

<b>Parish:</b>	Heacham	
<b>Proposal:</b>	<b>County Matters Application:</b> Change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day):	
<b>Location:</b>	Heacham Recycling Centre Millennium Wood Chalk Pit Road Heacham	
<b>Applicant:</b>	Norfolk County Council	
<b>Case No:</b>	19/00679/CM (County Matter Application)	
<b>Case Officer:</b>	Mr James Sheldrake	<b>Date for Determination:</b> 8 May 2019

**Reason for Referral to Planning Committee** – Called in by Councillor Parish

**Neighbourhood Plan:** No

### **Case Summary**

The application is a County Matters application for the change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day). The Borough Council is not the determining authority, but is a statutory consultee.

The site set within woodland at the end of Chalk Pit Road in Heacham, about 250 metres to the east of the A149 Lynn Road. The site currently operates as a household waste recycling centre and is accessed from the A149.

### **Key Issues**

1. Principle of the development
2. Form and character/ Impact on the AONB
3. Neighbour amenity
4. Highways

### **Recommendation**

**NO OBJECTION**

## **THE SITE AND APPLICATION**

The application is a County Matters application for the change of use to a mixed development to allow the disposal of trade waste in conjunction with the existing household waste recycling centre (a maximum of 5,000 tonnes per annum), the installation of a reuse shop (two portable steel containers) for the onsite sale of waste items suitable for reuse, and the ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) to operate Monday to Sunday from 07:00 to 18:00 hours (all year round, excluding Christmas Day, Boxing Day and New Year's Day).

The site is within Millennium Wood which is sited at the end of Chalk Pit Road, about 250 metres to the east of the A149 Lynn Road behind the BP filling station. The site currently operates as a household waste recycling centre. The application doesn't propose increasing the size of the recycling centre.

The reuse shop will operate from a 6.2x2.4m steel container on the site with a door and windows. Materials for the walls and roof would be steel painted green. The applicant has stated that "The reuse shop would not increase material throughput on the site but would increase the amount of waste diverted from disposal or recycling. The presence of a reuse shop on site helps prioritise reuse over recycling and disposal in line with the waste hierarchy."

## **SUPPORTING CASE**

The application has been supported by a supporting statement. Within the document it is stated that:

"Heacham Recycling Centre received around 51,000 visitors during 2017 and has an average annual throughput of 2090 tonnes. The addition of a reuse shop is not expected to generate any additional visitors. The trade scheme may add a small number of visitors to the site, expected to be in the order of up to 1 additional visitor per day. The site currently has around 6 vehicle parking spaces (unmarked) and there is no proposal to change the area available for parking."

The statement also mentions public engagement and details that:

"Due to the small scale nature of the proposed changes at Heacham Recycling Centre, a formal consultation has not been undertaken. An annual tracker survey across the recycling centre service has received feedback that more should be done to promote the reuse shops. The 2018 tracker survey showed around 4% of the 1378 respondents said more could be done to promote reuse, and 1% were dissatisfied with the current service due to a lack of reuse on site.

The reuse shop network has proven to be a popular addition to the recycling centre networks and proposals to increase the number of reuse shops on Norfolk's Recycling Centres were discussed at the County Councils Environment, Development and Transport Committee in October 2018.

Staff on site have been consulted regarding the addition of a reuse shop and feedback was positive with staff indicating that a shop would be welcomed."

## **PLANNING HISTORY**

05/01898/F: Application Permitted: 11/01/06 - Installation of 20m mast, 3no antenna, 1no 300mm and 1no 600mm dish antenna, radio equipment housing and ancillary works

08/01951/F: Application Permitted: 26/11/08 - Siting of portacabin

2/95/1054/CM: Application Permitted: 15/09/95 - Variation of condition No. 1 on planning permission C/92/2003 to allow the sale of recycled soil conditioner

2/93/1509/CM: Application Permitted: 30/11/93 - Amended hours of operation

**CONSULTATIONS** These have been carried out by Norfolk County Council

## **REPRESENTATIONS**

None received.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NORFOLK MINERALS AND WASTE DEVELOPMENT FRAMEWORK**

**CS7** – Recycling, Composting, Anaerobic Digestion and Waste Transfer Stations

**CS13** – Climate change and Renewable Energy Generation

**CS14** – Environmental Protection

**CS15** – Transport

**DM3** – Ground and Surface Water

**DM4** – Flood Risk

## **DM8 – Design, local landscape and townscape character**

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Planning Policy for Waste

### **PLANNING CONSIDERATIONS**

The main issues raised by this application are:-

1. Principle of the development
2. Form and character/ Impact on the AoNB
3. Neighbour amenity
4. Highways

#### **Principle of the development**

The principle of the development is supported, provided the proposal doesn't result in significant harm.

#### **Form and Character/ Impact on the AONB**

The existing site is well screened by the surrounding woodland and isn't clearly visible, although it does fall within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) where the NPPF states great weight should be given to conserving and enhancing landscape and scenic beauty. The proposal is to increase the use of the existing site not to increase the size of the site. As the size of the site isn't increasing and is well screened by the surrounding woodland, the proposed development is not considered to cause harm to the wider AONB. The proposal won't cause harm to the form and character of the area.

#### **Neighbour Amenity**

Given the very considerable distance away from neighbouring properties; the proposed use is not something that is considered would cause harm to neighbour amenity and the proposed opening hours are considered acceptable.

#### **Highways**

The size of the site is not increasing in size and the nature of the change of use is unlikely to give rise to a particularly significant increase in traffic. The supporting statement identifies that similar schemes have found that trade visitors typically make up around 1% of total visits. Even if the scheme is more popular and 5% of visits per day are by trade customers, that would only equate to about 10 additional vehicles a day. The use of the site for the small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks) is also unlikely to give rise to a significant increase in traffic given the limited amount of items for resale, the fact that the site currently has permission to sell soil compost and the restricted space on site.

From the information provided it is considered that the additional travel demand of the proposed development will not represent a severe transport impact and there are no significant issues raised from a traffic and transport perspective. However, Norfolk County

Council Highways have been consulted separately so will be able to provide a detailed assessment of the impact and will have opportunity to express any concerns, if they have any.

### **Other Material Considerations**

The site is owned by Heacham Parish Council and leased to Norfolk County Council. This isn't a material planning consideration for the Borough Council and the Parish Council haas been separately consulted.

### **CONCLUSION**

The site is currently used for recycling and won't be expanding in size. The impact on the form and character of the area and visual amenity is considered acceptable and the proposal is unlikely to give rise to a significant increase in traffic.

The nature of the change of use is considered acceptable and there is no objection to the small-scale sale of non-recycled items. In conclusion, it is considered that the proposed development accords with the overarching government guidance in relation to such proposals and that it would not result in any significant detrimental harm to the locality.

### **RECOMMENDATION:**

### **NO OBJECTION**