

Committee	Transport and Environment Planning Sub-Committee
Date	21 May 1997
Report by	Director of Transport and Environment
Proposal	The use of land for storage, sorting and composting of green waste
Site Address	Site C1, Sidley Goods Yard, off Ninfield Road, Bexhill
Applicant	Turfsoil Ltd
Application No.	RR/161/CM
Key Issues	i) Need ii) Impact on residential amenity

SUMMARY OF RECOMMENDATIONS

The Sub-Committee is recommended to GRANT conditional planning permission for a temporary period.

CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. INTRODUCTION

1.1. Sidley Goods Yard is located in the northern part of Bexhill, with access off the A269 Ninfield Road. The site is located on land which was formally part of Sidley Station, on the old Bexhill West railway line and is earmarked to become part of the proposed Bexhill Northern Approach Road.

1.2. The application site is a rectangular area, covering approximately 138m², with a tipping capacity of 99m³. The land was formerly used for storage of materials but has been derelict for some time. The site lies opposite a coal yard and the former railway cutting runs along the rear southern boundary. Residential properties along Birch View, to the north-west, and London Road to the south-east, back onto the site.

2. THE PROPOSAL

2.1. The application proposes use of the land for the storage, sorting and composting of green waste. Activities would involve the delivery and storage of green waste; separation and disposal of unusable material; turning of compost with a tractor and front loader; and the removal of compost to working sites for spreading.

2.2. All green waste entering the site would be derived from the applicants' Bexhill area grounds maintenance contract for Rother District Council. The waste specified in the application for composting would comprise grass cuttings, spent bedding, leaves and prunings. Compost would re-used as part of the grounds maintenance contract work.

2.3. A 1.8m high green chainlink fence and gates would surround the site.

2.4. Vehicle movements would involve up to five visits per day by a transit vehicle, and the twice weekly emptying of a skip. The proposed operating hours are 08.00 - 19.00 Monday to Friday and 08.00 - 13.00 on Saturday, no activities would take place on Sundays or Public/Bank Holidays. The applicant proposes to utilise the full tipping capacity of the site.

3. SITE HISTORY

3.1. Since the railway line was closed in the 1960's the land has had a number of uses, including storage of vehicles, coal yard, yard for repair of wooden pallets and vehicle park for HGVs. Part of the railway land to the south-west of the application site is presently used as a County Highway depot.

4. CONSULTATIONS

4.1. Rother District Council are considering the application on 22 May 1997.

4.2. The Highway Authority does not wish to restrict the grant of consent for the application subject to there being no conflict with the proposals for the Bexhill Northern Approach Road. The Authority therefore recommends temporary consent be given until the end of 1998.

4.3. Southern Water wish to make no comments on the application.

4.4 The Environment Agency have no objections to the proposals, but advises that a condition is included on any consent requiring satisfactory drainage details to be submitted prior to the commencement of the development.

4.5 Rother District Council Environmental Health Officer does not object to the development in principle but considers that hours of work should be amended to 0800 - 1800 Monday to Friday and only waste arising from the Bexhill Area Grounds Maintenance Contract shall be received on site.

4.6 The application has been advertised and no representations have been received.

5. COMMENTS/APPRAISAL

(i) Need

5.1 Over the last 5 years waste arisings in the County have averaged 1.083 million m³ per annum. Currently only 8% of all the waste arisings are recovered and there are no commercial composting facilities in East Sussex. Recovery of waste material and diversion from landfill is strongly supported by Government Policy through the White Paper "Making Waste Work", and the County Council's Waste Strategy. Composting of waste is consistent with the policies in the Structure Plan Deposit Draft and therefore the need for the development can be supported.

(ii) Environmental Impact

5.2 The proposed use is semi-industrial and of similar nature to other activities being carried out on adjoining land. The application site is in close proximity to houses in London Road and Birch View, the nearest of which lie 35m to the north-east. However, vegetation

along the remaining embankments provides a degree of natural screening from the site for local residents.

5.3 The scale of the operation would be relatively small and traffic generation comparably less than neighbouring land uses. Processing by on-site plant and equipment would not be expected to raise noise levels above that generally experienced in the industrial area. Controls over hours of operation as suggested by the Environmental Health Officer would also reduce possible impacts on the amenity of local residents.

5.4 My only concern is that the development could create odour problems. However, the Environmental Health Officer is satisfied that a nuisance is unlikely to occur, and I consider that provided the operation is correctly managed to ensure sufficient aeration of the waste, such problems are unlikely to arise.

6. FORMAL RECOMMENDATION

6.1 Subject to no material objections by Rother District Council the Sub-Committee is recommended to delegate to the Director of Transport and Environment authority to grant planning permission for the use of land at site C1, Sidley Goods Yard for storage, sorting and composting of green waste, ref. RR/161/CM, subject to conditions to be settled along the lines of the following:-

1. The development hereby permitted shall be discontinued by 31 December 1998.
2. Before development is commenced detailed proposals for boundary treatment shall be submitted to and be subject to the written approval of the Director of Transport and Environment and the approved works shall be completed in full before the use of development is commenced.
3. Except as described in the application no powered plant or equipment shall be used on site without the prior consent in writing of the Director of Transport and Environment.
4. Only waste identified for the purposes described in the application shall be brought into the site unless authorised by the Waste Planning Authority in writing.
5. No operations shall take place on this site other than between the hours of 0800-1800 Monday to Friday and 0800 - 1300 on Saturdays and at no time on Sundays or Public/Bank Holidays unless prior written approval is obtained from the Director of Transport & Environment.
6. The development shall be so conducted to avoid detriment to the adjoining area by reason of odour, fumes, dust, noise or other cause.
7. Development shall not begin until drainage details have been submitted and approved in writing to the Director of Transport and Environment and the approved scheme shall be completed in full before the use of the development commences.

8 BACKGROUND PAPERS - File: RR/161/CM.

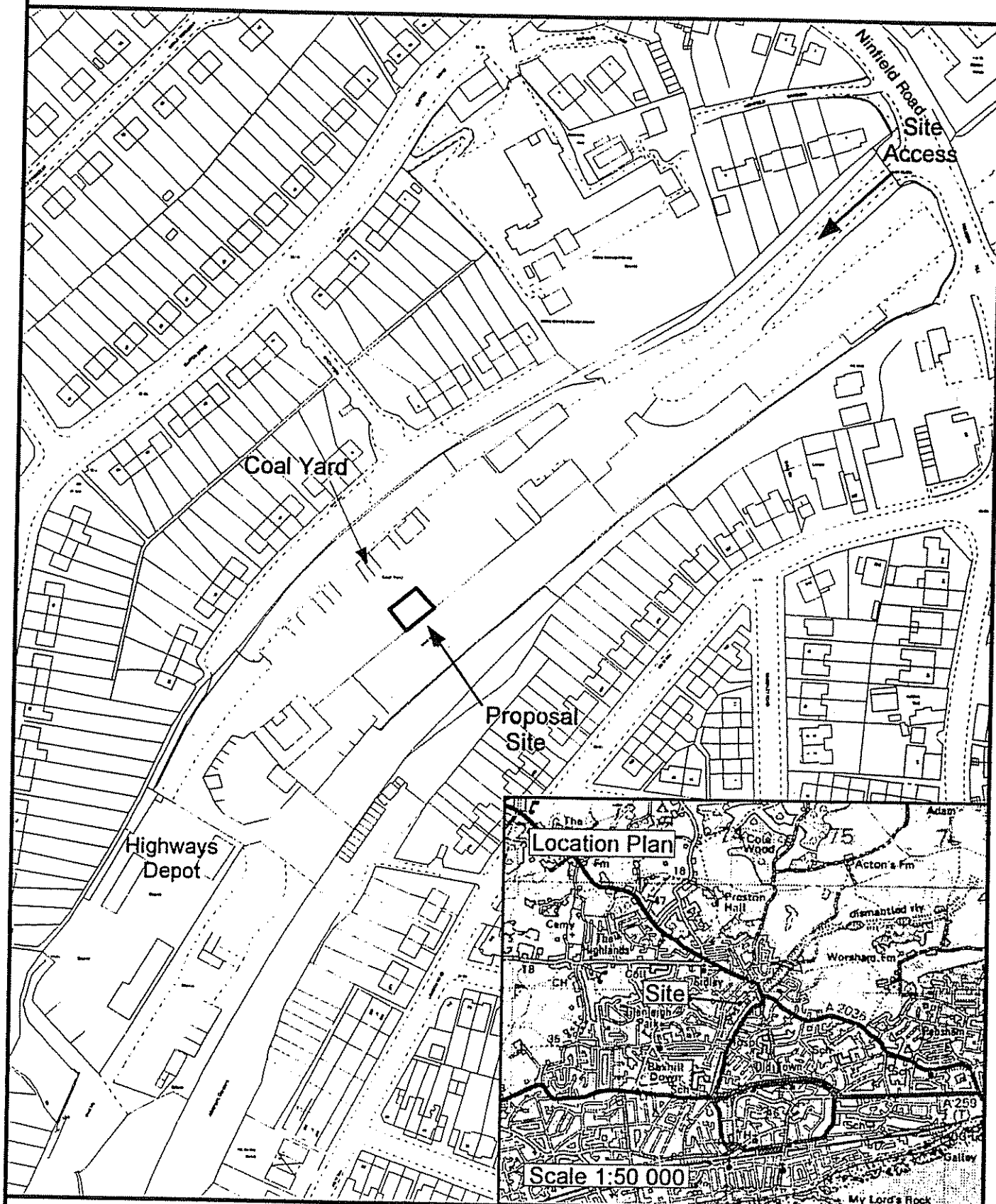
BOB WILKINS

Director of Transport and Environment

14 May 1997

PLANSUB:RR161.KP/cf

RR/161/CM



Site C1, Sidley Goods Yard, off Ninfield Road, Bexhill

Scale 1: 2000

Bob Wilkins
Msc CEng MICE MinstWm MIHT
Director, Transport and Environment
East Sussex County Council

Reproduced from the Ordnance Survey
mapping with the permission of the Controller
of Her Majesty's Stationary Office