations on site shall not be carried out other than in accordance with the details provided with application reference NW1317/06CM013, the letter dated 26th May and enclosed plan (scale 1:2,500) and with the details approved in accordance with these conditions.

**Reason:** To ensure a satisfactory standard of development.

3. The development hereby permitted shall not be commenced until full details of landscape proposals for the site have been submitted to and approved in writing by the County Planning Authority. These details should include a planting plan showing existing trees to be retained along with new planting, written specifications, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate.

**Reason:** To ensure a satisfactory standard of development and screening of the site.

4. Unless otherwise agreed in writing by the County Planning Authority no waste other than garden waste shall be brought to or treated at the composting site.

**Reason:** To prevent environmental pollution.

5. No waste shall be delivered to or accepted at the site from members of the public.

**Reason:** In the interest of highway safety.

6. Unless otherwise agreed in writing by the County Planning Authority the operations and uses hereby permitted, shall not be carried out except between the following hours: Monday to Friday 08:00 – 17:00. No operations shall take place on Saturdays, Sundays, Bank or Public Holidays.

**Reason:** To protect the area from undue traffic noise, traffic, odour, dust, visual or light nuisance.

7. No goods shall be offered, sold or delivered to retail customers at the site.

**Reason:** In the interest of highway safety.

### **Highway**

8. Access to the site shall not be made other than via the existing access road onto Green End Road.

**Reason:** In the interest of highway safety.

9. Unless otherwise agreed in writing by the County Planning Authority green waste shall be delivered to the site for composting no more than six times each week.

**Reason:** In the interest of highway safety.

10. There shall be no deposit of mud or other deleterious material on the public highway.

**Reason:** In the interest of highway safety.

11. No loaded vehicles shall enter or leave the site unless they are sheeted or the loads are otherwise secured.

**Reason:** In the interest of highway safety.

12. **Pollution Control**

No external lighting shall be provided at the composting site unless a scheme of lighting has been submitted to and approved in writing by the County Planning Authority. Following approval the scheme shall be implemented accordingly.

**Reason:** To protect the amenity of the area from light nuisance.

13. All foul drainage shall be contained within a sealed and watertight sump, fitted with a level warning device to indicate when the tank needs emptying.

**Reason:** In the interest of groundwater and surface water protection

14. There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters.

**Reason:** In the interest of groundwater and surface water protection.

15. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank / vessels overflow pipe outlets should be detailed to discharge downwards into the bund.

**Reason:** In the interest of groundwater and surface water protection.

16. A programme of monitoring and management of bioaerosols prior to and following construction of the facility shall be submitted to and approved in writing by the County Planning Authority prior to commencement of the development. The development shall then be operated in accordance to the approved bioaerosol management scheme.

**Reason:** To prevent adverse effects of bioaerosol emissions on human health.

17. The development hereby permitted shall not be commenced until a litter management plan has been submitted to and approved in writing by the County Planning Authority. Such a plan shall include detail of on site management measures to prevent litter leaving the site and measures to retrieve any litter that does blow off site. Following approval the management plan shall be implemented accordingly.

**Reason:** To prevent environmental pollution.

18. Prior to the first operation of the facility, in order to minimise the likelihood of dust nuisance a dust monitoring and management scheme shall be submitted to and approved in writing by the County Planning Authority to include the following:
- (i) All roadways and operational areas within the site shall be laid out and maintained in good condition. They shall be damped down as necessary using a water bowser or other methods of dust suppression.
  - (ii) All windrows shall be maintained in a moist condition by spraying with water as necessary and in particular before windrow turning or screening of the composted material.
  - (iii) All other operations including the construction, movement and maintenance of screening mounds shall be carried out only when prevailing conditions are such that dust will not be carried beyond the boundary of the site. Once approved the development shall be operated

in accordance with the approved dust monitoring and management scheme.

**Reason:** To protect the amenity of the area from dust nuisance.

19. Prior to the commencement of the development hereby permitted, a noise monitoring and management scheme shall be submitted to and approved in writing by the County Planning Authority. Following approval the noise monitoring and management scheme shall be implemented accordingly throughout the life of the development.

**Reason:** To protect the amenity of the area from noise nuisance.

20. Unless otherwise agreed in writing by the County Planning Authority should the site cease to operate as a composting facility for longer than 12 months all of the plant, machinery and structures erected shall be removed from the site, including the concrete base and surrounding earth bunds.

**Reason:** To ensure the restoration of the site should the operations cease.

### **Development Plan Policies Relevant to this Decision**

#### **Regional Spatial Strategy for the West Midlands – June 2004**

- (i) WD.1 – Targets for Waste Management in the Region.
- (ii) WD.2 – The Need for Waste Management Facilities – by Sub-Region.
- (iii) WD.3 – Criteria for the Location of Waste Management Facilities.

#### **Warwickshire Structure Plan 1996 – 2011**

- (i) GD.3 – Overall Development Strategy.
- (ii) GD.6 – Green Belt.
- (iii) ER.2 – Environmental Impact of Development.
- (iv) ER.4 – Protection and Enhancement of the Landscape.
- (v) ER.9 – Waste Local Plan.

#### **Waste Local Plan for Warwickshire – adopted August 1999**

- (i) Policy 1 – General Land Use.
- (ii) Policy 2 – Conditions and Agreements.
- (iii) Policy 9 – Large Scale Composting.

#### **North Warwickshire Local Plan – adopted May 1995**

- (i) ENV.1 – The Green Belt.
- (ii) ENV.4 – Landscape Improvement.
- (iii) ENV.6 – Landscape Conservation.

- (iv) ENV.17 – Environmental Impact of Development.
- (v) ENV.24 – Amenity and Design Considerations.
- (vi) BEM.7 – Agricultural and Forestry Buildings and Structures.

### **Reasons for the Decision to Grant Permission**

The development hereby permitted is in accordance with the relevant provisions of the development plan and forms an integral part of an agricultural land use and would not have a significant impact on the openness of the Green Belt. There are no contrary material considerations sufficient to require refusal.

**Note:-** Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs and brambles therefore checks should be made for them prior to the commencement of the development. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so measures should be in place to ensure that any birds seen to be nesting on site during this period are protected.

The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.