

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Mr A Hannify
Union4 Planning
30 Stamford Street
South Bank
London
SE1 9LQ

Grant of Full Planning Permission

Application reference no: **8/21/0207/FUL**

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc.) other than Section 57 of the Town and Country Planning Act 1990.

The Local Planning Authority in pursuance of powers under the above-mentioned Act hereby **PERMITS:**

Proposed development comprising the installation of a low carbon Energy Recovery Facility for the generation of electricity and heat through a low-emission thermal process using residual waste; including a new administration building and associated car parking area; associated reconfiguration of existing and permitted uses; an increase in permitted waste throughput; landscaping and associated works.

at Eco Composting Ltd Chapel Lane Christchurch BH23 6BG

in accordance with the approved plans and subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1416_PL100 Location Plan

1416-PL101 A Amended Site Plan
1416-PL102 A Amended Site Plan
1416_PL120 Admin Welfare Floor Plans
1416_PL121 Admin Welfare Floor Plans
1416_PL200 Proposed Site Elevation
1416_PL201 ERF Cross Sections
1416_PL202 Admin Cross Sections
1416_PL300 ERF Elevations
1416_PL301 ERF Elevations
1416_PL302 Admin Elevations
1416_PL303 Fire Tank Pump House Plans Elevations
1416_PL304 Gatehouse Plans Elevations
1416_PL306 Fencing Elevations
1416_PL110 ERF Floor Plan
1416_PL111 ERF Roof Plan
1416-PL103 A Amended Admin Layout
1416_PL104 A Amended Fencing Layout
1416_PL105 A Amended Landscaping External Surfacing Materials
1416_PL106 A Amended Vehicle Tracking Layout
1416_PL305 A Amended Cycle Store Plans Elevations
1416_PL307 Bin Store Plans Elevations
1416_PL308 AD Reception Elevations
1416_PL309 AD Drying Plan Elevations
1416_PL310 AD Drying Plan Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the submitted landscaping scheme, prior to the commencement of any part of the development or engineering operations hereby permitted, a Landscape and Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This must include details of (i) hard surfacing materials; (ii) (iii) planting plans; (iv) written specifications (including cultivation and other operations associated with plant and grass establishment); (v) schedules of plants, noting species, planting sizes and proposed numbers/densities; (vi) details of any fencing or other means of enclosure; and (vii) implementation and maintenance timetables. Unless otherwise agreed in writing by the Local Planning Authority, all hard and soft landscape works shall be carried out in accordance with the approved details and timetables. Any trees or plants that within a period of five years after planting are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable in the next planting season with others of species, size and number as originally approved.

Reason: To protect the landscape character and visual amenities of the landscape.

4. Prior to the commencement of any part of the development or engineering operations hereby permitted, a detailed Biodiversity Mitigation and Enhancement Plan must be submitted to and agreed in writing with the Local Planning Authority. The Plan must include details and results of the additional crested newt surveys to be undertaken in Pond 7 and any mitigation

measures if required; details of the green roof on the administration building; reed bed habitat creation, boundary planting, a timetable of vegetation clearance outside of bird nesting season and a timetable for the measures as set out in the BMEP to be implemented. The development must be carried out in accordance with the approved details and timetable.

Reason: To protect and enhance protected species and their habitats and the biodiversity interests of the site and surrounding area.

5. Prior to the commencement of any part of the development, a Construction and Environment Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. This must include pollution prevention measures; a clear protocol for identification of potentially contaminated materials and procedures for their safe handling and management, the use of plant and machinery; wheel washing and vehicle wash-down and disposal of resultant dirty water, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds; and the control and removal of spoil and wastes. Until it has been completed the development shall thereafter only be implemented including at all times during its construction, in accordance with the approved plan.

Reason To ensure that satisfactory measures are implemented to regulate the impact of construction works on amenity and the environment.

6. Prior to the first operation of the Energy Recovery Facility hereby approved:
 - (i) there shall have been obtained from the Environment Agency in respect of the Energy Recovery Facility, R1 status as 'energy recovery'; and
 - (ii) confirmation of this status having been secured shall be submitted to the Local Planning Authority in writing.

Thereafter the Energy Recovery Facility shall only be operated whilst this status is maintained.

Reason: To ensure the efficiency of the facility and the management of residual waste is moved up the waste hierarchy.

7. No later than one calendar year after first operation of the Energy Recovery Facility, a scheme for the implementation of combined heat and power (CHP) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of the feasibility studies and the heat network and a timetable of how and when the combined heat and power is being provided to the identified recipients. The Energy Recovery Facility shall be operated in accordance with the approved scheme and timetable or unless any variation to the approved scheme and timetable has formally been approved in writing by the Local Planning Authority.

Reason: To ensure the realisation of the benefits of the ERF in producing heat and electricity.

8. Residual waste for the Energy Recovery Facility hereby approved shall only be imported onto the site if it originates from the areas of Dorset Council and BCP Council. An up-to-date written record of the origins of the residual waste that is delivered must be kept at all times and must be made available to the Local Planning Authority within 72 hours of a written request being delivered by the Local Planning Authority to the application site or any building within it or such other locations as have otherwise been agreed in writing by the Local Planning Authority.

Reason: To ensure the reduction in waste miles which is one of the very special circumstances for allowing the development in the Green Belt.

9. Prior to the first operation of the Energy Recovery Facility, full details of the Continuous Emission Monitoring System (CEMS) must be submitted to and approved by the Local Planning Authority. This must also include details for the provision of the 'source' mitigation of a selective non-catalytic reduction system (SNCR), a lime or sodium hydrogen bicarbonate injection system and a powered activated carbon injection system along with details of the flue velocity. The ERF shall only be operated in accordance with the approved details.

Reason: To protect the integrity of the Dorset Heathlands SPA, Dorset Heaths SAC and Dorset Heathlands Ramsar.

10. Prior to the commencement of any part of the development, a Dust Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be implemented including at all times during its construction and operation, in accordance with the approved plan.

Reason: To ensure that satisfactory measures are implemented to regulate the impact of dust.

11. The maximum total tonnage of waste imported on to the site in any calendar year including the energy recovery facility and the existing waste management facilities hereby permitted shall not exceed 341,000 tonnes. For the avoidance of doubt a calendar year shall comprise the period between January 1 and December 31. Notwithstanding this, the maximum tonnage of waste processed by the Energy Recovery Facility in any calendar year shall not exceed 60,000 tonnes. The site operator shall at all times keep and maintain a record that includes details of:

(i) the tonnage of waste delivered to the site per day and in each successive calendar year,

(ii) the numbers of HGVs delivering waste on a daily basis;

(iii) the number of HGVs exporting any waste or other material from the site on daily basis together with their destinations; and

(iv) the amount of daily waste processed by the Energy Recovery Facility.

The record shall be made available to the Local Planning Authority upon prior written request within 72 hours of any request being delivered to the application site including any building within it or such other locations as have otherwise been agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the local area and ecological habitats of nearby habitat sites.

12. No wastes other than those specified in Table 3.1 of Section 3 (Proposed Development) of the Environmental Statement shall be imported to the site. The figures in Table 3.1 shall be taken as maximum tonnages that can be imported onto site for each individual waste stream as detailed. All biodegradable and inert waste imported to the site should be suitable for recycling and/or recovery. Any waste that falls outside of the above description shall be removed and stored in a designated container prior to removal from site. Any hazardous waste imported to the site shall be suitable for recovery and/or recycling in the road sweepings and gully waste plant. The annual throughput of hazardous waste shall not exceed 2,000 tonnes each year. The site operator shall maintain records of the throughput of all waste streams imported to the facility and shall make these available to the Local Planning Authority within 72 hours of a written request being delivered to the application site or any building within it or such other locations as have otherwise been agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the local area and ecological habitats of nearby habitat sites.

13. The Energy Recovery Facility hereby approved shall only be operational for 25 years from the date the Energy Recovery Facility first comes into operation (the Decommissioning date). The Energy Recovery Facility shall only be brought into operation if prior to this date, there has been submitted to and confirmed in writing by the Local Planning Authority the date when the operation will commence, and substantial completion will occur. Within one calendar year of the Decommissioning Date, the site of the Energy Recovery Facility building, and associated infrastructure including the stack shall be returned to a condition as set out in the Decommissioning Plan as required by condition 14.

Reason: To protect the openness of the green belt and the landscape character.

14. Prior to the Decommissioning Date of the Energy Recovery Facility as set out in Condition 13, a Decommissioning Plan for the demolition and removal of the Energy Recovery Facility and its associated infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: (i) details of all structures and buildings which are to be demolished; (ii) details of the means of removal of materials resulting from the demolition and methods for the control of dust and noise; (iii) the phasing and timetable for demolition and removal; (iv) details of the restoration works; and v) the phasing and timetable for the restoration works. The demolition and removal of the Energy Recovery Facility (which shall include all buildings, structures, plant, equipment, areas of hardstanding and access

roads) and subsequent restoration of the site shall thereafter be undertaken in accordance with the approved scheme and timetable.

Reason: To protect the amenities of the local area and the landscape character of the locality and to protect the openness of the green belt.

15. Prior to the commencement of development hereby permitted, a Site Commercial Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the location of lockable waste containers suitable for the containment of the waste generated by the specific business activity and identify the licensed waste collection provider and the frequency of service. Development must be carried out in accordance with the approved details during both the construction of the development hereby permitted and the operation lifetime of the development on site.

Reason: To protect the amenity of the site and locality.

16. Notwithstanding the submitted lighting strategy, prior to the commencement of the development hereby permitted a lighting scheme shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the following details:

i. hours of use of external lighting and internal lighting that would be visible externally;

ii. the exact location and specification of any external lighting;

iii. the specification including height for any fixed or mobile structures;

iv. the intensity of the lights;

v. the identification of areas to be illuminated and any measures to prevent light spilling on to areas outside the site;

vi. measures such as shrouding to minimise disturbance through glare;

vii. measures to minimise disturbance to bats from lighting;

viii. details about any translucent parts of the buildings' external fabric or cladding, including the degree of transparency of materials, and any measures to minimise light spillage;

ix. a baseline night-time assessment for the vicinity of the site.

No aviation warning or safety light shall be fitted to the chimney stack unless details of the proposed lighting have first been submitted to and approved in writing by the Local Planning Authority. The lighting scheme, along with any aviation warning or safety lights, shall be implemented in accordance with the approved details and thereafter retained throughout the period of operation of the Energy Recovery Facility and until all its associated infrastructure including the stack has been demolished.

Reason: To protect the visual amenities of the locality from light pollution and to minimise the impact on bats and birds.

17. Prior to first operation and use of the Energy Recovery Facility or administration building, a Surface Water Management Strategy must be submitted to and approved in writing by the Local Planning Authority. The Strategy must include details of all pipes to convey surface water runoff and the treatment techniques to ensure that discharges to the Moors River are within consented limits. Details of the consented discharge limits must also be included. Development must be carried out in accordance with the approved details and therefore retained during both construction and the operational phase of the development and until all development has been removed from site

Reason: To prevent surface water flooding on the site or the surrounding area.

18. Prior to first operation and use of the Energy Recovery Facility or administration building, details of the grey water recycling and water recycling for the administration building and Energy Recovery Facility shall be submitted to the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first operation and use of the Energy Recovery Facility or administration building.

Reason: In order to secure water and energy efficiency measures

19. The buildings, tanks and infrastructure hereby permitted shall be constructed entirely of the materials details of which are shown on the approved elevation plans

1416_PL300 ERF Elevations
1416_PL301 ERF Elevations
1416_PL302 Admin Elevations
1416_PL303 Fire Tank Pump House Plans Elevations
1416_PL304 Gatehouse Plans Elevations
1416_PL305 A Amended Cycle Store Plans Elevations
1416_PL307 Bin Store Plans Elevations
1416_PL308 AD Reception Elevations
1416_PL309 AD Drying Plan Elevations
1416_PL310 AD Drying Plan Elevations

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing.

20. (a) The Energy Recovery Facility, Anaerobic digester (AD) facility and Biomass CHP plant shall be entitled to operate for 24 hours a day and seven days a week including during bank and public holidays under the terms of this permission. No vehicles importing or exporting waste from these three facilities shall be permitted to access or leave the application site other than between 07:00 to 19:00 hours Monday to Friday and 07:00 to 15:00 hours on Saturdays and public holidays.

(b) With the exception of those operations identified in paragraph (a) above:

(i) no other activities shall be carried out on any other part of the application site between the hours of 07:00 to 19:00 Monday to Friday; 07:00 to 15:00 on Saturdays and public holidays; and there shall be no other activities on Sundays or Christmas Day; and

(ii) save as provided for in paragraph (a) above, no vehicle carrying or exporting waste for use in any of the operations on the application site shall be allowed on site other than between the hours of 07:00 to 19:00 Monday to Friday; 07:00 to 15:00 on Saturdays and public holidays; and not at any time on Sundays or Christmas Day.

Reason: To protect the amenities of the local residents and area.

21. The construction phase of the development including the relocation of the waste streams within the site hereby approved shall only take place between the hours of 7.00 and 19.00 Monday to Friday and 07.00 to 15.00 on Saturdays. No construction work associated with the development hereby permitted shall take place at any time on a Sunday or a public holiday.

Reason: To protect residential amenities

22. Before the development hereby approved is occupied or utilised, all works required to widen Chapel Lane to a 6.8m carriageway as specified on drawing number 101129-01 Rev H must have been completed in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

23. Before the development is occupied or utilised, the areas shown on the submitted plans for the manoeuvring, parking, loading and unloading of vehicles shall have been surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained in a condition such that they are capable of being used for the purposes specified, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

24. Before the development is occupied or utilised the cycle parking facilities shown on hereby approved plan 1416_PL305A must have been constructed. Thereafter, these must be maintained in a condition such that they are capable of being used for the purposes specified, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

25. Before the development hereby approved is occupied or utilised, a Travel Strategy must be submitted to and approved in writing by the Local Planning Authority. The strategy will show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. The development hereby permitted shall only operate whilst all the requirements of the approved strategy are being accorded with and no vehicle shall be allowed to access or depart from the application site other than in accordance with the approved strategy.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

26. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plan 1416-PL103A shall be implemented and brought into operation prior to the operation or use of the development hereby approved. Thereafter the Electric Vehicle Charging Points shall be permanently retained and available for use at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

27. Before the development hereby approved is occupied or utilised, visibility splays must be provided at the HGV main access from a driver position of 2.40 metres and a stopping sight distance (SSD) of 33 metres in each direction along the carriageway in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility splay area must be maintained and kept free from obstruction. All land within the area of any visibility splay must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

28. Prior to the commencement of any part of the development hereby permitted, a Noise Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. The Plan must detail how the applicants will prevent HGVs arriving at or departing the application site between the hours of 19:00 and 07:00 and also detail how HGVs coming to the application site will be prevented from parking on the site access road, Chapel Lane or any public roads nearby, with their engines idling. The development hereby permitted shall only operate whilst all the requirements of the approved Noise Management Plan are being accorded with and no vehicle shall be allowed to access or depart from the application site other than in accordance with the approved strategy.

Reason: To protect the amenity of local residents from noise disturbance created by HGVs.

29. Tree protection measures shall be carried out in accordance with the submitted plans titled Soft Landscape Proposal (sheets 1-5), by Red Bay Design dated 22 September 2021 for the duration of the construction phase and during relocation of the waste streams on site.

Reason: To ensure the implementation of the scheme is carried out in accordance with approved plans.

30. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses;

- potential contaminants associated with those uses;

- a conceptual model of the site indicating sources, pathways and receptors including details of the underlying landfill construction; and

- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

31. Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

32. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

33. Piling using penetrative methods in connection with construction of any part of the development hereby permitted shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason To ensure that the proposed development does not harm groundwater quality or resources.

34. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order with or without modification, no change of use nor any other permitted development including but not limited to the erection, extension, installation or replacement of any fixed plant or machinery, buildings, structures, erections, private ways or hardstandings shall be undertaken within the application site without the prior written approval of the Local Planning Authority.

Reason: In the interest of the amenity, landscape quality, the openness of South East Dorset Green Belt and ensuring good quality design.

35. The maximum height of any compost windrow shall not exceed 4 metres above the upper surface of the concrete slab on which the composting takes place. Height boards suitable for identifying the height of all compost windrows shall be maintained for the duration of the development hereby approved.

Reason: In the interest of the amenity and landscape quality

36. Save for soil stockpiles, unless otherwise previously agreed in writing by the Local Planning Authority, the maximum height of any stockpiles of any waste and/or product (including aggregates, timber and any other material) shall not exceed 5 metres above the upper surface of the concrete slab on which it is deposited. The maximum height of any soil stockpiles shall not exceed 7 metres above the upper surface of the concrete slab on which it is deposited. Height boards suitable for identifying the height of all stockpiles above 4

metres in height shall be maintained for the duration of the development hereby approved. No stockpiles of soil or any water and/or product shall be deposited on any surface other than a concrete slab.

Reason: In the interest of the amenity and landscape quality

37. In circumstances that the flaring of biogas continues for a period of more than 24 hours or is expected to so do, waste input into the anaerobic digestion facility shall be reduced to a maintenance level until the need for the flaring has been rectified.

Reason: To safeguard air quality and the adjacent ecologically sensitive habitats

38. No incineration of waste shall take place at the Energy Recovery Facility apart from during commissioning until a grid connection to the Chapel Lane substation has been installed and is capable of transmitting electricity generated by the Energy Recovery Facility. No waste may then be incinerated at the Energy Recovery Facility unless electricity is also being generated by the Energy Recovery Facility and is being transmitted to the national grid, except during periods of maintenance, inspection or repair, or at the direction of the holder of a licence under s.6(1)(b) or (c) of the Electricity Act 1989 (as amended), who is entitled to give such direction in relation to transmission of electricity from the Energy Recovery Facility to the national grid.

Reason: To ensure the energy recovered is utilised

39. The development hereby approved shall be carried out in accordance with the Bird and Pest Management Plan dated October 2020. Any variation must first be approved by the Local Planning Authority.

Reason: To minimise activity of birds as they pose an aviation safeguarding concerns for the nearby Bournemouth Airport.

40. Within 12 months of the site ceasing to be used for the purposes detailed on approved drawing 1416-PL101 A ('Proposed Site Masterplan'), with the exception of the Energy Recovery Building and its associated infrastructure, a scheme for the demolition and removal of the development from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: (i) details of all structures and buildings which are to be demolished; (ii) details of the means of removal of materials resulting from the demolition and methods for the control of dust and noise; (iii) the phasing and timetable for demolition and removal; (iv) details of the restoration works; and v) the phasing and timetable for the demolition and restoration works. The demolition and removal of the development (which shall include all buildings, structures, plant, equipment, areas of hardstanding and access roads) and subsequent restoration of the site shall thereafter be undertaken in accordance with the approved scheme and timetable.

Reason: To protect the openness of the green belt and the landscape character.

The following Informative Notes are drawn to the Applicant's attention:

1. This grant of permission is to be read in conjunction with the s106 Agreement dated 26 September 2022.
2. It is recommend that developers should: 1. Follow the risk management framework provided in Land Contamination: Risk Management page on GOV.UK (replaces CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. 2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. 3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed. 4. Refer to the contaminated land pages on GOV.UK for more information.
3. It is strongly recommended to the applicant that they establish a community liaison group following the commencement of development and operation of the ERF in order to provide a forum for any operation issues or amenity concerns that arise from the development to be discussed and solutions found to any problems.

The applicant's attention is drawn to the need to comply with all conditions imposed on this permission. There may be conditions that require the submission of additional details and these may be needed before the commencement of the approved development. Failure to comply with all conditions may result in the Council serving a breach of condition notice against which there is no right of appeal. Note that legislation requires the payment of a fee in respect of requests to discharge conditions.

Signed



Head of Planning

Decision Date: 8 December 2022

NOTES TO THE APPLICANT

Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 39 and 40 of the National Planning Policy Framework (February 2019)

In accordance with the above, BCP Council has worked with the applicant in a positive and proactive way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved. In responding to pre-application enquires and determining formal applications, BCP Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

Policy considerations and reasons

In reaching this decision the policies in the Development Plan for the area, which currently comprises the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014, were taken into account. Saved policies within the Christchurch Local Plan 2001 were also taken into account. These include specifically the following policies:

KS1	Presumption in favour of sustainable development
KS3	Green Belt
KS11	Transport and Development
KS12	Parking Provision
HE1	Valuing and Conserving our Historic Environment
HE2	Design of new development
HE3	Landscape Quality
ME1	Safeguarding biodiversity and geodiversity
ME2	Protection of the Dorset Heathlands
ME6	Flood Management, Mitigation and Defence
ME7	Protection of Groundwater
ENV 1	Waste Facilities in New Development
ENV 3	Pollution and Existing Development
ENV 5	Drainage and New Development
ENV 21	Landscaping in New Development
BE15	Setting of Listed Buildings

EI 7	Airport Safety Zone
T14	Cycle Routes

Policies in the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019 – 2033 were also taken into account.

Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019 – 2033

Policy 1	Sustainable waste management
Policy 3	Sites allocated for waste management development
Policy 6	Recovery facilities
Policy 8	Inert waste recovery and disposal
Policy 12	Transport and Access
Policy 13	Amenity and quality of life
Policy 14	Landscape and design quality
Policy 15	Sustainable construction and operation of facilities
Policy 17	Flood risk
Policy 18	Biodiversity and geological interest
Policy 19	Historic environment
Policy 20	Airfield Safeguarding areas
Policy 21	South East Dorset Green Belt
Policy 22	Waste from new developments
Policy 23	Restoration, aftercare and afteruse
Policy 24	Safeguarding waste facilities

Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. The appeal will be dealt with, on behalf of the Secretary of State, by The Planning Inspectorate.
- If you want to appeal your Local Planning Authority's decision then you must do so within six months of the date of this Notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application, and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.
- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on tel: 0303 444 5000.

- The Planning Inspectorate can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.
- The Planning Inspectorate need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.
- In practice the Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further information is available at:
<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

Purchase Notice

If either the local planning authority or the Planning Inspectorate refuse permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Environmental Impact Assessment Development – Statement

The committee report attached to this decision notice and placed on the Planning Register along with the decision notice and conditions above demonstrates the following;

1. The reasoned conclusion on the significant effects of the development on the environment.
2. The main reasons and considerations on which the decision is based.
3. A summary of the results of the consultations undertaken, and information gathered and how those results have been incorporated or otherwise addressed.
4. A description (where relevant) of any features of the development and any measures to avoid, prevent, reduce and, if possible offset likely significant adverse effects on the environment.
5. Any monitoring measures considered appropriate.
6. Details of the public participation process.

