

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	27 October 2010
<b>Title:</b>	Variations of conditions 13 and 24 of planning permission 07/01429/CMA (Site Layout and Height of Stockpiles) at the Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey, Hampshire SO51 0PF (Application No: 10/01992/CMAS) (Site Ref: TV236)
<b>Reference:</b>	2201
<b>Report From:</b>	Head of Planning and Development

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## 1. Executive Summary

- 1.1. Planning permission is sought retrospectively to vary condition Nos. 13 and 24 of planning permission 07/01429/CMA concerning the site layout and height of stockpiles at the Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey, Hampshire.
- 1.2. In 2007 planning permission No. 07/01429/CMA was granted for the enlargement of the existing recycling centre including the erection of a new waste building (building No. 3), outside processing of concrete (crushing for 28 days only), wood shredding, storage of inert screen materials, and associated parking on land at the Waste Centre, Yokesford Hill Industrial Estate, Yokesford Hill, Belbins, Romsey.
- 1.3. The operator has been unable to fully implement the permission because of litigation with building contractors. This has meant the building No. 3, which is designed to mitigate noise and dust impacts arising from the recycling is not been clad. Additionally the operator has struggled to keep stockpiles to a height of five metres above ground level partly because levels change significantly over the site and more material has to be stored than originally estimated.
- 1.4. Accordingly the operator has applied to vary condition Nos. 13 and 24 of the permission that refer to the layout plans so that area currently approved for parking but never used as such can continue to be used for additional storage of inert materials. The applicant is also requesting that it also be

agreed that the height of the stockpiles be limited to the height of the eaves of building No. 3. In reality this means the stockpiles would vary in height above ground levels between five and seven metres depending on the topography of the site.

- 1.5. There has been some objection to the application concerning noise dust and visual impact. The Environmental Health Officer advises that a temporary permission be granted so that the impacts can be monitored.
- 1.6. It is recommended that the permission as far as it relates to the height of the stockpiles be granted for a maximum period of two years as it is considered that the changes to the layout and height of stockpiles are unlikely to have an adverse impact on the environment but that the Waste Planning Authority would nevertheless need to review the permission in due course for its permanent acceptability.
- 1.7. It is further recommended that enforcement action be authorised to ensure the current excessive levels of the stock piles be reduced to that now recommended.

## **2. Site and planning history**

- 2.1. The site, as shown on the attached plan, extends across approximately 4.3 hectares of land at the northernmost part of the existing Yokesford Hill Industrial Estate and waste centre. The applicant controls the entire Yokesford Hill Industrial Estate which comprises a waste recycling facility and associated offices, a concrete batching plant, and a Borough Council depot. The site is located at lower ground level in the base of an old quarry apart from the area subject of this application which has been partly raised under a previous permission.
- 2.2. The nearest residential properties to the storage site subject of this application are located approximately 230 metres to the south-east at Abbotswood Farm; a property to the west on Yokesford Hill some 330 metres away to the west; and a property approximately 280 metres to the south-west on Yokesford Hill. The Yokesford Hill Industrial Estate is located directly adjacent to the south-east. Mature woodland borders the storage site to the north-west and north-east; whilst some hedgerow planting runs along the south eastern boundary. The site subject of this application for external storage is higher than the main part of the waste recycling facility as it has been partly landfilled.
- 2.3. Access to the Yokesford Hill Industrial Estate is via a surfaced haul route of approximately 160 metres from the public highway known as Yokesford Hill. Due south-east and east is another industrial estate known as Belbins/Wynford Farm which is set at a higher level than the sunken buildings 1, 2 and 3 on the Yokesford Hill Industrial Estate earth bank, planting and an acoustic fence (at a higher level congruent with Wynford Farm Industrial Estate and installed by the applicant) separate the two industrial estates from each other together with the difference in level.

- 2.4. The site currently employs over 60 staff, the majority of whom live locally.
- 2.5. The site was granted planning permission for the enlargement of the existing recycling centre comprising erection of a building (No. 3), walls, hardstandings, remodelling of land levels, installation of plant and machinery, outside processing of concrete (crushing for 28 days only) and wood shredding, storage of inert screen materials, skips and portaloos and associated parking on land at Building 1 and Building 2 and land to the north-east of the Waste Centre, Yokesford Hill Industrial Estate, Yokesford Hill, Belbins, Romsey in 2007 (07/01429/CMA).
- 2.6. Following this permission the applicants commenced excavation for building No. 3. This resulted in a large amount of clay being extracted and having to be stockpiled on the area partly approved for lorry parking and stockpiles on the application site. The applicant parked his lorries elsewhere on the land in his control. This supposedly short term temporary storage coincided with the economic downturn in the construction industry and not only could the stockpiles of clay and processed materials not be sold but the stocks increased in height.
- 2.7. The site has a liaison panel and its members have understood the situation over the last 18 months or so as the stockpiles were no higher than the eaves of the building No. 3 and did not appear to be causing any significant adverse impacts. However at a recent meeting it was noted by the panel that stockpile heights had increased approximately by six metres above the height of the eaves of the building. This has caused objections to be received from neighbours on Yokesford Hill and to the east about visual impact, noise and dust. The stocks can also now be glimpsed through a gap in the trees from a point on Jinny Lane, a rural lane and public highway, further to the west and also when driving along Yokesford Hill near the site entrance.
- 2.8. Running in parallel with this issue of the growing stockpiles, the applicant has been unable, to complete construction of the new waste building No. 3 in which his main plant and equipment is situated and in which processed materials are deposited at the very end of the automated recycling process.
- 2.9. The building frame was put up following the permission in 2007 but a safety issue was identified by the applicant resulting in the operator having to proceed with litigation against companies involved in the design and construction of the framework. The litigation has not yet reached court and the matter is ongoing. This has also put the County Council and the Environment Agency in a difficult position of having an operator not able to comply fully with environmental protection measures relating particularly to dust whilst knowing that if the recycling stopped this would mean redundancies for staff.
- 2.10. For the above reasons regular and frequent meetings have been taking place on the site with the operator, the County Council and the Environment

Agency. Dust complaints were received from the adjacent industrial estates throughout this and last summer from dust it would appear emanating from building No. 3. This has resulted in the following actions being agreed with the operator, the Environment Agency and the County Council and implemented:

- (i) dust suppression system commissioned January 2009 and effectively monitored by Ace Liftaway. Diary notes site managers had been vigilant and migrating dust had stopped;
- (ii) summer 2009 fitted fogging systems on plant and this created problem with water pressure causing dust performance to deteriorate;
- (iii) temporary cladding was put on eastern building elevation and two 30,000 litre water tanks installed to assist in making sure adequate water pressure for dust suppressions maintained;
- (iv) bottom end of crusher unit has been enclosed to prevent dust migration;
- (v) full time road sweeper operative employed to sweep and damp the entire site in dry weather;
- (vi) the fence line separating the site at higher level from buildings 1, 2 and 3 has had automated dust suppressions systems installed;
- (vii) other measures undertaken by applicant to try and ensure no dust emanated from the building;

2.11. At the September liaison panel meeting the Environment Agency stated that these measures had reduced dust complaints from Wynford Farm Industrial estate from six to one. It had received no complaints from residents. Residents have objected to this current application to the County Council to increase the stockpiles and one complaint was reported from a local resident to the last liaison panel.

### **Proposal**

3.1. The applicant is proposing retrospectively to vary conditions 13 and 24 of planning permission 07/01429/CMA (Site Layout and Height of Stockpiles) at the Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey.

3.2. Condition 13

The vehicle parking area, skip park and stock pile area shall be surfaced with a recycled, permeable, hardcore base as shown on approved Plan No. TV/120/1/AP/a. The measures shall be implemented as approved for the duration of the development and no lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

3.3. Condition 24

Outside the waste transfer and recycling buildings Nos. 1, 2 and 3 no

waste material shall be tipped onto the ground for storage purposes, sorting or loading into skips other than in those areas designated for this purpose as shown on approved Plan No. TV/120/1/AP/a.

Reason: To protect groundwater resources.

- 3.4. The area for stockpile storage would extend across the northern part of the site across an area that was allocated for parking but never used and across part of a skip storage area. The applicant states whilst he has increased levels of stockpiles above those currently permitted because of the economic recession, and the need to store clay resulting from building excavations, he would like to lower them from the excess currently on site . He is proposing that no stockpile would be higher than the eaves level of building No. 3 (35.58 metres AOD). This would mean generally the stockpiles would across the greater proportion of the site be between five and seven metres above ground level. However, because of the steep slope of the land on the very edges of the site stockpiles are actually in places up to 14 metres or so above existing ground level when taken from the lowermost points.
- 3.5. The applicant adds that as well as the economic recession, the last five years have seen a number of legislative changes to divert waste away from landfill and increase re-use and recycling. This has resulted in an increase in the volume of materials processed at the site.

#### **4. Development Plan**

- 4.1. Hampshire Core Strategy 2007 - DC1 (Landscape), DC8 (Pollution, Quality of Life, Amenity).

#### **5. Consultations**

- 5.1. **Local Member Councillor Perry** states that so long as there are no objections forthcoming from the Parish Council he raises no objections in principle. Councillor Perry adds that the Liaison Panel has been appraised of the operational difficulties at the present time and Councillor Perry believes the steps proposed are the most effective way to address those issues. In the long run he would wish to see the height of the stock piles reduced to that originally agreed.
- 5.2. **Romsey Extra Parish Council** raises no objection.
- 5.3. **Michelmersh Parish Council** has been informed of the application but no comments to date have yet been received.
- 5.4. **Braishfield Parish Council** objects to the application on the grounds that the stockpiles currently exceed the eaves of the waste building No. 3.

- 5.5. **Environmental Health Officer** states that, the raising of stockpiles has potential implications for dust and noise. Regarding dust the Environment Permit issued by the Environment Agency addresses dust and the key question is whether existing or proposed controls are adequate for the proposed height of the stockpiles. With regard to noise, the Environmental Health Officer states that the loading and unloading of stockpiles is not currently a particularly major source of noise to nearby noise sensitive occupants and is not aware of complaints about this specifically. However, higher stock piles might increase the possibility of noise complaints. In the absence of a noise impact assessment temporary permission only is recommended.
- 5.6. **Test Valley Borough Council** has been informed of the proposal.
- 5.7. **The Environment Agency** has assessed the proposal as being low risk and raises no objection.
- 5.8. **The Highways Authority** raises no objection to the proposal.

## **6. Representations**

- 6.1. Six letters of objection have been received to the proposal, four from various business operators on the adjacent Wynford Farm Industrial Estate predominantly of adverse impacts from dust and two from residents of Sandy Lane, Romsey predominantly on grounds of visual impact, noise and dust. A separate complaint has been received on grounds of visual impact and dust from a resident of Yokesford Hill.

## **7. Commentary**

- 7.1. The principle of having stockpiles on this land is in accordance with the existing permission. The key issue raised by the proposal is whether the proposed redesign of the stockpile layout and height (ie no higher than the eaves of building No. 3) to rectify the current breaches of control is acceptable.
- 7.2. The objections and concerns by local interests are appreciated, but it is important to separate the issues relating to the problems of building No 3 and the stock piles have to be separated. The former is an ongoing problem subject to litigation and the noise and dust issues are being addressed by the Council and Environment Agency.
- 7.3. With regard to the stockpiles the proposed rearrangement is welcome as it will enable a reduction in levels to an acceptable level. However, the comments of the Environmental Health Officer concerning noise and to a limited extent dust should be given weight. Accordingly a temporary permission for two years is merited plus other conditions to ensure there are adequate amenity controls in the meantime.

- 7.4 Finally this is a case where enforcement action should be authorised to ensure the stock piles that are excessively high are reduced to the eaves height of building No 3.

**8. Recommendations**

- 8.1. That planning permission for variations of conditions 13 and 24 of planning permission 07/01429/CMA (Site Layout and Height of Stockpiles) at the Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey, Hampshire SO51 0PF (Application No: 10/01992/CMAS) (Site Ref: TV236) be granted, subject to the conditions specified in this report.
- 8.2. That enforcement action be authorised to reduce stockpiles to the levels hereby granted.

### Links to the Corporate Strategy

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

### Other Significant Links

<b>Links to previous Member decisions:</b>		
	<u>Reference</u>	<u>Date</u>
Enlargement of recycling centre comprising of erection of a building, walls hardstandings, remodelling of land levels, installation of plant and machinery, provision outside processing of concrete (crushing for 28 days only) and wood shredding, storage of inert screen materials, skips and portaloos and associated parking at Building 1 and Building 2 and land to the north east of the Waste Centre, Yokesford Hill Industrial Estate, Yokesford Hill, Belbins, Romsey	07/01429/ CMAS	18 October 2007
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u>	<u>Date</u>	

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

DocumentLocation

Variations of conditions 13 and 24 of planning permission 07/01429/CMA (Site Layout and Height of Stockpiles) at the Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey, Hampshire SO51 0PF (Application No: 10/01992/CMAS) (Site Ref: TV236)

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## CONDITIONS

### Layout

1. The development shall be set out on site in accordance with the plans and particulars approved under planning permission no. 07/01429/CMA as amended by this permission in particular the stockpile and skip storage area which shall be implemented within three months of the date of this permission in accordance with approved plan no. TV/120/1APa(Rev. A) received 20 August 2010 and relevant conditions of this permission .

Reason: In the interests of the amenities of nearby residents and businesses and the landscape character of the area.

### Hours of Working

2. Unless otherwise agreed in writing by the Waste Planning Authority, no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0630-1900 Monday to Friday and 0700-1430 on Saturday - with the exception of the concrete crusher which shall only operate between the working hours of 0800-1900 hours Monday to Friday only and for no more than a total of 28 days per year (unless otherwise agreed beforehand by the Waste Planning Authority in the rare event that an emergency situation arises.) A record shall be kept logging the use of the crusher which shall be made available to the Waste Planning Authority to view on request. There shall be no working on Sunday or recognised public holidays.

Reason: In the interests of local amenity.

### Protection of Water Environment

3. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

4. All areas where waste is stored, handled or transferred shall be underlain by impervious hardstanding with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greater. All filling points, vents, gauges and sight glasses and overflow pipes

shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

6. Prior to discharge into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall pass through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

7. Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.

Reason: To prevent pollution of the water environment.

8. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment.

### **Environmental Management**

9. Within three months of the date of this permission a revised 'site environmental management scheme' for the entire waste management complex subject of the red line permission boundary shown on approved Plan No TV/120/1/AP/5 (received 20 August 2010) , incorporating recently installed mitigation not referred to in the EMS approved under planning permission no. 07/01429/CMA has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall incorporate procedures, including provisions for review, a scheme for controlling noise and dust and the monitoring of noise and dust at the boundaries of the site; vibration, lighting, on-site vehicular movements (including restriction on levels machinery will operate on stockpiles), vehicle reversing alarms, and other amenity issues arising from operations on the site. Operations on the site shall not proceed except in compliance with this scheme unless otherwise approved in writing by the Waste Planning Authority. This condition takes into account the fact that an environmental management scheme and a dust suppressions scheme was approved under Permission No. 07/01429/CMA. This revised EMS shall include the dust suppressions scheme approved under permission no. 07/01429/CMA.

Reason: In the interests of the amenity of the locality.

10. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: To minimise noise disturbance from operations at the site.

### Highways

11. The skip park and stockpile area as approved by way of this permission and as indicated on approved plan no. TV/120/1/AP/5 (received 20 August 2010) shall be surfaced with a recycled, permeable, hardcore base. The measures shall be implemented as approved for the duration of the development and no lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

12. Lorry movements to and from the site, as shown on approved Plan No. TV/120/1/AP/5 (received 20 August 2010) shall be restricted to ensure that the total number of lorry movements related to the site shall not exceed 220 movements per day. A daily record of lorries entering and leaving the site shall be kept at the site and made available to the Waste Planning Authority on request. For avoidance of doubt these movements are the only movements to enter or leave the application site other than those relating to the other industrial uses not associated with the use hereby permitted that can lawfully access their premises through this application site, located within land outlined in blue on approved Plan No. TV/120/1/AP/5 (received 20 August 2010).

Reason: To limit the volumes of traffic in the interests of the amenity of residents on and near the approaches to the site.

13. Lorry movement and management at the site shall be implemented in accordance with the scheme approved on 3 March 2008 under planning permission no. 07/01429/CMA. and thereafter implemented immediately following this approval. The scheme includes measures controlling the speed of lorries within the site and its haul routes; use of effective silencers, maintenance, fumes and emissions, sheeting, reversing alarms, and wheel cleaning.

### Storage

14. Stockpiles of material shall be stored in the locations shown on approved plan No. TVV/120/1/AP/a (Rev. A), to the maximum heights detailed in this condition, for a period of no longer than two years from the date of this permission, after which time stockpiles shall be reduced to no greater than five metres above existing ground level unless otherwise agreed in writing beforehand by the Waste Planning Authority. For the duration of two years from the date of this permission, unless otherwise agreed in writing by the

Waste Planning Authority, these stockpiles shall not exceed 35.58 metres AOD (the eaves height of Building No. 3) across Areas A2, B2, C, and D as shown on plan No.TVV/120/1/AP/a (Rev. A) and stockpiles of materials stored across areas A1 and B1 shall not exceed 31.58 metres AOD (4m below the eaves of Building No. 3) as stated in the approved planning statement to the application. Verification of eaves height and ground levels are as indicated on approved topographic survey dated 23 June 2008. There will be a sloping transition of material heights from 31.58 AOD across areas A1 and B1 to the increased heights of maximum 35.58 metres AOD across A2 and B2 but at no point shall the heights of areas A1 and B1 increase above 31.58AOD (4 metres below the eaves). Any stepping 'down' to the north-west or north-east from 35.58 metres AOD shall take place within Areas A2 and B2.

Reason: To enable further assessment of any environmental impacts caused by the increased stockpiles accumulated during the current economic recession to be evaluated and a view formed as to its suitability as permanent development.

15. No stockpiles shall have a slope gradient greater than 1 in 2. At no point shall any stored material fall under any tree canopies nor within 25 metres of the trunk of any tree comprising the western and northern woodland edge adjacent to site. No material shall be stored any closer than five metres to the centre of any hedgerow bordering the site nor under any tree canopies within such hedgerows.

Reason: In the interests of the landscape character of the area.

16. Skips stored across the allocated area shown on approved plan no. TV/120/1APa (Rev. A) shall not exceed four metres in height above existing ground level.

Reason: In the interests of the landscape character of the area.

### **Lighting**

17. Lighting shall be implemented and maintained for the duration of this permission in accordance with the scheme approved on 3 March 2008

Reason: In the interests of local amenities.

### **Landscaping**

18. Additional tree and hedgerow planting of native species to strengthen planting that exists along the eastern boundary of the site adjacent to areas C and D on approved plan no. TVV/120/1APa (Rev. A) shall be implemented within the first planting season following this approval. Any plants which die, fail or become diseased within three years of planting shall be replaced with a plant of similar size and species.

Reason: In the interests of local amenities.

## **Building**

19. The Building No. 3 approved by way of this permission shall be constructed by 30 October 2012 in accordance with the details approved under permission 07/01429/CMA by way of Plan No. TV/120/1/AP/b and shall include doors/screens on its rear and front elevations to be agreed with the Waste Planning Authority in writing before construction commences.

Reason: In the interests of local amenities and to prevent light pollution of the surrounding area when working during winter months in particular.

20. The materials for the roof and cladding of building No. 3 shall be implemented in accordance with the scheme approved on 5 December 2007. 07/01429/CMA.and within the time frame stated in condition 19..

Reason: In the interests of local amenities.

21. The retaining concrete wall shown on plan TV/120/1/AP/a approved under planning permission no. 07/01429/CMA separating the approved skip park from the wood processing and aggregate holding area shall be constructed in accordance with the details illustrated on approved plan TV/120/1/AP/e.

Reason: In the interests of local amenities.

22. The interior of building No. 3 shall comprise the plant and machinery shown on plan TV/120/1/APc and E4679-08 (Rev.0) approved under planning permission no. 07/01429/CMA and shall be laid out in accordance with this plan. The interior layout of Building No.1 shall be constructed in accordance with Plan No. TV/120/1/AP/c1 approved under planning permission no. 07/01429/CMA..

Reason: To control the built development in the interests of local amenities and to ensure the purpose of the development to manage waste and increase recycling is fulfilled in as practical a manner as possible.

23. A Portsdown Universal hopper for bagging one tonne bags shall be sited at the location shown on Plan TV/120/1/Apa (Rev A) approved under planning permission no. 07/01429/CMA and in accordance with the specification sheet 'B' and the applicants letter of 4 July 2007. It shall be electrically operated.

Reason: In the interests of local amenities.

**Other**

24. Outside the waste transfer and recycling buildings Nos. 1, 2 and 3 no waste material shall be tipped onto the ground for storage purposes, sorting or loading into skips other than in those areas designated for this purpose as shown on Plan No. TV/120/1/AP/a approved under planning permission No. 07/01429/CMA. .

Reason: To protect groundwater resources.

25. The height of the external stockpiles or stacks of reclaimed or salvaged materials stored in designated bays as referred to in condition 24 shall not exceed the walls of the bays in which it is to be stored/deposited.

Reason: In the interests of local amenities and environmental management of the site.

26. No materials shall be burnt on site.

Reason: In the interests of local amenities.

*Annexe to Reasons for Conditions  
(as required by Article 22 of the Town and Country Planning  
(General Procedure) Order 1995 – as amended)*

**HAMPSHIRE MINERALS AND WASTE CORE STRATEGY 2007**

**Policy DC3 – Impact on Landscape and Townscape**

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

**Policy DC8 – Pollution, health, quality of life and amenity:**

Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.