

PUBLIC

MINUTES of a meeting of **REGULATORY - PLANNING COMMITTEE** held on Monday, 31 July 2023 at Committee Room 1, County Hall, Matlock, DE4 3AG.

PRESENT

Councillor M Ford (in the Chair)

Councillors D Murphy, G Hickton, R Mihaly, R Parkinson, D Wilson, M Yates and S Swann (substitute member).

Apologies for absence were submitted for Councillor R Ashton, L Grooby and P Niblock.

22/23 DECLARATIONS OF INTEREST

There were no declarations of interest.

23/23 DECLARATIONS OF SIGNIFICANT LOBBYING

The were no declarations of significant lobbying however, members of the committee had received several e-mails both for and against the application.

24/23 DEMOLITION OF EXISTING OFFICE BUILDING AND WORKSHOP AND DEVELOPMENT OF A WOOD PROCESSING FACILITY WITH ASSOCIATED ROADS, PARKING AND INFRASTRUCTURE ON LAND AT MANSFIELD ROAD, CORBRIGGS : APPLICANT: SILVA RECYCLING LIMITED - PLANNING APPLICATION CODE NO. CW4/1022/27

An application had been received from Silva Recycling Limited proposing the development of a Wood Processing Facility with associated roads, parking and infrastructure on land at Mansfield Road, Corbriggs. The demolition of an office building and workshop had already taken place there under a demolition consent issued by North East Derbyshire District Council (NEDDC).

A report on the application by the Executive Director – Place, had been published with the agenda and provided details of the site, planning history and the proposed development. The report also included details of the consultation process, publicity, objections, observations, comments received and commentary on the planning considerations.

The Development Team Leader provided an oral summary of the main aspects of the proposal, including a presentation of slides showing plans and views of the site.

The proposed structural elements of the development comprised the construction of an impermeable surface, installation of moveable modular concrete walls for storage bays and the installation of a weighbridge, drainage and interceptor systems, and containerised offices and stores.

The site would treat up to 75,000 tonnes per year of non-hazardous wood waste as a recovery activity, with the temporary storage of up to 6,000 tonnes of non-hazardous waste at any one time. It was estimated that there would be 220 weekly HGV movements (2 way), distributed evenly through the week, therefore around 31 HGV movements per day associated with the import of waste material to the site. HGV movements associated with the export of processed waste material from the site was estimated to be 132 weekly HGV movements (2 way), again distributed evenly through the week, therefore around 19 HGV export movements per day.

The applicant proposed that the site would operate 24 hours a day, 7 days a week, with the waste reception shredding, screening and separating undertaken between the hours of 07:00 and 19:00, and the loading of outbound waste and site maintenance undertaken 24 hours a day. Waste processing would take place on average for 6 – 7 hours during the daytime period 07:00 – 19:00. There would also be associated deliveries and staff arrivals and departures during this period. The proposed hours for the processing operations were from 07:00 to 19:00. Details of some site activities which were proposed to take place outside these hours (19:00 – 07:00), were set out in the report.

Mr J Arkley, the applicant attended the meeting and made a brief presentation in support of the application, explaining that the proposal would meet the Government's aim of encouraging increased capacity for the processing of waste wood materials and would provide a sustainable alternative to biomass power stations. He provided assurances with regard to the processing operations and the structural elements of the development. The company had constantly engaged with residents and stakeholders and would continue to liaise with them on a regular basis.

Mr N Arbon, the agent for the company attended the meeting and made a brief statement in support of the application informing the Committee that the development would create 20 fte jobs on a site within a Principal Employment Area as contained in the North East Derbyshire Local Plan.

Mr R Davidson, a local resident attended the meeting and made a brief statement outlining his objections to the application which centred around the increased traffic movements, particularly HGVs which would pass several feet from his front door every day.

Mr R Hubbuck, a local resident attended the meeting and made a brief statement outlining his objections to the application based around the size

and scale of the development, the increased amount of traffic passing through the village day and night and the impact this would have on the community.

Mr D Hargreaves, a local resident attended the meeting and made a brief statement outlining his objections to the application and made reference to the fact that part of the site had previously been used as a waste transfer station and works ceased after six months and suggested that the current application was not a feasible option. He suggested that there were other sites around the surrounding areas which were better placed logistically for transportation purposes and had a more suitable road network.

Mr A Woods, a local resident attended the meeting and made a brief statement outlining his objections to the application which centred around the contaminated wood aspect, the dust coming from the site and the constant noise which would unacceptably impact on the neighbouring properties and offices.

Councillor Jack Woolley, the local Member had submitted a written representation which was read out to the Committee.

RESOLVED that planning permission for the development proposed under Application Code No. CW4/1022/27 be granted subject to:

- (i) prior completion of an agreement under section 106 of the Town and Country Planning Act containing a planning obligation by the relevant landowner(s) to require the carrying out of a comprehensive scheme of works for Landscape and Biodiversity Creation and/or Enhancement and Management (LBEMP) covering (a) the Woodland and (b) those areas of the property within the Site Plan that will not be directly affected by the development under the Planning Permission, to be undertaken over a period of 30 years (in accordance with the relevant recommendations by Derbyshire Wildlife Trust in the letter dated 14 June 2023 in respect of this application), to include:
 - measures and actions to achieve and secure Biodiversity Net Gain and objectives for habitat enhancements for wildlife in conformity with British Standard BS 42021:2022 and to take reasonable endeavours to enhance the contribution of the Woodland and those areas to public amenity through enhanced landscape and visual amenity (not including any right of entry to the public);
 - preparation of schedules of detailed activities for approval by the LPA;
 - monitoring to assess the success of the measures actions and activities carried out under the scheme to date at intervals of 1, 2,

- 3, 4, 5, 10, 20, and 25 years;
- provision for reporting the results of monitoring to the LPA, and for substitution or modification of the measures actions and activities to be carried out under the scheme, if the LPA, following the end of each such monitoring interval, considers that any of the measures, actions or activities either (a) is not succeeding or has not succeeded or (b) conflicts with any biodiversity creation or enhancement objective in relation to any statutory function that is then in force for the LPA area; and
 - a certification provision to ensure completion of the scheme to the satisfaction of the LPA.
- (ii) Conditions that are substantially similar to the draft conditions contained in the Executive Director's report.