

## Update Sheet

### Development Control Committee Update – 25<sup>th</sup> May 2016

#### Item 5 - Application LCC/2016/0014 – Land at Lidun Park Industrial Estate

The applicant has submitted further information in response to the committee report and in particular comments on conditions 6 and 8.

Condition 6: The applicant notes that Condition 6 restricts the height of stockpiles of sorted materials within the bays to 3.5 metres. This is because the height of the containing walls on the submitted drawing was shown as 3.6m high. Unfortunately, this was wrong and the walls should have been marked as 5m high so that the stockpile heights within them would be 5m. The stockpiles would not usually be this high but it is just in case there is a delay in the removal of them from site.

Condition 8: It is also noted that Condition 8 restricts both waste materials and skips from being stored on the ground in the area between the front of the building and Boundary Road. The applicant maintains that this could create operational issues as he needs to have adequate space to store empty skips during quiet periods when skips are not hired.

The applicant has also commented upon the noise, dust and odour impacts that are raised in the comments from local residents and is of the view that the site has a minimal impact in this regard due to the nature of the operation and the mitigation measures that are employed.

#### Advice

Condition 6. The use of 5m, instead of 3.6m high retaining walls for outside storage would be acceptable in the proposed location along the eastern boundary of the site. It is considered that Condition 6 should be amended as follows :-

*6. The areas for the external storage of sorted materials shall be laid out according to drawing 6632/PL/03 Rev A. The height of the retaining walls shall not exceed 5 metres.*

*Stockpiles of sorted materials within the bays shall not exceed 5 metres. The bays used for the storage of plastic s and mixed wastes shall incorporate netting or other measures to prevent stored materials from leaving the site.*

Condition 8: The applicant's comments are noted. The area concerned is small and could only accommodate a small number of skips. It is therefore considered that the wording of the condition should be amended to allow the storage of empty skips in this area.

*8. No skips containing waste materials shall be stored on the ground in the area between the front (west facing) elevation of the building and Boundary Road as shown*

*on the submitted Drawing NO. 6632/PL/02 – Change of use to existing building – Planning Layout and details.*

The general impacts of the development on local residents are addressed in the report.

**Item 8 Application LCC/2016/0029 Brockholes Wildlife Site**

Consultations – Additional Representation:

Objects to the application as being able to play amplified music is not conducive to a site which is meant to be a nature reserve. The noise and vehicle headlights would disrupt the wildlife and there are many underutilised venues elsewhere that would not present such risks.

Advice

Similar issues have been made in other representations and are addressed in the report (page 67).