

**Planning Regulatory Committee  
Minutes of the Meeting Held on Friday 8 January 2016  
at 10am in the Edwards Room, County Hall**

**Present:**

Mr B Long (Chairman)  
Mr S Agnew  
Mr S Askew  
Mr B Bremner  
Mr C Foulger  
Mr A Grey  
Mr D Harrison  
Mr J Law

Ms E Morgan  
Mr W Northam  
Mr M Sands  
Mr E Seward  
Mr M Storey  
Mr J Ward  
Mr A White

**1 Apologies and Substitutions**

Apologies for absence were received from Mr M Baker and Mr D Collis.

**2 Minutes from the meeting held on 27 November 2015**

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 27 November 2015 were agreed as a correct record by the Committee and signed by the Chairman.

**3 Declarations of Interest**

Mr M Storey declared an “other interest” in item 5 (Borough of King’s Lynn & West Norfolk: C/2/2015/2030: King’s Lynn: Construction of a sludge cake reception facility within the operational boundary of King’s Lynn Water Recycling Centre) as he was a member of the King’s Lynn and West Norfolk Borough Council Planning Committee which had considered the application and made a recommendation to Norfolk County Council that a landscaping condition be imposed if planning permission was granted.

Mr A White declared an “other interest” in item 5 (Borough of King’s Lynn & West Norfolk: C/2/2015/2030: King’s Lynn: Construction of a sludge cake reception facility within the operational boundary of King’s Lynn Water Recycling Centre) as he was a member of the King’s Lynn and West Norfolk Borough Council Planning Committee which had considered the application and made a recommendation to Norfolk County Council that a landscaping condition be imposed if planning permission was granted.

#### 4 Urgent Business

There were no items of urgent business.

#### Applications referred to the Committee for Determination:

##### 5 **Borough of King's Lynn & West Norfolk: C/2/2015/2030: King's Lynn: Construction of a sludge cake reception facility within the operational boundary of King's Lynn Water Recycling Centre: Anglian Water Services Ltd**

- 5.1 The Committee received a report by the Executive Director of Community and Environmental Services seeking planning permission for construction of a sludge cake reception facility within the existing King's Lynn Water Recycling Centre (WRC). The facility would enable sludge cake (dewatered at other Anglian Water sites) to be imported to the site in HGVs and allow the existing Sludge Treatment Centre (STC) to operate at its full capacity of 19,000 tonnes per annum of dry solids.
- 5.2 Mr Steve Swan, Anglian Water addressed the Committee on behalf of the applicant. Mr Swan reassured the Committee that there would be no additional vehicle movements if the application was approved, and that there would actually be a reduction in vehicle movements. Local people had been consulted about the application, although it was recognised that not all residents would find the proposals acceptable. He added that the site generated sufficient electricity from the biogas to make it self-sufficient, with the surplus energy being sold back to the grid. The Committee was also informed that the site would not expand as part of the application.

Mr Swan notified the Committee that Anglian Water would be challenging condition 12.4 (No more than 222,500 metres<sup>3</sup> of liquid sludge and 44,000 metres<sup>3</sup> of dry/dewatered solids shall be imported by road to the Water Recycling Centre per annum. Records shall be kept for at least 12 months of waste inputs and made available to the County Planning Authority on request. In the interests of maintaining highway efficiency and safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste core strategy DPD 2010-2026). This was because the Environmental Permit allowed for treatment of up to 400,000 tonnes per year and the applicant considered that the proposed condition contained a restriction which overlapped with another regulatory regime and therefore it was not appropriate to impose it.

- 5.3 Ms A Kemp, County Councillor for Clenchwarton and King's Lynn South Division addressed the Committee as the Local Member. Ms Kemp stated that although she was not opposed to the application, she asked for conditions to be imposed for Anglian Water to pay Norfolk County Council to improve, and keep maintained, the access road and provide the landscaping which had been requested by the Borough Council of King's Lynn and West Norfolk if planning permission was granted.
- 5.4 In response to questions from the Committee, the following points were noted:
- 5.4.1 If the plant continued to transport sludge waste rather than solid waste, an additional 43 tanker movements would be required per day. Members noted that one tanker

containing cake waste was equivalent to nine tankers carrying liquid sludge waste.

- 5.4.2 With regard to a question about the possibility of Anglian Water being asked to contribute to the costs incurred in maintaining the access road, which was a public highway and not a private road, it was noted that Anglian Water paid approximately £90,000 per annum in road fund licence fees which contributed towards maintaining roads.
- 5.4.3 Condition 12.4 (No more than 222,500 metres<sup>3</sup> of liquid sludge and 44,000 metres<sup>3</sup> of dry/dewatered solids shall be imported by road to the Water Recycling Centre per annum. Records shall be kept for at least 12 months of waste inputs and made available to the County Planning Authority on request. In the interests of maintaining highway efficiency and safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste core strategy DPD 2010-2026) had been included following a recommendation by the Highways Authority, to control development and allow the Planning Authority to inspect the details of vehicle movements at the site. The Planning Officer confirmed that, in his opinion, it was permissible to impose the condition as it related to land within the applicant's control.
- 5.4.4 No traffic counts had been undertaken near the site to gauge the percentage of Anglian Water traffic compared to other traffic using Clockcase Lane although, given the rural nature of the road, it was likely that there would also be some agricultural vehicles using the road. The Local Member confirmed that there were a number of farms gaining access from the road and that, therefore, agricultural vehicles used the road.
- 5.4.5 The Planning Services Manager advised the Committee that it would be unprecedented to request that a condition be imposed on an applicant to maintain, or contribute funds to maintain, the public highway. In this particular case, the applicant had stated that there would be no increase in traffic movements and that traffic movements would actually decrease if planning permission was granted.
- 5.4.6 Anglian Water representatives confirmed it would not be practical to schedule the arrival and departure times of tankers visiting the site, due to the number of tankers and sites involved.
- 5.4.7 There were three or four houses situated near the junction of Ferry Lane and Clockcase Lane where the road was wide enough to allow two vehicles to pass. Passing places were situated at intervals along the road. Residents and workers at a couple of farms situated along Clockcase Lane passed the treatment works site to access their properties.
- 5.5 Upon being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i) Grant planning permission subject to the conditions outlined in section 12 of the report.

- ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
- iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

**6 Breckland District: C/3/2015/3014: Thetford HWRC: Change of use to a mixed use development to allow the acceptance of trade waste in addition to household waste; and to allow the ancillary small scale sale of non-recycled products (compost bins, green waste sacks, Christmas trees and logs): Norfolk County Council, Executive Director of Community and Environmental Services.**

6.1 The Committee received the report by the Executive Director of Community and Environmental Services seeking planning permission to enable the existing Thetford Household Waste Recycling Centre (HWRC) to accept trade waste in addition to household waste, and to facilitate the small scale sale of non-recycled products such as compost bins, green waste sacks, Christmas trees and logs in order to promote the recycling service and generate a small income to offset the cost of running the service.

6.2 Upon being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:

- i) Grant planning permission subject to the conditions outlined in section 12 of the report.
- ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
- iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

**7 South Norfolk District: C/7/2015/7015: Ketteringham: Change of use to a mixed use development to allow the acceptance of trade waste in addition to household waste; and to allow the ancillary small scale sale of non-recycled products (compost bins, green waste sacks, Christmas trees and logs): Norfolk County Council, Executive Director of Community and Environmental Services**

7.1 The Committee received the report by the Executive Director of Community and Environmental Services seeking planning permission to enable the existing Ketteringham Household Waste Recycling Centre (HWRC) to accept trade waste in addition to household waste, and to facilitate the small scale sale of non-recycled products such as compost bins, green waste sacks, Christmas trees and logs in order to promote the

recycling service and generate a small income to offset the cost of running the service.

- 7.2 Mr C Foulger, County Councillor for Forehoe Division addressed the Committee as the Local Member. Mr Foulger stated that he used the site at Ketteringham regularly and had always found it to be efficient and well maintained and a good example of a site of this type.

Mr Foulger added that he had attended a recent Ketteringham & East Carleton Parish Council meeting when the application had been discussed. The Parish Council had raised no objection to the application in principle on the basis that the proposed size/weight of vehicles and the daily numbers was to be maintained. One concern the Parish Council had raised was about another site close to the HWRC and asked if further planning applications were received relating to the site, consideration could be given to placing conditions relating to access and parking.

- 7.3 Upon being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i) Grant planning permission subject to the conditions outlined in section 12 of the report.
  - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
  - iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

The meeting ended at 10.55am.

#### CHAIRMAN



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