

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 24th July 2007

Report Title **Coleshill Sludge Destruction Plant, Water Orton - Conversion of the Existing Sludge Destruction Plant into an Energy from Waste Installation**

Summary The application proposes conversion from a Sludge Destruction Plant into an Energy from Waste Installation at Coleshill Sludge Destruction Plant, Lichfield Road, Water Orton.

For further information please contact Sue Broomhead
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Submitted application received 26/4/07.
Letter from North Warwickshire Borough Council dated 27/3/07, 21/5/07 and 20/6/07.
Email from North Warwickshire Borough Council Environmental Health dated 9/5/07.
Email from Network Rail dated 24/5/07.
Letters from the Environment Agency dated 23/5/07 and July 2007.
Letter from the Environment Agency dated 21/5/07.
Letter from Natural England dated 23/5/07.
Email from Water Orton Parish Council dated 31/5/07.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s) Councillor P Fowler – no comments received as at
(With brief comments, if appropriate) 10/7/07.
Councillor Mrs J Lea – no comments received as at
10/7/07.

Other Elected Members

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
Planning - Raises objection to the proposal on grounds that the application site is in the Green Belt and that the development will have an unacceptable impact on the openness of the Green Belt, and that the process requires material to be transported by road which is unsustainable.

North Warwickshire Borough Council -
Environmental Health – No comments to make.

Health Authority

Police

Other Bodies/Individuals Environment Agency – no objection.
Network Rail – no objection.
Natural England – no objection.
Water Orton Parish Council – no objection.
Curdworth Parish Council – no comments received.
Lea Marston Parish Council – no comments received.
Coleshill Parish Council – no comments received.
Shustoke Parish Council – no comments received.
Highways Agency – no objection.

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 - 24th July 2007

**Coleshill Sludge Destruction Plant, Water Orton -
Conversion of the Existing Sludge Destruction Plant into an
Energy from Waste Installation**

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

Recommendation

The application be referred to the Secretary of State in accordance with Circular November 2005 – The Town and Country Planning (Green Belt) Direction 2005, and subject to the application not being called in for her determination that the Regulatory Committee authorises the grant of planning permission for the conversion of a Sludge Destruction Plant into an Energy for Waste Installation at Coleshill Sludge Destruction Plant, Lichfield Road, Water Orton, Birmingham, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : NW1381/07CM017

Received by County : 26/4/2007

Advertised Date : 10/5/2007

Applicant: Severn Trent Water Ltd, 2297 Coventry Road,
Birmingham, B26 3PU.

Agent: Mrs C Brown - (Entec Uk Ltd), Canon Court, North Abbey,
Lawn Abbey, Foregate, Shrewsbury, Shropshire, SY2 5DE.

The Proposal : Conversion of the existing Coleshill Sludge Destruction Plant
into an Energy from Waste Installation.

Site & Location : 2.5 ha. of land at Coleshill Sludge Destruction Plant (SDP),
Lichfield Road, Water Orton, Birmingham, [Grid ref: 191.916].

See plan in **Appendix A**.

1. Application Details

- 1.1 This application seeks permission for the conversion of the existing Sludge Destruction Plant based at Lichfield Road, Coleshill into an Energy from Waste Installation.
- 1.2 The conversion of the site into an Energy from Waste installation would require the installation of a number of new buildings and associated equipment. The proposals include:-
- (i) Construction of x 4 sewage sludge silos (6m diameter x 17m high).
 - (ii) X2 waste heat recovery boilers (8m x 8m x 23m high).
 - (iii) Turbine Hall (25m x 15.5 x 15m high).
 - (iv) Air Cooled Condenser (ACC) 17.6m x 12m x 17m high (+2m from inlet duct).
 - (v) Workshop/Storage Building (22m x 12m x 8.5 high).
 - (vi) Dried sewage sludge reception building (25m x 9m x 13m high).
 - (vii) Dewatered sludge reception building (12m x 16m x 8m high).
 - (viii) Sludge shredder building (12.5 x 11m x 7m high).
 - (ix) Sludge mixing and pumping building (20m x 20m x 9m high).
 - (xi) Conveyor linking dewatered sludge buffer silos to the main incinerator building (11m high – above existing road).
- 1.3 The proposed works also include elements which fall within Part 16 of the General Permitted Development Order 1995, and therefore do not require specific planning consent (e.g. ramped access, small ancillary buildings and hard standings).
- 1.4 Seven Trent Water Ltd. is proposing to secure a more sustainable solution to dealing with sewage sludge in the Midlands Region by moving from a primarily fossil fuel fed installation to an Energy from Waste installation. It is proposed that the new process will be achieved by blending a wet sludge (which is piped from Minworth) with a dry sludge cake (which would be transported to the site by articulated trailer from the Midlands Regions). The blended product would be de-watered prior to being fed into the incinerator already located on the site.
- 1.5 The Energy from Waste opportunity arises from the recovery of heat created by the combustion process to produce steam which can be utilised to generate electricity via a Steam Turbine Generator Plant. The electricity produced would be sufficient to meet all the energy requirements of the Coleshill Sludge Destruction Plant and neighbouring wastewater treatment works. Any remaining

electricity will be exported to the National Grid for domestic and/or commercial use.

- 1.6 The overall aim of the development is to convert the existing Sludge Destruction Plant to an Energy from Waste Installation. A number of specific benefits of the conversion scheme are summarised as:-
- (i) It will allow value to be recovered from waste, pushing the treatment of sewage sludge further up the waste hierarchy and contribute towards the achievement of sustainable waste management.
 - (ii) It will produce electricity from a renewable source.
 - (iii) Represents a significant improvement in sustainability terms for the management of sludge in the Midlands, specifically Warwickshire.
 - (iv) The energy from waste technology would result in a reduction of approximately 85% in demand for fossil fuels at the Coleshill site.
 - (v) The proposal will result in a significant improvement in the carbon impact of activities at Coleshill.

2. Consultations

- 2.1 **North Warwickshire Borough Council (NWBC) (Planning)** – Have raised objection to the scheme on the grounds that the proposal requires a significant element of material to be brought to the site by road, the proposed plant would have an adverse impact on the openness of the Green Belt and that substantial boundary planting is required at the site. NWBC must be satisfied that the emissions from the plant will meet Environment Agency thresholds and that there will be no light or noise pollution arising from the proposal. It is considered by NWBC that the current proposals bring a number of planning disadvantages that will impact on the public, and that these outweigh any of the energy savings that might occur.
- 2.2 **North Warwickshire Borough Council (Environmental Health)** – No objections, reservations or comments.
- 2.3 **Water Orton Parish Council** – No objection.
- 2.4 **Councillor P Fowler** - No comments received as at 10th July 2007.
- 2.5 **Councillor Mrs J Lea** – No comments received as at 10th July 2007.
- 2.6 **Curdworth Parish Council** – No comments received.
- 2.7 **Coleshill Parish Council** – No comments received.
- 2.8 **Shustoke Parish Council** – No comments received.
- 2.9 **Lea Marston Parish Council** – No comments received.

- 2.10 **Environment Agency** – Initial objection withdrawn. No comments to make.
- 2.11 **Natural England** – No objection.
- 2.12 **Network Rail** – No objection.
- 2.13 **Highways Agency** – No objection.
- 2.13 **Coleshill and District Civic Society** – No comments received.
- 2.14 **Libraries, Adult Learning and Culture** – No comments to make.

3. Representations

- 3.1 The application was advertised by the posting of 3 site notices and a press notice. There have been no letters of representation received.

4. Observations

- 4.1 Having regard to consultation responses and Development Plan Policies the main considerations in the assessment of this application are considered to be:-
 - (i) Whether the proposed development is acceptable in the Green Belt and in accordance with PPG2.
 - (ii) Whether the impact of the proposed development is acceptable on the highway network.
 - (iii) Whether objections raised by consultees are material considerations to justify refusal of the application.
- 4.2 Section 54A of the Town and Country Planning Act as amended by Section 38 of the Planning and Compulsory Purchase Act 2004 requires any planning application to be determined in accordance with the development plan unless material considerations indicate otherwise.

Site and Surrounding

- 4.3 The existing Severn Trent facility based at Coleshill consists of a number of facilities based on a site covering some 63 hectares of land. The site is bisected by the River Tame, which runs from east to west, with the majority of the Sewage Treatment Works infrastructure being located to the south of the river, where vehicular access to the site is gained.
- 4.4 The site is located approximately 2.5km north of the centre of Coleshill, and about 2km to the south of junction 9 of the M42. Access to the site is currently gained via the A446 trunk road, which is aligned in a north south direction to the west of the site.

- 4.5 The planning application relates to the Sludge Destruction Plant which forms part of the wider sewage treatment site. The application covers an area of approximately 2.5 hectares.
- 4.6 The site is located within a predominantly industrial area, although the area is designated Green Belt. The area immediately surrounding the Sludge Destruction Plant to the east, south, west and northwest is characterised by operational parts of the adjacent Sewage Treatment Works, which includes settlements, access and ancillary buildings.
- 4.7 To the west of the site is Coleshill Meadows, which are a series of wet meadows which have been identified as a Site of Importance for Nature Conservation (SINC). These meadows are within Severn Trent Water's ownership. To the north the site is bounded by the Minworth conduit, beyond this is a line of mature trees, immediately behind which Hams Hall Industrial Estate is located. This industrial estate further extends to the eastern boundary of the site. To the south, the site is bounded by a railway line, beyond which are a number of industrial units.
- 4.8 The nearest residential properties to the site are situated approximately 200metres south of the proposed development. The properties are effectively located within the overall Coleshill site, being accessed via the A446.

Environment and Amenity

Green Belt

- 4.9 The proposed development is located within the West Midland Green Belt. Such development within the Green Belt is considered inappropriate unless justified by the existence of very special circumstances. Development is considered to be inappropriate unless it *'maintains openness and does not conflict with the purposes of including land in the Green Belt'*.
- 4.10 Paragraph 1.5 of PPG2 identifies the purposes of including land in Green Belt. The purposes are:-
- (i) To check the unrestricted sprawl of large built up areas;
 - (ii) To prevent neighbouring towns from merging into one another;
 - (iii) To assist in safeguarding the countryside from encroachment;
 - (iv) To preserve the setting and special character of historic towns;
 - (v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.11 The applicant has included a statement of very special circumstances and therefore why the proposed development at Coleshill Sludge Destruction Plant is an appropriate development.

- 4.12 The very special circumstances as stated by the applicant are considered to be:-
- (i) The site is well related to the urban area boundary and is within an area that comprises 'operational land', immediately adjacent to a recently developed industrial estate. The effect on urban sprawl will be minimal as no development will take place outside of the existing operational site.
 - (ii) The development will not lead to the coalescence of any of the surrounding settlements.
 - (iii) Consideration has been given to the condition of land to be developed. The development will take place on operational land, and will therefore not encroach on the countryside.
 - (iv) Distance of the proposed development and screening afforded by existing vegetation removes any detrimental effects to local cultural heritage.
- 4.13 North Warwickshire Borough Council have raised objection to the proposed development advising that they feel the development would be significantly more visible than the existing development and will have an adverse impact on the openness of the Green Belt.
- 4.14 The development, as proposed, does not include extending the site beyond the current operational land and as such will not result in urban sprawl or encroachment on the open countryside. It is considered that the proposed development is located at a sufficient distance from any aspects of local cultural heritage, and as such would not be detrimental to these features.
- 4.15 The development does not include any infrastructure that would exceed the height of any existing buildings on site, and nor does the development lead to a major increase in the developed area of the site. The net increase in built footprint associated with the development is 1800m² or approximately 0.2ha. This equates to around 7% of the total application boundary area, or 0.3% of the overall Coleshill complex. Although the development would be visible it would not constitute a major increase in built development on the site as a whole, and that the development falls within the guidance as specified in PPG2.
- 4.16 Core Policy 1 and Policy ENV3 of North Warwickshire Borough Local Plan refer specifically to Green Belt. These policies aim to maintain the openness of the Green Belt and there is a general presumption against inappropriate development. The location of proposed development within the existing operational land and percentage increase of built development on site together with the very special circumstances identified are appropriate in the assessment with the development not considered to harm the Green Belt or detract from the purposes and aims of its designation.
- 4.17 It is considered the need to improve processing of sewage sludge, which can only reasonably be carried out on an existing sewage works site and the carbon reduction benefits which will accrue from this technology constitute very special circumstances which justify approval of this inappropriate development in the Green Belt.

Design and Appearance

- 4.18 Buildings to be erected on site are proposed to be of varying scale and height, with all building to be constructed in dark green materials. The nature of the processes to be undertaken on site dictate the size of the buildings, with many of the structures having chimneys and inlet ducts above the highest point of the buildings.
- 4.19 The tallest building on site is currently the Sludge Destruction Plant which is approximately 24m above ground level (excluding the chimney, which rises a further 15m). The heights of the proposed new infrastructure range from 4m to 23m, with the highest point being ducting from the waste heat recovery which stands 6m above the 23m high boiler units.
- 4.20 The existing buildings are located at an isolated location on site, with the proposed development identified in this area and on immediately adjacent land. The development will not impact on residential or commercial property, the design and appearance of the building are acceptable and there will be no impact of overshadowing to buildings outside of the operational land.
- 4.21 The design and appearance of the buildings are appropriate in the location and will not have a detrimental impact on the area as a whole. The application is therefore in accordance with policies ENV13 and ENV14.

Visual Impact

- 4.22 The site is located within the 'Arden' landscape, within a sub category of 'Industrial Arden'. The area is predominantly developed including industry (Hams Hall and Coleshill industrial estates), strategic roads (M42 and A446(T)) and with the Birmingham urban fringe being dominant to the north, west and south of the site.
- 4.23 The site of the proposed development is currently in 'operational land' including a sludge drying bed. The development will result in the loss of an area of operational land, and the construction of structures increasing the amount of built form on the site and within the landscape. The proposed structures are of scale and type that is characteristic of existing elements of built development on the site and in the surrounding landscape.
- 4.24 The site can be seen from the surrounding area, especially to the north where the land rises, and from elevated sections of the adjacent A446(T) and M42. Much of the site has an element of screening, however, due to the scale and nature of the site there are inevitable areas which can see the built structure.
- 4.25 The proposed development is located within a wider sewage treatment complex and surrounded by land within the applicants ownership. The built development is located centrally to the site, against the backdrop of large industrial units.
- 4.26 Policy EN 1 of the Regional Spatial Strategy for the West Midlands (RSS11) encourages proposals for the use of renewable energy resources, subject to an

assessment of their impact. No significant landscape effects are predicted, there are however a number of receptors who may experience slight effects. These effects are not considered sufficient to require mitigation measure, the applicant has however suggested enhancing the appearance of the site by ensuring that new development on the site be coloured dark green to blend into the adjacent vegetation.

- 4.27 The location of the development being at a distance from many of the receptors reduces the visual impact of the development. The proposed development, although increasing built development on site will not significantly effect the visual appearance of the area. It is therefore considered that the proposal accords with Policy EN 1 of RSS11.
- 4.28 Policy 1 of the Waste Local Plan sets out the general environmental considerations against which all waste related proposals must accord. The policy makes clear that permission will not be given where the proposal would have: a significant adverse visual impact taking account of the landscape context. The application would have a slight impact on the visual impact of the area, and as such is considered acceptable.

Noise/Light/Air Quality

- 4.29 North Warwickshire Borough Council have raised concern, and wish to be satisfied that there will be no light or noise pollution from the proposal and that the emissions will meet Environment Agency thresholds.
- 4.30 It is proposed that the development will have a limited amount of low level lighting around the sludge reception area and emergency access lighting to the boilers. There is no significant lighting required or proposed as part of the conversion proposals. The limited increase in lighting at the site should not cause a noticeable change in lighting levels at the site, and should not be detrimental to the appearance of the area as a whole.
- 4.31 An air quality and odour assessment has been carried out by the applicant and is required to meet standards as specified by the Environment Agency (EA). Subject to securing planning permission for the conversion to an Energy from Waste Installation the operation would also need consent under the Pollution Prevention and Control (PPC) (England and Wales) Regulations 2000. The Regulations set out the pollution control regime for potentially polluting activities. The applicant is working towards submitting an application to the Environment Agency for a PPC Permit in respect of the proposed operations. The EA will be responsible for permitting, monitoring and enforcing the site under PPC.

Access and Traffic

- 4.32 Vehicular access to the Severn Trent complex, and existing Sludge Destruction Plant is currently gained via a priority junction located on the A446(T) between Marsh Lane and Watton Lane. During Pre-Application discussions, the Highways Agency advised that intensification of the use of this access would not be supported, and that alternative access arrangement should be sought.

- 4.33 The applicant proposes to gain access to the site via an alternative point to the south-eastern side of the Coleshill complex. The access point is currently being constructed as part of a wider package of transport infrastructure improvements associated with the creation of a new passenger railway station at the existing Euro Rail terminal. The access is being constructed to a standard capable of accommodating the limited number of Heavy Goods Vehicles (HGVs) generated by the proposed development, and as such no upgrade or improvement works are required on the junction. It is however proposed that a galvanised motorised access gate (2.1m high) would be positioned at the access at a point to allow an articulated vehicle and a Light Goods Vehicle (LGV) to queue at the gate without overhanging the public highway. CCTV is proposed at the access which will transfer images to the existing Coleshill Sludge Destruction control room.
- 4.34 All HGVs associated with the development would be required to use the alternative access, and not enter or leave the site directly to the A446(T). HGV movements to the site will therefore pass through the Hams Hall industrial estate. The Hams Hall Industrial Estate comprises recent infrastructure designed and constructed to accommodate HGVs.
- 4.35 The proposed Energy from Waste installation requires an element of 'dry biscuit sludge cake' to be imported from satellite treatment sites. The material is proposed to be transported to the site in articulated tipper wagons on a daily basis. It is predicted that the development would increase vehicular movements by 22 HGV movements per day (11 in and 11 out) whilst LGV movements would remain the same.
- 4.36 North Warwickshire Borough Council have raised objection to the proposed development on the grounds that 'the increased HGV movements as a direct consequence of the proposal seriously undermines the sustainability credentials of the scheme'.
- 4.37 The importation of the dried biscuit is fundamental to the efficient operation of the proposed development. The majority of the material used in the process is produced at Minworth and pumped directly to the Sludge Destruction Plant, therefore reducing vehicular movements, however there is a need for the 'dry biscuit sludge cake' to be imported by road. The mix of material into the incinerators will be self supporting and will require minimal support fuel to maintain combustion. It is estimated that the reduction in support fuel (gas) consumption will be 85%.
- 4.38 Transporting the dried sludge to Coleshill by road will create carbon emissions of approximately 61 tonnes annually. It is, however, anticipated that the carbon emissions associated with the existing development would be reduced by 2,500 tonnes should the Energy from Waste Installation be implemented. The proposed conversion represents a significant improvement on the current waste management activities on the site and reduction in the carbon footprint.
- 4.39 It is considered that the new access currently under construction is acceptable to accommodate the HGV traffic associated with the development. The majority of material required for the process is to be piped directly from an adjacent site making the proposal more sustainable. The Highways Agency and

Highways Authority have not raised any objections to the increased vehicular movements to the site, and support the alternative access through the Hams Hall Industrial Estate. The impact on the road network will be minimal and in accordance with Policy T9, and the transportation of some material by road is acceptable. The increased vehicular traffic will not cause a detrimental impact to any residential properties and in accordance with policy TPT3 of the North Warwickshire Borough Local Plan.

Planning Policy

- 4.40 The main development plan policies considered to be relevant in the determination of the application are, and discussed above are:-

The West Midlands Regional Spatial Strategy (2004)

Policy QE 1 – Conserving and Enhancing Environment
Policy EN1 – Energy Generation

Warwickshire Structure Plan (1996-2011)

GD.6 – Green Belt
T.9 – Balancing Development with Transport Capacity
ER.1 – Natural and Cultural Environmental Assets
ER.2 – Environmental Impact of Development
ER.4 – Protection and Enhancement of the Landscape

Warwickshire Waste Local Plan (1995)

Policy 1 – General land Use
Policy 5 – Incinerators

North Warwickshire Local Plan (July 2006)

Core Policy 3 – Natural and Historic Environment
Core Policy 4 – Green Belt
Core Policy 11 – Quality of Development
Policy ENV 1 – Protection and Enhancement of Natural Landscape
Policy ENV 2 – Green Belt
Policy ENV 3 – Nature Conservation
Policy ENV 8 – Water Resources
Policy ENV 9 – Air Quality
Policy ENV10 – Energy Generation and Conservation
Policy ENV 11 – Neighbour Amenities
Policy ENV 13 – Building Design
Policy ENV 14 – Access Design
Policy TPT 3 – Access and Sustainable Traffic and Transport

Conclusion

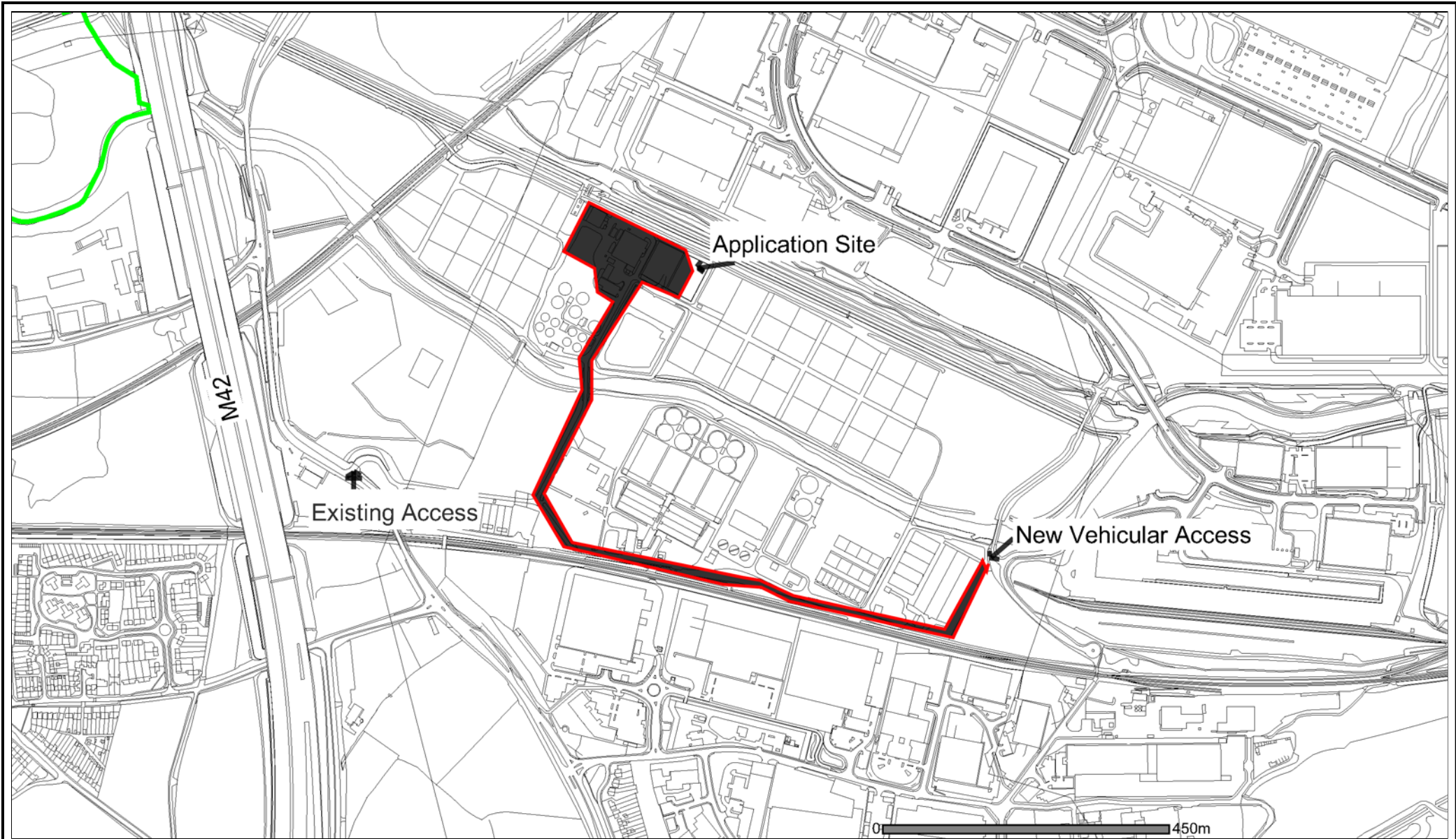
- 4.41 The proposed development is located within an existing operational sewage treatment facility, with the conversion to an Energy from Waste Installation increasing the amount of built development by approximately 7% of the application site, and 0.3% of the overall operational sewage treatment complex. The proposed increase is considered acceptable, and will not be detrimental to the openness of the Green Belt or detract from the purposes and aims of the Green Belt designation.
- 4.42 The application identifies an increase in HGV traffic to the site. All HGV traffic will be required to use a recently constructed access through the Hams Hall industrial estate. The increase in vehicular traffic is acceptable, and will not be detrimental to the area as a whole.
- 4.43 The proposed development is considered to be in accordance with development plan policies and would not have an adverse or detrimental impact on the amenity of the locality as a whole, or on the setting, appearance or openness of the Green Belt. It is not considered that concerns raised in relation to the proposal would justify refusal of the application.
- 4.44 The proposed processing of sewage sludge at the sewage works will be sustainable and reduce carbon emissions, therefore this technology constitutes very special circumstances which justify approval of this inappropriate development in the Green Belt.

5. Environmental Implications

- 5.1 The development of an Energy from Waste Installation at Coleshill Sludge Destruction Plant would have no greater impact on the environment than the existing operations on site and would result in a significant reduction in fossil fuel use and thus carbon emissions from the site.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

10th July 2007



Scale 1: 8332

Ref No. NW1381/07CM017

Drawn Sue Broomhead

Regulatory Committee - 24 July 2007

Subject

Coleshill - Conversion to Energy from Waste Installation

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John Deegan
 Strategic Director for
 Environment and Economy
 Shire Hall, Warwick, CV34 4SX

APPENDIX A OF AGENDA NO.

Regulatory Committee - 24th July 2007

**Coleshill Sludge Destruction Plant, Water Orton -
Conversion of the Existing Sludge Destruction Plant into an
Energy from Waste Installation**

Application No: NW1381/07CM017

Commencement Date

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

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. The development hereby permitted shall not be commenced until the vehicular access to the east of the site and is constructed and fully operational. The access shall be maintained and available for use at all times.

Reason:- In the interest of Highway Safety.

General Operations

3. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: NW1381/07CM017, Figure 2.1 Site Location Plan, Figure numbers 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 and 3.9, and Flood Risk Assessment unless otherwise agreed in writing by the County Planning Authority.

Reason:- To ensure development is carried out in accordance with the planning permission hereby granted.

4. Unless otherwise agreed in writing with the County Planning Authority no dried sludge shall be transported to the site other than between the hours of 07.30 to 18.00 Monday to Friday.

Reason:- To protect the amenity of the area.

5. No development shall take place until samples of the colour of external materials to be used on the silos, sludge reception buildings, shredder building, mixing/pumping building, workshop/storage building, air cooled condenser and turbine hall hereby permitted have been submitted to and approved in writing by

the County Council. The development shall then be carried out in accordance with the approved details.

Reason:- In order to ensure the satisfactory appearance of the completed development.

6. All vehicular traffic associated with the proposed development shall enter and exit the site through the eastern entrance, and not directly onto the A446(T).

Reason:- In the interest of Highway Safety.

Development Plan Policies Relevant to this Decision

The West Midlands Regional Spatial Strategy (2004)

Policy QE 1 – Conserving and Enhancing Environment
Policy EN1 – Energy Generation

Warwickshire Structure Plan (1996-2011)

GD.6 – Green Belt
T.9 – Balancing Development with Transport Capacity
ER.1 – Natural and Cultural Environmental Assets
ER.2 – Environmental Impact of Development
ER.4 – Protection and Enhancement of the Landscape

Warwickshire Waste Local Plan (1995)

Policy 1 – General land Use
Policy 5 – Incinerators

North Warwickshire Local Plan (July 2006)

Core Policy 3 – Natural and Historic Environment
Core Policy 4 – Green Belt
Core Policy 11 – Quality of Development
Policy ENV 1 – Protection and Enhancement of Natural Landscape
Policy ENV 2 – Green Belt
Policy ENV 3 – Nature Conservation
Policy ENV 8 – Water Resources
Policy ENV 9 – Air Quality
Policy ENV10 – Energy Generation and Conservation
Policy ENV 11 – Neighbour Amenities
Policy ENV 13 – Building Design
Policy ENV 14 – Access Design
Policy TPT 3 – Access and Sustainable Traffic and Transport

Reasons for the Decision to Grant Permission

The harm caused by the inappropriate development hereby permitted in the Green Belt is not accompanied by any other significant detriment that cannot be satisfactorily remedied by conditions and is outweighed by the very special circumstances constituted by the substantial net reduction in carbon emissions which will result from the development. The development is in accordance with other development plan policies.

Note:- 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.