

Committee            **Environment  
Development Control Sub-Committee**

Date                    **30 June 1993**

Report By            **County Planning Officer**

Proposal             **Change of Use of part of former landfill site to Household Waste Site.**

Site Address        **Mountfield landfill site.**

Application No.    **RR/37/CM**

Applicant            **Highways and Transportation**

Key Issues           **i.     Need/Policy  
         ii.    Visual Impact**

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#### **RECOMMENDATION**

**That the Sub Committee is recommended to resolve to GRANT planning permission.**

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#### **CONSIDERATION BY COUNTY PLANNING OFFICER**

##### **1     THE SITE**

1.1     The site, subject of this application, relates to a triangular area of land (approx. 420 sq.m.) located to the north-east of the existing Mountfield household waste site, which in turn lies at the north end of the now restored to grass Mountfield landfill site.

1.2     The household waste site is located on the eastern side of the A2100 which runs north/south at this point. Its location is 3 miles north of Battle and just south of a railway level crossing. This area lies within the High Weald Area of Outstanding Natural Beauty (AONB).

1.3     The household waste site consists of up to 16 freestanding skips positioned on a concrete slab over two-thirds of the site or on a hardcore base for the remainder of the site. The existing facility is surrounded by a 2.1m high chain link fence supported by steel posts and screened from the A2100 by established tree planting.

1.4     The application site itself is screened by trees to the north and by the landfill area to the east which is raised to about 4m at this point. The existing household waste site is located between the site and A2100 highway.

## 2 SITE HISTORY

2.1 Planning permission was first granted for the household waste site in 1984 and was updated in August 1992 to allow the site to be operated by private contractors as required by the Environmental Protection Act 1990 (Application Ref. No. 1373/CC). At the time of the latter of these applications it was evident that a small area (current application site) outside the existing approved household waste site was being used for site infrastructure and planning permission would need to be obtained for the extended site area.

## 3 PROPOSAL

3.1 The triangular application site is to include space for storing two 40 yard containers, a portakabin site office, with floor area 1.2m x 2.6m, a Portaloo W.C. and bunded area to provide for safe storage of waste liquids. The proposal is not to be fenced but will be contained by the raised landfill, fencing to the existing household waste site, and a row of trees.

## 4 CONSULTATIONS

4.1 The Parish Council have no objections to the application.

4.2 The views of Rother District Council are awaited.

4.3 The County Council, as Highway Authority, does not wish to restrict the grant of consent and indicates that no public rights of way are affected.

4.4 There are no objections from either the National Rivers Authority or Southern Water Services Ltd.

4.5 The Waste Regulation Authority indicates that the planning application is simply for the purposes of rationalisation of the site situation, and seek to bring all the site infrastructure within one consent now that the landfill is no longer active. The application would bring no changes to the operation of the site which provides a valuable local service.

4.6 No letters of representation have been received.

## 5 COMMENTS/APPRAISAL

### (i) Need/Policy

5.1 The application was submitted to allow for an extension of the site to accommodate essential site facilities and storage. The need to clarify the position of these facilities which were outside the original permitted area was highlighted during consideration of the application for use by private contractors in August 1992. The facilities could not be easily accommodated within the existing fenced household waste site without affecting its efficient operation.

5.2 Policy 19 of the Waste Disposal Plan seeks to improve or replace existing household waste sites as necessary to provide facilities of a satisfactory standard. This application allows for the rationalisation and planning control of all the elements involved in the operation of Mountfield Household Waste Site.

(ii) Visual Impact

5.3 The extension is not visible to any greater extent from the public highway than the existing household waste facility and is well screened and contained by existing trees and the raised landfill. It affords no detrimental impact as long as the trees are maintained.

5.4 The site appears to be effectively maintained in a tidy condition and I consider the rationalisation of the site will assist in continuing this general good standard. I consider therefore that the application can be recommended for approval.

6 FORMAL RECOMMENDATION

6.1 Subject to there being no material objections being received from Rother District Council on or prior to 4th July 1993, to authorise the County Planning Officer to grant planning permission, subject to the following conditions :

- i. Standard time condition;
- ii. No trees on the application site shall be lopped, topped or felled without prior written consent of the County Planning Officer. Any such trees that are removed, become seriously damaged or die shall be replaced in the next planting season with others of similar species.

7 BACKGROUND PAPERS

- 1) Application plans and details.
- 2) Consultees replies.
- 3) Policy documents.
- 4) Planning history files.

CHRIS M WILLIAMS  
County Planning Officer  
22 June 1993  
DCSUB:RR37CM  
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