

Somerset County Council
Regulation Committee – 7th November 2019
Report by Service Manager – Paul Hickson
Strategic Commissioning Manager

Application Number: SCC/3630/2019
Date Registered: 3rd June 2019
Parish: Sampford Arundel
District: Somerset West and Taunton
Member Division: Upper Tone
Local Member:
Case Officer: Barnaby Grubb
Contact: barnaby.grubb@devon.gov.uk (01392 383000)
Details:
Description of Application: Construction of a waste transfer station and inert waste/ aggregate recycling facility including a staff welfare unit.
Grid Reference: Easting – 309427, Northing - 118816
Applicant: Mr John Luffman
Location: Land at the former Whiteball Landfill Site, Whiteball, Wellington, TA21 0LT

1. Summary of Key Issues and Recommendation(s)

1.1 The key issues for members to consider are:

- the need for the development;
- ecological and landscape impacts;
- residential amenity including noise and dust impacts;
- traffic and highway implications; and
- mineral safeguarding.

1.2 **It is recommended that planning permission be GRANTED subject to the imposition of the conditions in section 8 of this report, with authority to undertake any minor non-material editing which may be necessary to the wording of those conditions being delegated to the Strategic Commissioning Manager.**

2. Description of the Site and Planning History

2.1 The application site is located along an already established single access road leading to the Whiteball landfill site adjacent to the A38, approximately 4km south west of Wellington and 305m to the north east of the Greenham/Holcombe Rogus/Appley/Ashbrittle turning off the A38. The existing ground at the site comprises disturbed earth and stone and measures approximately 1.5 hectares. It is surrounded by well-established broadleaved trees and scrub.

2.2 Four residential properties are located between the application site and Whiteball landfill site on the northern side of the A38, with a number of other properties located on the southern side of the A38. Whiteball Quarry lies approximately 400m to the west of the site and Greenham Business Park approximately 600m to the north west. The surrounding land is predominantly in agricultural use, with the operational Whiteball mineral site, comprising processing plant, silt and water ponds and stocking areas, to the west.

2.3 The site on which this application will occupy was previously granted permission in 1973 by Somerset County Council, under planning reference 83089/B, for the extraction of sand and gravel, stockpiling of plant and access alterations. Records indicate that quarrying under this permission was suspended in 1999, with the site being recorded as being in its restoration phase in 2015. The site is within a Mineral Safeguarding Area for Building Stone as defined in the Somerset Minerals Plan.

3. The Proposal

3.1 The planning application proposes the construction of a waste transfer station and inert waste/aggregate recycling facility, including a staff welfare unit. These activities would be independent of the inert landfill site to the north east, which is not currently operational, but the two sites share a common access.

3.2 The proposal will enable 'limited crushing and screening of waste' associated with the general construction activities carried out by the operator, the John Luffman Group (JLG) for the production of recycled soil, and aggregates for re-use as sub-base, capping, general fill, pipe bedding, drainage, concrete and asphalt. The applicant has advised that they hope processing of

materials will be on average one week per month but have suggested that this will more likely be one week every two to three months.

- 3.3 Materials imported onto the site will be stored in a separate stockpile prior to processing, and these will be subject to material acceptance criteria to ensure only appropriate materials are accepted onto the site, with any inappropriate materials being identified and removed from the site. Inert waste will then be taken from this stockpile and processed (i.e. crushed and screened) periodically to produce the final aggregate and topsoil products, with processing estimated as occurring once in an eight weeks' period. All finished products for external sale will then be transported either by JLG or external customer vehicles and sheeted if required, and it is estimated that 15 heavy goods vehicles will visit the site per day.

4. The Application

- 4.1 Plans and documents submitted with the application:

- Application form and statutory declarations;
- Planning Statement;
- Environmental Management System (June 2019);
- Factory Production Control Quality Manual (July 2019);
- Dust Management Policy V1 30.09.19;
- Preliminary Ecological Appraisal version 002 (December 2018);
- Supporting letter regarding lighting and ecology 15/10/2019 BPW/bpw/18-2266;
- Aerial Line of Sight View Survey (27th September 2019);
- Proposed Site Location Plan – 18-2266-001 REV C;
- Topographic Drawing - AS064/11.18/01/CE REV A;
- Existing Block Plan - 18-2266-002 REV B;
- Proposed Block Plan - 18-2266-003 REV D;
- Proposed Surface Finishes - 18-2266-004 REV B;
- Existing Site Sections - 18-2266-010;
- Proposed Site Sections - 18-2266-011 REV B;
- Northeast Elevation - 18-2266-021 REV A;
- Southeast Elevation - 18-2266-022 REV A;
- Southwest Elevation - 18-2266-023 REV A;
- Northwest Elevation - 18-2266-024 REV A;
- Ground Floor Plan - 18-2266-026 REV A;

5. Environmental Impact Assessment (EIA)

- 5.1 A screening assessment of the proposed development in the context of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the Regulations') has been undertaken.
- 5.2 It has been concluded that the processing of up to 50,000 tonnes of inert waste for reuse is a recovery operation that falls below the indicative criteria and thresholds for Schedule 2 of the Regulations and, therefore, the application development is not regarded as 'EIA development'.

6. Consultation Responses Received

External Consultees

- 6.1 **Somerset West and Taunton Council:** No objections raised.
- 6.2 **Sampford Arundel Parish Council:** No response received.
- 6.3 **Wellington Without Parish Council:** The Parish Council concluded that they considered it prudent to make no comment.
- 6.4 **Environment Agency:** Raises no objection to the proposal subject to a condition requiring a remediation strategy to be submitted to and approved in writing by the waste planning authority, in order to deal with the risks associated with potential contamination at the site.

Internal Consultees

- 6.5 **Transport Development:** The Highway Authority raises no objection to the proposal as submitted provided any permission granted is subject to a condition ensuring visibility to and from the site is maintained to an appropriate standard.
- 6.6 **Somerset Ecology Services:** Raise no objections subject to the addition of an informative note reminding the applicant of the legal protection afforded to badgers under the Protection of Badgers Act 1992 (as amended) and conditions relating to external lighting and the requirements for vegetation removal.
- 6.7 **South West Heritage Trust (Archaeology):** No objections on archaeological grounds.
- 6.8 **Scientific Services (Noise):** In my view the operational noise from the limited occurrences of materials processing would at worst be intrusive at Shippen Farm and may create an 'Observed Adverse Effect' at times when farm activity was minimal. At other times site noise would be sporadic and at low levels and as such I do not consider the overall noise impact of development sufficient to justify planning objection.

Based on my previous observations of noise from the nearby landfill site, it would appear likely that the perception of plant noise during processing could vary considerably at northern locations and would be expected to depend on the uncertain physical enclosure provided by processed site materials. In my view it would therefore be beneficial if the operator were to define features that provided a more permanent northern enclosure of processing operations and such a noise mitigation feature would appear a simple matter to achieve. It would appear more likely that the delivery and accumulation of materials between bouts of processing would naturally form a screening bund to the north-east of processing and thereby help to minimise noise towards Sunnypatch and other nearby bungalows and the operator might be encouraged to adopt this approach.

Based on the comments above I would recommend that the operator be required to review the site plan so as to provide a northern boundary bund to screen operations from Shippen Farm and detail noise mitigation measures. In my view section 6.5c of the Environmental Management System (Emissions monitoring and control – Noise & Vibration) provides sufficient

detail of reasonable measures to record and consider noise issues should they arise.

There is at present no detail provided to show intended operating hours however, I would suggest all processing activities be restricted to the weekday period of 08:00-17:00 during which it would appear A38 traffic noise would have greatest potential to mask site noise.

I recommend that prior to the processing of imported materials the operator be required to submit, and obtain planning authority agreement for, the following:

- a revised site working plan that details a permanent noise mitigation feature sufficient to screen Shippen Farm from crushing and screening activities of the development and,
- an operating statement detailing the measures to be adopted to minimise noise from processing operations and reversing vehicle alarms.

I recommend that the operation of crushing and screening plant be restricted to the weekday periods of 08:00-17:00 with no operation during Bank Holiday periods, and that all plant used on the site shall be operated so as to minimise noise and shall be fitted with silencers complying with, and maintained to, the manufacturer's specifications.

- 6.9 **Scientific Services (Air Quality):** There is a risk of dust emissions from this development, to the potential detriment of the health and also amenity of residents. However, these concerns are addressed by the submission by the applicant of a dust management scheme that addresses on-site processing and transportation activities.

Public Consultation

- 6.10 Six representations have been received: five letters of objection from local residents; and one letter raising concerns with regards to the proposal. They highlighted the following issues:
- health concerns and risks as a result of an increase in airborne dust particles and subsequent impacts on air quality;
 - requirements of the EU Framework Directive 2008/50/EC (Ambient Air Quality and Cleaner Air for Europe);
 - the impact of noise from vehicles and plant machinery during the day on local residents;
 - the increased traffic along A38 to proposed plant and increased risk of accidents due to the increased number of vehicles using the A38, and vehicles entering and leaving the site;
 - detrimental effects of the operations on wildlife; and
 - too near to residential housing.

7. **Comments of the Strategic Commissioning Manager**

- 7.1 The planning application relates to the construction of a waste transfer station and inert waste/ aggregate recycling facility, including a staff welfare unit, at the former Whiteball Landfill Site. The main issues to be taken into account are:

- the need for the development;
- the ecological impact;
- residential amenity including noise and dust impacts; and
- traffic and highway implications.

The Development Plan

7.2 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan consists of the following documents, with their policies of relevance to this proposal being listed in Section 9 of this report:

- Taunton Deane Core Strategy (adopted September 2012);
- Somerset Waste Core Strategy (adopted February 2013); and
- Somerset Minerals Plan (adopted February 2015).

Material Considerations

7.3 Other material considerations to be given due weight in the determination of the application include the following:

- National Planning Policy for Waste (NPPW), October 2014;
- National Planning Policy Framework (NPPF) (February 2019); and
- Planning Practice Guidance (PPG).

Need for the Development

7.4 Policy WCS2 (recycling and reuse) of the Somerset Waste Core Strategy states that:

'Planning permission will be granted for waste management development that will maximise reuse and/or recycling of waste subject to the applicant demonstrating that the proposed development will, in particular, be in accordance with Development Management Policies 1-9.'

7.5 Policy SMP1 (Provision of recycled and secondary aggregates) of the Somerset Minerals Plan states that:

'The Mineral Planning Authority will support:

- a) the supply of recycled and secondary aggregates including (but not limited to) high quality recycled aggregates; and*
- b) the development of aggregate recycling facilities in appropriate locations.'*

7.6 Policy SMP8 (Site Reclamation) of the Somerset Minerals Plan states that:

'Mineral sites should be restored to high environmental standards as soon as practicable, where possible through phased restoration whilst other parts of the site are still being worked.'

The restoration, aftercare and after-use of former mineral working sites will be determined in relation to:

- a) the characteristics and land use of the site;*
- b) the surrounding environmental character and land use(s); and*
- c) any specific local requirements.*

Proposals for restoration and aftercare must demonstrate how they meet the criteria set out in policy DM7.'

- 7.7 In terms of appropriate after use for mineral sites, chapter 18 (Restoration and Aftercare) paragraph 18.15 specifically discusses quarry sites and notes that:

'other types of development that may be appropriate subject to consideration against policies in the Development Plan, including concrete batching plants and facilities for generating recycled aggregates.'

- 7.8 Having regard to these policies, it is considered that the proposed facility for the recycling of inert waste materials will assist in maintaining Somerset's capacity for production of recycled aggregates and is therefore acceptable in policy terms, subject to compliance with the relevant Development Management policies of the Somerset Waste Core Strategy, which are considered in the following discussion.

Ecological and Landscape Impacts

- 7.9 The site is not within or near any identified area designated for wildlife interest, although it is located on the edge of an area identified as of interest for bat species. Should the application be approved, the inclusion of and compliance with conditions relating to the avoidance of external lighting and the requirements for vegetation removal will avoid potential ecological impacts. As a result, this proposal will not have a significant adverse impact on the integrity, character and/or setting of sites and features of local and regional importance as referred to in Policy DM3 of the Somerset Waste Core Strategy.
- 7.10 The site benefits from mature vegetation on its boundaries, including the A38 frontage, which will assist in screening the proposed facility from public viewpoints.

Residential Amenity

- 7.11 Policy DM3 (impacts on the environment and local communities) of the Somerset Waste Core Strategy states that:

'Planning permission will be granted for waste management development subject to the applicant demonstrating that the proposed development will not generate:

- a) significant adverse impacts from noise, dust, vibration, odour, emissions, illumination, visual intrusion or traffic to adjoining land uses and users and those in close proximity to the development;*
- b) significant adverse impacts on a public right of way or visual amenity;*
- and*
- c) unacceptable cumulative impacts.'*

- 7.12 As indicated by the Council's noise specialist, potential noise impacts from the development are not considered to be sufficient to substantiate a planning objection. However, the applicant has agreed to provide a bund to minimise the transmission of noise in the direction of the nearest dwelling to the north, and a condition is proposed to control noise from processing operations and reversing vehicles.
- 7.13 In the light of the concern of the Somerset Scientific Services officer over potential dust emissions, the applicant has submitted a dust management policy. A condition is proposed requiring compliance with this scheme, which includes measures covering vehicle movements, processing plant and management of stockpiles, together with a procedure in the event of dust generation being observed or generating complaints.
- 7.14 With the inclusion of these specific conditions and measures addressing the potential impacts of the proposal on noise and dust emissions, there would not appear to be any noise or dust related justification for objecting to this proposal, which accords with Policy DM3.

Traffic and Highways Impact

- 7.15 Policy DM1 (Basic Location Principles) of the Somerset Waste Core Strategy states that:

'Planning permission will be granted for waste management development at locations that are well connected to the strategic transport network, which adhere to the principles of sustainable development and which support delivery of strategic policies WCS 2-5.'

- 7.16 In addition, Policy DM6 (Waste Transport) indicates that:

'Planning permission will be granted for waste management development subject to the applicant demonstrating that:

a) the proposed development will not have a detrimental impact on Somerset's local and strategic transport networks; or adequate and deliverable measures to mitigate such an impact are integrated within the proposal. A Transport Assessment and Travel Plan will be required for development that will generate significant transport movements;
b) suitable access to the development is deliverable; and
c) alternatives to road transport for waste have been adequately explored and will be pursued if they are demonstrated to be practicable and beneficial.

In addition, for proposals located outside the zones in the key diagram, applicants will be required to demonstrate that the proposed development is well connected (via suitable transport routes) to the community or business(es) that the development is intended to serve.

- 7.17 The site is located on the A38 which provides access to the major road network around Wellington and Taunton, and the Local Highway Authority has no objections to the proposal. The proposal broadly accords with Policy DM6 of the Waste Core Strategy given that the proposal is not considered to generate significant traffic movements (being around 15 HGVs per day), will

not have a detrimental impact on Somerset's local and strategic transport networks and a suitable access to the site is already in place.

Mineral Safeguarding

- 7.18 The application site was formerly quarried for sand and gravel and lies within a Mineral Safeguarding Area for building stone. It is understood that the former quarry was worked out prior to being backfilled during its restoration stage. As it is unlikely that any economic mineral resource remains within the site, the proposal accords with Policy SMP9 (Safeguarding) of the Somerset Minerals Plan.

8. Conclusion and Recommendation

- 8.1 Whilst objections have been received from local residents, primarily on grounds of noise and dust impacts, it is considered that the implementation of planning controls will limit the likelihood of any significant adverse effect from noise and dust that may be generated by the operations.
- 8.2 It is recommended that permission be granted subject to the imposition of the following conditions, with authority to undertake any minor non-material editing which may be necessary to the wording of those conditions being delegated to the Strategic Commissioning Manager.

Time Limit (3 Years Implementation)

1. The development hereby permitted shall be commenced within three years of the date of this permission.

Reason: Pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

Completion of Development

2. The development hereby permitted shall be carried out in strict accordance with the approved plans:
- Proposed Site Location Plan – 18-2266-001 REV C;
 - Topographic Drawing - AS064/11.18/01/CE REV A;
 - Existing Block Plan - 18-2266-002 REV B;
 - Proposed Block Plan - 18-2266-003 REV D;
 - Proposed Surface Finishes - 18-2266-004 REV B;
 - Existing Site Sections - 18-2266-010;
 - Proposed Site Sections - 18-2266-011 REV B;
 - Northeast Elevation - 18-2266-021 REV A;
 - Southeast Elevation - 18-2266-022 REV A;
 - Southwest Elevation - 18-2266-023 REV A;
 - Northwest Elevation - 18-2266-024 REV A; and
 - Ground Floor Plan - 18-2266-026 REV A.

and with the following schemes:

- Application form and statutory declarations;
- Planning Statement;

- Environmental Management System (June 2019);
- Factory Production Control Quality Manual (July 2019);
- Dust Management Policy V1 30.09.19; and
- Preliminary Ecological Appraisal version 002 (December 2018).
- Supporting letter regarding lighting and ecology 15/10/2019 BPW/bpw/18-2266; and
- Aerial Line of Sight View Survey (27th September 2019).

Reason: To enable the Waste Planning Authority to deal promptly with any development not in accordance with the approved plans.

Operating / Working Hours

3. The site shall only be operated between the hours of 08:00-17:00 Monday to Friday with no operation during weekends and Bank Holiday periods.

Reason: In the interests of the recreational amenities of land users in the locality and to protect the amenities of local residents.

Waste Management

4. The maximum throughput of the facility shall not exceed 50,000 tonnes of inert waste materials per annum. The operator shall keep written records of throughputs and make such records available to the Waste Planning Authority within 14 days of the Authority making any such request.

Reason: In the interests of the amenities of land users in the locality and to protect the amenities of local residents.

Highways

5. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 170m either side of the access. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interest of highway safety.

Ecology

6. Under no circumstances shall external lighting be installed at the application without the prior written consent of the Waste Planning Authority.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species.

7. Any vegetation within the whole waste deposition area should be initially hand-strimmed down to a height of 10cm above ground level. Additionally, any brash piles or cuttings should be removed from the site in phases; beginning from the centre of the site moving slowly outwards to give any protected species present within the vegetated areas time to disperse away from the clearance team and to avoid being isolated from ecological corridors

that will provide a means of escape. Clearance can occur at a maximum rate of 2ha per day, immediately followed by a 48-hour dispersal period which will occur during warm suitable weather (limited rain and wind, with temperatures of 10°C or above) to encourage any protected species that may be present in the vegetation to disperse to the surrounding habitats. After the 48 hours dispersal period, a further 2ha will then be cleared. This process will then be repeated until the site clearance is completed. This work may only be undertaken between April and October. Once cut vegetation on the site will be maintained at below 10cm for the duration of the development. Written notification of the operations will be submitted to the Waste Planning Authority prior to works commencing.

Reason: In the interests of preventing harm to UK protected and priority species.

Noise

8. Prior to the processing of imported materials an operating statement detailing the measures to be adopted to minimise noise from processing operations and reversing vehicle alarms shall be submitted to and approved in writing by the Waste Planning Authority. This scheme shall be complied with for the duration of operation of the site.

Reason: In the interests of the recreational amenities of land users in the locality and the amenities of local residents.

Dust Control and Mitigation

9. The approved Dust Management Policy shall be fully complied with for the duration of operation of the site.

Reason: To minimise off-site dust impacts and to protect the amenities of local residents.

Contamination & Remediation Strategy

10. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the waste planning authority.

This strategy will include the following components:

- (a) a preliminary risk assessment which has identified:
 - (i) all previous uses;
 - (ii) potential contaminants associated with those uses; and
 - (iii) a conceptual model of the site indicating sources, pathways and receptors
 - (iv) potentially unacceptable risks arising from contamination at the site;
- (b) a site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

- (c) the results of the site investigation and the detailed risk assessment referred to in (b) 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; and
- (d) 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 (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components shall require the written consent of the waste planning authority. The scheme shall be implemented as approved.

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 waste 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 waste planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters by managing any ongoing contamination issues and completing all necessary long-term remediation measures.

Informative Note: Waste Management

This proposal is located within 250m of an inert landfill site that is potentially producing landfill gas. This is also the location of old sandpits that were utilised for the overburden of the quarry materials. Landfill gas consists of methane and carbon dioxide. It is produced as the waste in the landfill site degrades. Methane can present a risk of fire and explosion. Carbon dioxide can present a risk of asphyxiation or suffocation. The trace constituents of landfill gas can be toxic and can give rise to long and short-term health risks as well as odour nuisance. Although there is no evidence of the landfill gas leaving the landfill, it is recommended that monitoring of the gas is conducted.

The following publications provide further advice on the risks from landfill gas and ways of managing these:

- Waste Management Paper No 27.
- Environment Agency LFTGN03 'Guidance on the Management of Landfill Gas'.
- Building Research Establishment guidance – BR 414 'Protective Measures for Housing on Gas-contaminated Land' 2001.
- Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991.
- CIRIA Guidance – C665 'Assessing risks posed by hazardous ground gases to buildings' 2007.

Informative Note: Badgers

The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

9. Relevant Development Plan Policies

9.1 The following is a summary of the reasons for the County Council's decision to grant planning permission.

9.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise. The decision has been taken having regard to the policies and proposals in the:

- Somerset Waste Core Strategy (adopted February 2013);
- Somerset Minerals Plan (adopted February 2015)
- Taunton Deane Local Plan (adopted 2004); and
- Taunton Deane Core Strategy (adopted September 2012).

9.3 The policies in those Plans particularly relevant to the proposed development are:

Somerset Waste Core Strategy

SD1: Presumption in favour of sustainable development – The proposal accords with the Core Strategy's policies and other material considerations do not warrant approval being withheld.

WCS2 (Recycling and Reuse) – The development will assist in maximising the reuse and/or recycling of waste.

DM1 (Basic Location Principles) – The application site is reasonably well connected to the strategic transport network and may provide for sustainable development. The proposal relates to an existing waste management site.

DM3: Impacts on the environment and local communities – Subject to the inclusion of appropriate conditions to limit noise and dust impacts, the proposed facility will have no significant adverse effects on the local community or environment.

DM6: Waste transport – The local highway network is capable of accommodating the predicted traffic movements, and use is made of the rail network for incoming materials.

DM7 (Water Resources) - The proposed temporary development is not expected to exacerbate flood risk.

Somerset Minerals Plan

SMP1: Provision of recycled and secondary aggregates – the proposal will assist in maintaining supply of recycled aggregates.

SMP9: Safeguarding – The site no longer contains mineral resources of economic value.

Taunton Deane Local Plan

M1 (Transport, etc. Requirements of New Development) – The application site is located off a country lane of limited standard and visibility at the junction with the B3227 is restricted. Whilst the use of the lane and junction by heavy and slow-moving vehicles would not normally be regarded as desirable, the highway safety record since operations commenced is good and the Highway Authority has not objected to the temporary use proposed.

Taunton Deane Core Strategy

CP8 (Environment) – The proposed temporary use of the application site is considered appropriate in terms of scale, siting and design, and is not expected to have significant adverse impacts on protected habitats and species or the local landscape character. Local flood risk is not expected to be exacerbated and the potential impact is considered acceptable for the permitted period.

DM1 (General Requirements) – The application site is in a sustainable location. Traffic generation is not expected to lead to overloading of access roads, or raise unacceptable road safety problems. It is not considered that the proposal will cause unacceptable harm to the local landscape or nearby settlement and subject to compliance with planning conditions, it is not expected to create unacceptable pollution issues.

- 9.4 The County Council has also had regard to all other material considerations, in particular the National Planning Policy Framework, the National Planning Policy for Waste and Planning Practice Guidance.

Statement of Compliance with Article 35 of the Town and Country Development Management Procedure Order 2015

- 9.5 In dealing with this planning application the County Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application advice service for minor and major applications, and applicants are encouraged to take up this service. This proposal has been assessed against the National Planning Policy Framework, National Planning Policy for Waste, Waste Core Strategy and Local Plan policies, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reasons for approval. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.