

Report In Relation To County Council Consultation In Relation To A Proposed Waste Transfer Station At Dimmer Landfill Site, Dimmer, Castle Cary (ref. 15/00372/CPO)

Ward Member(s)

Cllr Nick Weeks

Cllr Henry Hobhouse

Strategic Director:

Rina Singh, Strategic Director (Place & Performance)

Assistant Director:

Martin Woods, Assistant Director (Economy)

Service Manager:

David Norris, Development Manager

Lead Officer:

Adrian Noon, Area Lead

Contact Details:

adrian.noon@southsomerset.gov.uk or (01935 462370)

Purpose of The Report

To inform Members of an application that has been made to Somerset County Council for “the construction and operation of a waste transfer station (including retention of glass bays, garage/workshop, water tanks, weighbridge, parking and staff welfare facilities)” at the Dimmer landfill site and invite members to provide a response which the Committee would wish to make to the County Council.

Recommendation

That Members provide comments to form the District Council’s consultation response to Somerset County Council.

Background

Application 15/00372/CPO for the construction and operation of a waste transfer station (including retention of glass bays, garage/workshop, water tanks, weighbridge, parking and staff welfare facilities)” at the Dimmer landfill site has been submitted to Somerset County Council. The District Council, along with the parish council and local residents, has been consulted and invited to make representation to the County Council who are the determining authority under their waste and mineral powers.

Site

The site was originally a wartime depot, with ammunition bunkers surrounded by earth banks. It was first developed as a landfill in about 1970. The original filling was quite shallow over a wide area. After 1975 the County Council took ownership of the site and the landfill was developed as a series of square cells. In the early 1990s planning permission was granted for a major extension to the landfill to deal with additional waste arising from the closure of sites near Wells and Yeovil. This extension was developed some years later and has been operating ever since catering for waste from Mendip and South Somerset.

The Dimmer site has also received permission for other waste management facilities including: green waste composting, a materials recycling facility and an in vessel composting facility and has accepted household, commercial, industrial, (non special and special waste) throughout its history. The site currently comprises of:

- An operational non hazardous landfill, which has no end date or vehicle number restriction, with a current annual throughput of approximately 110,000 tonnes a year and historically this has been up to 165,000 tonnes a year;
- An operational green waste composting facility with an annual throughput of approximately 20/30,000 tonnes a year;

- An operational glass bulking facility (tonnage included in landfill figures);
- A closed in vessel composting facility for dealing with green and kitchen waste which had an annual throughput of approximately 27,000 tonnes a year when it was operational (2013).
- Household Waste Recycling Centre (HWRC) operated by Viridor adjacent to the site.

Access would be via the existing landfill site access road from Camp Road, use of which is shared with the adjacent Dimmer HWRC and adjacent industrial estate.

The Proposal

The proposed waste transfer station (WTS) would cover 1.72 hectares and would consist of the retained In Vessel Composting (IVC) facility building (dimensions 51.5m by 27.15m) together with a proposed extension (dimensions 51.5m x 21.9m). The existing building height of 7.5m to the eaves will remain unchanged. The extended building will have a total floorspace of 2,408 sq m.

The building is a steel portal frame construction with columns at regular intervals around the perimeter. The proposed extension would be clad with steel profiled sheeting similar in style and colour (green) to the existing building. Within the roof there would be rooflights to provide some internal light.

Internally around the perimeter of the proposed extension there would be a 5m high concrete retaining wall to contain the waste deposited within the building. The wall would form the external envelope for the lower part of the extension with the columns visible on the outside. The upper part, above the walls, of the extension would be clad in a steel profile sheeting similar in style and colour to the existing building. Where there is no internal wall the cladding will be either brought down to ground level or a small dwarf wall will be constructed for the cladding to finish against.

The existing former IVC building provides loading and circulation space, while the new building extension provides the covered storage area for waste. Under normal operating conditions the WTS would operate a clean floor policy (i.e. waste deposited during the day will be removed by the end of the day), however the design of the WTS incorporates up to three days of waste storage to accommodate unforeseen events and emergency/contingency situations in line with Environment Agency requirements.

The proposal would retain the existing staff welfare, garage/workshop, weighbridges, hardstanding, water storage tank and parking, located at the entrance to the Dimmer site. The existing glass storage bays would be relocated to the western boundary of the WTS building and fitted with acoustic screening to reduce the impact of glass being tipped within them.

It is advised that WTS would divert municipal and commercial and industrial waste that is currently going to the landfill and have a maximum capacity of 75,000 tpa.

The submitted Traffic Assessment notes that the landfill site has historically generated up to 306 HGV movements per day (156 in and 156 out), although by 2013 this had reduced to 196 (96 each way). It is stated that if the WTS is approved, the landfill would close in 2016 to household and commercial waste, this would be followed by a 2-year restoration period during which soil would be imported to implement the restoration. This would operate in tandem with the WTS, thus for a two period it is claimed that there would be 184 daily HGV movements (92 each way), thereafter (2018 on) this would fall to 82 HGV movements each way (164 total movements).

If the WTS is not approved it is stated that the landfill would have to remain operational.

The supporting information comprises:-

- Design & Access Statement
- Landscape and Visual Assessment
- Flood Risk Assessment
- Planning Supporting Statement
- Noise Assessment
- Carbon Assessment
- Transport Assessment

Planning History

There is a long history of applications related to this landfill site. The principle approvals are:-

15/00548/EIASS	Screening opinion issued by Somerset County Council (11/12/14) which advises that an Environmental Impact Assessment is not required.
03/01269/CPO	Creation of area for composting of green waste
99/02590/CPO	Application permitted for redevelopment of existing waste management site facilities
99/02055/CPO	Extension to Landfill site permitted (15/10/99)
99/01531/CPO	Household waste recycling centre approved.
910134	Alterations at access an extension to landfill site.
811041	Extension of existing waste disposal site

Other Relevant History

During the food and mouth crisis permission was granted on land to the north east for an animal incinerator. This was a temporary permission which has now lapsed, although the structure is still there.

There is a current application (14/04582/FUL) for a concrete batching plant on land adjacent to the incinerator. Additionally there are a number of current applications for significant residential development (c.500 dwellings) on the northwest side of Castle Cary, off Station Road. Whilst these are undermined, cumulative traffic assessments have been requested which need to assess the impacts of all current development proposals, including the proposed WTS and concrete batching plant. A key area of concern is likely to be the possible impact of additional traffic along the B3153 between Castle Cary and the A37 at Lydford.

PLANNING POLICY

Waste Core Strategy – Somerset County Council February 2013

- WCS2 – Recycling and Reuse
- DM1 – Basic Location Principles
- DM2 – Sustainable Construction & Design
- DM3 – Impacts on the Environment and Local Communities
- DM4 – Site Restoration and Aftercare
- DM5 – Safeguarding Waste Management Sites
- DM6 – Waste Transport
- DM7 – Water Resources

National Planning Policy Framework – March 2012

Other Relevant Documents

The 1987 Wincanton Local Plan allocated land immediately to the northeast of the site for 'bad neighbour' industries. This designation reflected the on-going landfill activities and lack of immediate residential neighbours. The designation was brought forward into the then emerging 2006 local plan, however following the grant and implementation of permissions the designation was regarded as implemented and as such the formal allocation did not need to be brought forward into the adopted 2006 plan.

CONSULTATIONS

As this is a 'County' application the District Council is a consultee, and therefore external consultees (the Parish Council(s), neighbours various, statutory bodies etc.) are invited to make their comments direct to the County Council for consideration. Nevertheless many local residents have copied their objections to the District Council for information; these are summarised as:-

- Increased traffic on the B3153 which is lacking pavements, narrow and twisting, and cannot cope. This would lead to safety and amenity concerns in Alford, Clanville, Lovington and Lydford;
- Already high levels of traffic, particularly HGVs on B3153 which inadequate and unsuitable;
- Properties along the B3153 front directly onto the road – passing HGV are very intrusive;
- Cumulative impact of increased traffic with other proposals (450 houses in Castle Cary and the concrete batching plant);
- Dimmer is the wrong location being neither on nor near the strategic road network;
- County policy WCS5 requires strategic waste sites to be centrally location near Taunton, Bridgwater, Yeovil or Glastonbury/Street.
- Volumes of waste are under-estimated and could increase in the future;
- The landfill operation should be wound down; this proposal would make Dimmer a permanent facility, opening the door to further development to the detriment of the amenity and safety of the local community.

ISSUES

It is considered that this application for a waste transfer station raises a number of issues:-

- Traffic impact HGV movements on the B3153 between Castle Cary and the A37 at Lydford, particularly through the villages of Alford, Clanville and Lovington in terms of highways safety and residential amenity. In detail consideration should be given to:-
 - a) Cumulative impact with other developments, in particular the concrete batching plant and residential development.
 - b) Would the proposed WTS result in an increase in traffic over what could be generated unrestricted landfill approval
 - c) Could control be exerted by a traffic management plan or condition restricting the number of HGV movements? Would this constitute an improvement?
 - d) Control over any prolonged overlap of WTS and landfill activities;
- Would there be any undue increase in noise and disturbance?
- Would there be any increase visual impact at the site as a whole?
- Would the creation of a WTS, with appropriate restive conditions be a benefit if it achieved the cessation of the unrestricted landfill activities?

In light of the foregoing, member's views are sought and will be reported to Somerset County Council for consideration as part of their determination of this application.

Background Papers: *Planning File 15/00372/CPO*