

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/18/03642/WAS
FULL APPLICATION DESCRIPTION:	Change of use of Unit 9, Foxcover Distribution Park from B1/B8 to B2, to enable the installation and operation of a plastics recycling and processing facility and ancillary infrastructure
NAME OF APPLICANT:	Biffa Waste Services Limited
ADDRESS:	Unit 9 Admiralty Way Seaham SR7 7DN
ELECTORAL DIVISION:	Dawdon
CASE OFFICER:	Claire Teasdale, Principal Planning Officer, 03000 261390, claire.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

SITE:

1. The application site is the existing northern unit on the Foxcover Industrial Estate located to the south of Seaham with Dawdon to the north west. The site originally formed part of an Enterprise Zone and is recognised as being suitable for industrial and commercial development. Vehicular access to the site is provided from the A182 Seaham Link Road. Spectrum Business Park is 300m to the west. The Northumbrian Water sewage treatment works is 360m to the south east.
2. The site (2.47 Hectares) comprises the existing building containing an integral three storey office, external hardstanding and car park. The building is a modern warehouse unit with a gross internal area of 12,292m² constructed of grey and silver lading material and is the site is secured by fencing.
3. To the north of the site boundary is a play area comprising play equipment, a playing pitch, rough grassland and woodland. To the south are existing industrial units and the vehicular access to the application site. To the east is a car park associated with the adjacent industrial unit beyond which is the Dawdon Welfare Park comprising a recreation ground and bowling green. Seaham Golf Course lies to the west of the site and separates the Foxcover Industrial Estate from the residential properties at Parkside.
4. The closest individual residential property is approximately 120m to the north east of the site building and 85m from the yard area at the closest point. Beyond are properties on Melbury Street and Mount Stewart Street with the closest properties being approximately, approximately 210m from the site boundary. The closest residential properties to the west of the site boundary are at Parkside with properties along Ash Crescent and Fern Crescent being between 230m and 300m from the application boundary although further from the edge of the existing building.

5. Although there are no landscape, ecological designations, designated heritage assets or public rights of way within the site there are a number in the vicinity. To the north of the site is the Hazel Dene Local Wildlife Site and Ancient Woodland Site which is bordered by the Seaham Golf Course to its northern and western boundary. The Durham Coast Special Area of Conservation and The Durham Coast Site of Special Scientific Interest lie approximately 830m to the south east at the closest point. The Grade II Church of St Hild and St Helen lies approximately 260m to the north east of the site. There are no landscape designations within the vicinity of the site. An Area of High Landscape Value and the Durham Heritage Coast lie over 800m to the south of the site. The site is also within a Coalfield Low Risk Development Area.
6. The closest public rights of way lie some 160m to the south east of the site these being Footpath No. 15 (Seaham) and 16 (Seaham) which run along the recreation ground then south between the industrial estate and the sewage treatment works. Footpath No. 15 (Seaham) links into Bridleways No. 14 (Seaham) and 15 (Seaham).

PROPOSAL:

7. The proposal is for a change of use of an existing industrial unit with planning permission for B1/B8 (offices and warehousing) to use B2 (general industry) to enable the installation and operation of a plastics recycling and processing facility and ancillary infrastructure. This involves the installation of a state-of-the-art polymer processing plant within the existing building and the provision of ancillary infrastructure to facilitate the development.
8. No changes to the height or materials of the building are proposed. On the roof it is proposed to install a ventilation chimney (950 – 975mm above the height of the roof), roof vents and flue vents along with fan housing (962mm above the roof) to provide ventilation to the building. It is proposed that a Biffa logo sign would be added to the southern elevation of the building but this would be dealt with under a separate application.
9. Externally a 2m high close boarded fence is proposed around the northern and eastern perimeter of the yard to the east of the building. Within the yard area skips would be used for waste storage 3 of which would be accommodated within an open fronted skip storage shed (16m by 8m and be 8m high at the rear and 9.1m high at the front) Also within the yard are proposed two quarantine areas and a 2.5m x 2.5m smoking shelter a pallet storage area for handling output material. In addition two x 15m long pit mounted weighbridges and a small gatehouse along with fuel storage areas and 3 Biffa High Voltage Transformers within a 2.4m high fenced compound and associated compressors and chillers are proposed. A replacement substation building may also be required.

The process

10. The proposed plastics recycling facility would reprocess single use polyethylene terephthalate (PET) drinks bottles back into a food contact material. Clear PET flakes would be produced which would then be transported off site to be used to produce new drinks bottles and food trays which would then be supplied to the manufacturers in the region, nationally and internationally.
11. The facility would have an input processing capacity of 5 tonnes per hour, equivalent to 37,000 tonnes per annum, it would be capable of processing enough clear PET flakes to produce around 3 million bottles per day equating to over 1 billion bottles per year.

12. The waste plastic would be segregated from other recyclable materials at the applicant's network of material recycling facilities before being baled and delivered in bulk to the application site. Once within the building, the baled plastic would be unloaded into internal storage bays and the wire holding the bales together manually removed and the bales would be placed on a conveyor before being broken up in the first stage of the process.
13. Any ferrous metals would be removed from the bales by a ferrous metal overband then a Near Infrared colour sorter (NIR) would identify the different types of plastic such as PET, PE, Polypropylene (PP), etc. to allow PET plastics to be recovered. The plastics would then be moved by conveyor belts to a materials bunker and then labels and sleeves from the bottles would be removed and additional sorting would be undertaken. This would be followed by a second NIR used to sort coloured PET bottles and to also detect metals and then a third NIR is used to further improve the quality of the process material. This stage is followed by manual picking to provide quality control of the process material and to pick out any unwanted plastic types and waste residues. The unwanted plastic material including the coloured bottles would be taken off site for recycling. A dust extraction system would be fitted to the NIR sorters and the dust would be collected in bags and disposed of appropriately.
14. The remaining clear PET would then be fed into wet grinders to flake into 12mm flakes, prior to being washed in a turbo washer to clean the flakes before the PET flake is sorted from the Polyolefin3 flake from bottle caps. The flakes would then be mechanically dried in a drying centrifuge prior to passing through a wind sifter to remove any dust particles or labels. Finally, the clear PET flakes would be conveyed into large bags and taken to the loading docks at the north east corner of the building, ready for onward transport.
15. Fork-lift trucks would operate inside and outside the building, transferring material from the HGVs to storage bays and subsequently to the processing area, as well as transporting waste to the skips outside on the east side of the building. There would be no forklift truck movements in the yard at night.

Working hours

16. The proposed facility would operate 24 hours a day 7 days a week for 50 weeks per year. The site would be closed for one week at Christmas and one week for annual maintenance.
17. The application predicts that the proposed facility would generate up to 70 full time jobs and employees would work in 12 hour shift patterns: 4 shifts on and 4 shifts off. Shift changeovers would take place at 08:00 and 20:00.
18. 44 parking spaces are available on site comprising 27 spaces, 11 overflow and 6 disabled spaces. In addition there is an additional car park to the east for parking up to 72 vehicles with 6 disabled bays which would be available if required. Cycle storage facilities would be provided.

Vehicle movements

19. On average 8 Heavy Goods Vehicles (HGVs) would deliver the baled plastics for reprocessing and 10 HGVs would leave the site each day delivering the recycled plastic product to specialist facilities for its reuse. Ancillary movements would equate to 2 HGVs and 2 LGVs per day on average. In total it is anticipated that goods vehicle movements would typically equate to 44 traffic movements per day (22 in and

22 out). All vehicles would access the site via the existing access point with cars diverted to the car park and HGVs to the proposed weighbridge before reversing towards the dock levellers under the automatic access doors.

Employment

20. The application predicts that the proposed facility would generate up to 70 full time jobs ranging from shop floor operators to skilled engineering and professional management and office-based personnel and filled locally wherever possible. In addition the facility would help to secure existing jobs within the applicant's north east operations and have a knock-on effect on the local economy through construction jobs and maintenance and ancillary jobs in the local area and the region.
21. This planning application is being reported to the County Planning Committee because it involves major waste development.

PLANNING HISTORY

22. Planning permission was granted under the Enterprise Zone Scheme (EZ/0000/0086) for three distribution warehouses at Plot 9 on 14 October 2005.
23. On 29 May 2007 planning permission (PLAN/2007/0206) was granted for a single distribution warehouse and offices.

PLANNING POLICY

NATIONAL POLICY

24. A revised National Planning Policy Framework (NPPF) was published in July 2018. The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
25. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
26. *NPPF Part 2 - Achieving sustainable development.* The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

27. *NPPF Part 4 - Decision-making.* Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
28. *NPPF Part 6 – Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
29. *NPPF Part 9 – Promoting sustainable transport* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
30. *NPPF Part 14 – Meeting the challenge of climate change, flooding and coastal change -* The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
31. *NPPF Part 15 – Conserving and Enhancing the Natural Environment -* Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
32. *NPPF Part 16 – Conserving and Enhancing the Historic Environment -* Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

<https://www.gov.uk/guidance/national-planning-policy-framework>
33. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regard to: determining a planning application, floodrisk, waste, noise, natural environment, transport, and use of planning conditions.

<https://www.gov.uk/government/collections/planning-practice-guidance>

34. National Planning Policy for Waste sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Waste Planning Authorities should only expect a demonstration of need where proposals are not consistent with an up to date Local Plan and should not consider matters that are within the control of pollution control authorities. Waste proposals should not undermine the objectives of the Local Plan and should be environmentally sensitive and well designed. Of further relevance is the Waste Management Plan for England, which also advocates the movement of waste up the waste hierarchy in line with the requirements of the European Waste Framework Directive (WFD). One such requirement is the 'proximity principle' (Article 16) which stipulates self-sufficiency; an 'integrated and adequate network of waste disposal installations' and that waste management should be at the nearest appropriate installations.

<https://www.gov.uk/government/publications/national-planning-policy-for-waste>

LOCAL PLAN POLICY:

County Durham Waste Local Plan (2005)

35. *Policy W2 – Need* – requires the demonstration of need for a particular development which cannot be met by an alternative solution higher up the waste hierarchy.
36. *Policy W3 – Environmental Protection* – states that proposals for new development will be required to demonstrate that the natural and built environment and the living conditions of local communities will be protected and where possible enhanced.
37. *Policy W4 – Location of waste management facilities* – states that proposals for new waste management facilities will be determined having regard to protection of the environment and local amenity, traffic impacts, opportunities to integrate with other facilities or developments which will benefit from the recovery of materials and to extend or develop existing waste management facilities.
38. *Policy W7 – Landscape* – states that proposals for waste developments which would result in the loss of important landscape features or which would have a significant adverse effect on the character of the landscape will not be permitted
39. *Policy W9 – AHLV and Heritage Coast* – requires waste proposals to demonstrate that the operational requirements cannot be met from a less sensitive site, will not have an unacceptable detrimental effect on the special character of the area and that high environmental standards will be maintained.
40. *Policy W13 – Nature Conservation (Local)* – Waste development likely to have an adverse effect on Local Nature Reserve, a County Wildlife/Geological Site or a Regionally Important Geological/Geomorphological Site, will not be permitted unless the reasons for the development clearly outweigh the harm to the substantive nature of the conservation value of the site.
41. *Policy W16 – Nature Conservation (Ancient Woodland)* – Waste development which would have a significant adverse impact on areas of ancient woodland will not be permitted.
42. *Policy W17 – Nature Conservation (Minimisation of Adverse Impact)* – states that proposals should incorporate measures to ensure that any adverse impact on the nature conservation interest of the site is minimised.

43. *Policy W18 – Listed Buildings* – states that proposals for waste developments which would result in the demolition, alteration with adverse impact, damage or other adverse change to the special character or setting of a listed building will not be permitted unless it can be demonstrated that there are no alternative sites available and there are imperative reasons of over-riding public interest sufficient to outweigh the loss of or damage
44. *Policy W24 – Public Rights of Way* – States that waste development will be permitted where there will be no significant adverse impact upon the recreational value of the countryside, including the local path network, country parks and picnic areas
45. *Policy W26 –Water resources* – Proposals for waste development which does not involve landfill or landraise will not be permitted unless it can be demonstrated that there will be no significant adverse impact or significant deterioration to: the quality of surface or groundwater resources; and the flow of surface or groundwater at or in the vicinity of the site.
46. *Policy W29 – Modes of transport* – requires that waste development incorporate measures to minimise transportation of waste.
47. *Policy W31 – Environmental impact of road traffic* – states that waste development will only be permitted if traffic estimated to be generated by the development can be accommodated safely on the highway network, the amenity of roadside communities is protected, the strategic highway network can be safely and conveniently accessed and the impact of traffic generated by the development on local and recreational amenity is otherwise acceptable.
48. *Policy W32 – Planning obligations for controlling environmental impact* – states that in granting planning permission for waste development, planning conditions be imposed to cover, in addition to other issues, the prevention of the transfer of mud, dust, or litter onto the public highway by measures including the provision of wheel cleaning facilities, suitably metalled access roads and the sheeting of laden vehicles.
49. *Policy W33 – Protecting local amenity* – requires that suitable mitigation measures are incorporated into proposals to ensure that any harmful impacts from noise, odour, litter, vermin, birds, dust, mud, visual intrusion and traffic and transport are kept to an acceptable level.
50. *Policy W36 – Locations for Waste Recovery Facilities* – states that unless it can be clearly demonstrated that any environmental impacts can be effectively mitigated proposals for new or the expansion of existing waste management facilities should be fully contained within well designed buildings or enclosed structures appropriate to the technology or process and appropriate in scale and character to their surroundings.
51. *Policy W38 – Waste Transfer Stations* - states that proposals for Waste Transfer Stations and Materials Recovery Facilities will be permitted where it can be demonstrated that the development will assist the efficient collection and recovery of waste materials, and they can be satisfactorily located: a) on land identified for general industrial use; or b) on previously developed land in sustainable locations; or c) as part of an existing waste management facility; or d) where the proposal forms part of an integrated waste management facility. It is also stated within this policy that provision will be made for new waste transfer facilities in Teesdale and Wear Valley.

52. *Policy 15 - Protection of Sites of Special Scientific Interest and National Nature Reserves* – this Policy seeks to protect such areas by only permitting development which adversely affects such areas where there is no alternative solution and the development is in the national interest.

EMERGING PLAN:

The County Durham Plan

53. Paragraph 48 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' stage CDP was subject to consultation in summer 2018. On the 16th January 2019, Cabinet approved the 'Pre Submission Draft' CDP for consultation. However, the CDP is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

The above represents a summary of those policies considered most relevant. The full text, criteria, and justifications of each may be accessed at: <http://www.durham.gov.uk/article/3266/How-we-currently-make-planning-and-development-decisions> (County Durham Waste Local Plan & District of Easington Local Plan)

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

54. *Highways Authority* – raises no objections subject to a condition requiring the submission of covered cycle storage facility details.
55. *Environment Agency* – raises no objection. The Agency advises that the development would require a permit under the Environmental Permitting (England and Wales) Regulations 2016. Based on the information submitted with the planning application, the Agency states that it has not identified any major permitting concerns.

INTERNAL CONSULTEE RESPONSES:

56. *Environment, Health & Consumer Protection (Nuisance)* – raise no objections considering that subject to appropriate conditions relating to noise levels and restrictions on outside operations, the development is not likely to lead to a statutory nuisance.
57. *Sustainable Travel* – Raise no objections subject to a condition requiring the submission of a final travel plan. Queries are raised regarding pedestrian access to the site but officers consider that this is not an accessible site with no feasible walking route to the bus stop referred to in the submission. Regardless, officers advise that realistically there is nothing that can be sought by condition apart from encouraging staff to use other sustainable modes of transport to travel to work where feasible.

58. *Business Durham* – Biffa is making a significant investment and will be generating 70 jobs as a result; the company is working with Business Durham and Employability Durham to help it find local employees. Business Durham fully supports the application.

PUBLIC RESPONSES:

59. The application was advertised in the press, on site and notification letters were sent to neighbouring properties. No representations have been received.

APPLICANTS STATEMENT:

60. As a FTSE250 company Biffa is the UK's leading waste management company and already has a strong recycling presence in the North East of England with our existing award-winning Polymers Facility in Redcar and we are now looking to build upon our capabilities in the Region.
61. Following an extensive search Biffa has selected Seaham, County Durham, as our preferred location for a Plastics Recycling Facility utilising an existing modern warehouse that is currently vacant.
62. Waste plastics have been the subject of intense media focus over the last 12 months and if the Planning Authority are minded to approve this application it will make a significant contribution towards managing waste plastics appropriately and reducing reliance on virgin plastics.
63. Annually, the UK uses 13 billion plastic bottles but only 7.5 billion are currently recycled and the remaining 5.5 billion are sent to landfill, incinerators, or left to litter our land and waters. This cutting-edge facility would operate 24/7 and be capable of recycling over 1 billion bottles a year and would therefore make a substantial contribution to increasing the UK's plastic recycling capabilities.
64. Whilst the numbers of plastic bottles the facility can recycle is high, the tonnage is low (37,000tpa) and the HGV movements associated with the facility are therefore low at 44 movements (22 in, 22 out) per day during daytime hours only with no external operations or HGV movements at night. To put the HGV movements into context the existing warehouse facility would typically be expected to operate at around 50-55 HGV movements per day and could operate on a 24/7 basis.
65. Through utilising this vacant warehouse there is minimal new built development involved and our comprehensive planning application includes a detailed Noise Impact Assessment which demonstrates that the facility would not have any significant impacts on the nearest residential properties.
66. The proposed development would result in significant local job creation with around 70 new full-time jobs in an area of higher than average unemployment. The jobs would range from shop floor operators to skilled engineering to professional management and office-based personnel which Biffa would seek to fill locally wherever possible by utilising a local recruitment consultant. It is important to Biffa that as many positions as possible are filled locally and as a result comprehensive training would take place thereby improving the skills within the local workforce with career progression opportunities available within Biffa thereafter. Depending on the role, training would take between 1 and 6 months.

67. Biffa consider that this pioneering facility would play a crucial role in plastics recycling and make an important contribution to a sustainable, low carbon, resource and energy efficient economy in County Durham.
68. Biffa understand that there are no objections from the statutory consultees and we consider that the comprehensive planning application has therefore demonstrated that the proposals are supported by national and local policies to encourage recycling and is in accordance with the Policies of the Development Plan. We are therefore hopeful that the proposals will receive approval.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

69. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with advice within the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to: the principle of the development, landscape, residential amenity, ecology, access and traffic, public rights of way, flood risk and drainage and coal mining risk and cultural heritage.

Principle of Development

70. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The County Durham Waste Local Plan (WLP) and the Easington District Local Plan (DELP) remain statutory components of the development plan and the starting point for determining applications as set out at Paragraph 2 of the NPPF. However, the NPPF advises at Paragraph 213 that the weight to be afforded to existing Local Plans depends on the degree of consistency with the NPPF.
71. The WLP was adopted in 2005 and was intended to cover the period to 2016. The DELP was adopted in 2001 and was intended to cover the period to 2006. However, NPPF Paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances.
72. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise):
 - c) approving development proposals that accord with the development plan without delay; or
 - d) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
73. The key policies for the determination of this application are WLP Policies W2 (Need), W3 (Environmental Protection), W4 (Location of waste management facilities) and W38 (Waste Transfer Stations). In addition, there are a number of applicable environmental protection policies.
74. National and local planning policies are generally supportive towards sustainable waste management initiatives and seek to promote the movement of materials up the waste hierarchy. The NPPW sets out in the waste hierarchy that prevention of waste and re-use of materials should be considered before recycling, recovery and final disposal of waste. This is reflected in WLP Policy W2 requiring developments to demonstrate an established need for the facility and to show that they would make a contribution to the County's sustainable waste strategy and achieve overall environmental benefits, and move waste up the Waste Hierarchy. Furthermore, the Policy seeks to prevent unnecessary importation of waste into the County. Although bottles would be imported into the County the proposal offers a unique opportunity to seek to tackle plastic bottle waste not only within the County but on a national level and would have the effect of moving the management of this waste material up the waste hierarchy.
75. Paragraph 7 of the NPPW says that applicants should only be expected to demonstrate the quantitative or market need for new waste management facilities where proposals are not consistent with an up-to-date Local Plan. The WLP is thirteen years old and there have been significant changes in the production, management and treatment of waste during the intervening period. As a result the Plan as a whole can no longer be considered to be up to date and there can be no requirement to demonstrate that there is an established need for the facility. The waste plastic to be used at the facility would be brought to the site from Biffa's network of Material Recycling Facilities located nationwide. This would have the effect of moving the management of waste up the waste hierarchy with clear benefits. The management of waste up the waste hierarchy is a requirement of Section 3 of the NPPW and this aspect of Policy W2 is still relevant and in this context the Policy is not out-of-date.
76. The application site lies within a former Enterprise Zone as defined within the DELP. The site itself comprises a building and yard with an extant planning permission for B1/B8 (offices and warehousing). The application is for a change of use to B2 (general industry) to enable the installation and operation of a plastics recycling and processing facility and ancillary infrastructure. This involves the reprocessing of used drink bottles into plastic flakes to be re-used in other industries and would take place in an existing building.
77. Foxcover is identified in supporting text to the WLP as a prestige industrial estate not suitable for waste development. The supporting text to the WLP advises that ideally preference should be given to general and local industrial estates before prestige industrial estates but only where the proximity principle would not be compromised and there would not be a greater impact upon the environment. However, it should be noted that the Council's latest assessment of employment land as set out in the 'Employment Land Review Update - Final Report' (June 2018) does not now recommend retaining the prestige employment land designation and considers the

Foxcover industrial estate as being suitable for B1, B2 and B8 uses. The environmental impacts of the proposed development are considered below. However, the proposed development would be located in a building and given the nature and process the proposed facility is not a typical waste site.

78. WLP Policy W4 refers to the location of new waste management facilities and criteria to be considered including protection of local amenity, minimising the transportation of waste, integration with other facilities, environmental benefits and the safe and free flow of traffic on the highway network. These criteria are reflected in Appendix B of the NPPW which also includes protection of water quality and resources, land instability, landscape and visual impact, nature conservation, traffic and access, air emissions, odours, noise and light. Those applicable to this development and location are considered in this report. WLP Policy W29 reinforces the need to minimise the transportation of waste. WLP Policy W4 is considered to be consistent with the NPPW, as the criteria in the Policy are similar to those in Appendix B of NPPW. WLP Policy W29 is also considered to be consistent with the NPPW and both Policies can be afforded weight in the decision making process.
79. The change of use would enable the installation and operation of a plastics recycling and processing facility and ancillary infrastructure, as a result WLP Policy W38 is relevant to this proposal. WLP Policy W38 states that proposals for the recovery of waste materials will be permitted provided they can be satisfactorily located at existing waste transfer stations, on land identified for general industrial use, on previously developed land in sustainable locations or as part of an integrated waste management facility. In addition supporting text supporting Policy W38 states that these facilities will normally require industrial style buildings and accommodate a large tipping hall to deposit and load material and accommodate equipment to process the materials.
80. The proposed development would take place within an existing building with ancillary external operations. Paragraph 4 of the NPPW refers to the appropriateness of industrial sites and existing or other proposed waste developments as locations for new waste facilities. It also seeks to give priority to the re-use of previously developed land. These are the same locations as listed in WLP Policy W38. The proposed location and the proposal would also accord with WLP Policy W38. Policy W38 is consistent with the NPPW and can be afforded weight in the decision making process.
81. Although there are aspects of the WLP policies no longer relevant, it is considered that the policies most important for determining the application are not out of date. The proposal should, therefore be judged against the development plan. Accordingly, Paragraph 11d of the NPPF is not engaged.

Landscape

82. WLP Policy W7 states that proposals for waste developments which would result in the loss of important landscape features or which would have a significant adverse effect on the character of the landscape will not be permitted. Paragraph 170 of the NPPF seeks to protect valued landscapes and Appendix B (criterion C) sets out the requirement to consider landscape character. WLP Policy W36 sets out the need to fully contain waste management facilities within buildings or enclosed structures appropriate to the technology or process, appropriate in scale and character to their surroundings.

83. The proposed development is not within or adjacent to a landscape designation. An Area of High Landscape Value and the Durham Heritage Coast lie over 800m to the south of the site and would not be impacted upon by the proposal. As the proposed development is not within either designation WLP Policy W9 is not relevant. The development would be carried out within an existing building with minor modifications made to the building in terms of the addition of a chimney, flue vents and fan housing added to the roof, necessary for the operation of the proposed facility. Although extending above the roof line it is not considered that these additions would have an adverse visual impact. The ancillary development proposed externally to the east and south of the building would only be visible from certain viewpoints and a 2m fence is proposed along the northern boundary of the site which currently allows views into the site and would act as a visual as well as an acoustic barrier. Thus the visual impact of the proposed ancillary development would be limited. It is therefore considered that the proposal would not conflict with WLP Policies W7 and W36, Part 15 of the NPPF or Appendix B of the NPPW. WLP Policies W7 and W36 are considered to be consistent with the NPPF and NPPW.

Residential Amenity

84. The closest residential property to the site is Dawdon Welfare Bungalow. This property is approximately 120m to the north east of the existing building and approximately 85m from the yard area. The properties on Melbury Street and Mount Stewart Street beyond this are approximately 210m from the site boundary. At Parkside, to the west, the properties along Ash Crescent and Fern Crescent are over 230m from the site boundary. Ash Crescent is 260m from the edge of the existing building within which the processing would take place.
85. Paragraph 170 of the NPPF states that planning decisions should ensure that new development is appropriate for its location, taking into account the effects of pollution on health, general amenity and the potential sensitivity of the area to adverse effects from pollution. WLP Policy W3 requires proposals for waste development to demonstrate that the living conditions of local communities will be protected and where possible enhanced. WLP Policy W33 seeks to ensure that mitigation is provided to ensure that harmful impacts from development are kept to an acceptable level. Paragraph 7 of the NPPW provides advice in respect of determining planning application, including specific reference to amenity. WLP Policies W3, W33 and W36 are all considered to be consistent with the NPPF and NPPW and can be given weight in the planning balance.
86. The application relates to a change of use of a large existing industrial unit from B1/B8 to B2. The building is sited on an existing industrial estate, 120m removed from the closest receptor to the north east and 260m to the north west. The existing building has previously been used for the storage and distribution of fisheries products. The existing building is not subject to any regulatory control associated with hours of use and there are no records of complaint in relation to the previous uses of the building.
87. As stated above the B2 use relates to the reprocessing of used drink bottles into plastic flakes to be re-used in other industries. This necessitates bringing in drink bottles which have been recovered from recycling plants. The bottles would be delivered by HGVs between the hours of 0700-22.00.
88. In relation to environmental impact, although the site is processing a waste product it has been pre-sorted and processed and as such there is no direct odour associated with the product. Therefore the main environmental impact to consider is the potential impact of noise on the existing receptors.

Noise

89. The site would operate 24 hours a day, although with reduced operation during the night. The main noise sources would be noise arising from HGV/forklift movements, general activities within and without the building, from external plant and from staff vehicles arriving and leaving.
90. A noise assessment report has been submitted in support of the application. The assessment includes a baseline assessment of background noise conditions for the nearest sensitive receptors (NSRs) at Dawdon Welfare Bungalow and at Ash Crescent and concludes that there should be a minimal risk of adverse impact during the daytime at nearby receptors. Despite the noise from the site being relatively low, there is a slightly higher risk of impact during the night-time period when considering the noise from the proposed development against the existing background levels which are exceptionally low. To reduce noise levels a close boarded fence is proposed around the external yard along with acoustic enclosures around several areas of processing machinery within the building. External plant would be placed on the south side of the building where it is shielded from residents by the building itself, with partial enclosures around the condensers and transformers. The Noise Impact Assessment concludes that during the night-time period, noise from the site is unlikely to be perceptible inside a residential property (even with open windows), even during the quietest night time periods, and therefore should have a very minimal risk of adverse impact. Overall, the assessment concludes that noise should not pose a constraint against granting planning permission for the proposed development. It is proposed that if the Council deem it necessary, post-completion monitoring could be conducted at nearby NSRs to validate that noise levels are meeting / not exceeding the predicted noise levels for the development.
91. Environmental Health and Consumer Protection officers have assessed the noise impact assessment and overall, the assessment is considered to be suitably robust and provides a very competent assessment of the existing background noise level and the potential noise associated with the development. It is noted that the noise rating level during the night-time exceeds acceptable threshold levels at Ash Crescent at a level unlikely to be detectable. However, this considered to be worse case scenario and are less than the levels described in guidance as likely to have an impact on residential uses. Given the previous use of the site and limited conditions officers do not consider that the proposed change of use is likely to increase the potential impact of noise and the ability to impose controls via condition would provide the ability to regulate activities to safeguard residents.
92. Subject to appropriate conditions, Environmental Health and Consumer Protection officers consider that the development would not be likely to lead to a statutory nuisance. The recommended conditions specify maximum noise levels for noise emitted from operations, plant and vehicles and also that no heavy goods vehicles, forklift or other vehicles associated directly with the plant operations shall operate outside the approved building other than between the hours of 07.00 and 23.00.
93. Conditions would seek to ensure that the likely effects of the development would be mitigated and reduce to a minimum potential adverse impacts resulting from noise from the development and avoid noise giving rise to significant adverse impacts on health and the quality of life. It is therefore considered that, subject to the imposition of the recommended conditions the proposal would not conflict with WLP Policies W3 and W33, Part 15 of the NPPF and Appendix B (criterion J) of the NPPW in respect of noise impact.

Ecology

94. Although not within an ecological designation to the north of the site is the Hazel Dene Local Wildlife Site and Ancient Woodland Site. The Durham Coast Special Area of Conservation lies approximately 900m to the south east. No vegetation apart from a small area of grass under the proposed tanker loading area to the east of the building would be lost as a result of the proposed development.
95. Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests and sets out the Government's commitment to halt the overall decline in biodiversity by minimising impacts and providing net gains where possible. Specifically, Paragraph 175 states that if significant harm to biodiversity resulting from a development cannot be avoided, that planning permission should be refused. WLP Policy W17 requires all waste development to incorporate appropriate measures to ensure that any adverse impact on nature conservation is minimised. The locational criteria in NPPW Appendix B includes criterion D concerning nature conservation and requiring appropriate measures to be incorporated into proposal to ensure any adverse impact on nature conservation interest is minimised. WLP Policy W17 is considered to be consistent with the NPPF and NPPW and can be afforded weight in the decision making process.
96. Paragraph 175 of the NPPF also states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. WLP Policy W16 states that waste development which would have a significant adverse impact on areas of ancient woodland will not be permitted. WLP Policy W13 seeks to protect sites of local interest advising that development will not be permitted unless the reasons for the development clearly outweigh the harm to the substantive nature of the conservation value of the site. Policy W16 is considered to be partially consistent with the NPPF and NPPW going further than the policy in advising that planning permission should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. The Policy can therefore be afforded limited weight. WLP Policy W13 is considered to be consistent with the NPPF and the NPPW and can be afforded weight in the decision making process.
97. Although there are ecological designations in the vicinity of the site it is not considered that these would be affected by the proposal. DELP Policy 15 seeks to protect SSSIs and National Nature Reserves from development which is likely to adversely affect the designation. The Durham Coast Special Area of Conservation and Durham Coast Site of Special Scientific Interest lie sufficient distance from the application site not to have an impact. DELP Policy 15 is considered to be consistent with the NPPF and can be given weight in the planning balance.
98. Given the nature of the proposal with no additional land take the proposal would not result in the loss of valuable habitat or harm to protected species. It is therefore considered there would not be any impact upon the ecology of the area. The proposal would therefore not conflict with WLP Policies W13, W16, W17 and DELP Policy 15, Part 15 of the NPPF or Appendix B of the NPPW.

Access and Traffic

99. Vehicular access to the site is provided from the A182 Seaham Link Road. No change to the access arrangements are proposed. The site has good access to the strategic road network via the A182 with the A19 being some 1.5 miles to the west and the and A1(M) being approximately 6 miles to the west. The site is accessible

via walking, cycling and bus, although the only access to the site is via Admiralty Way.

100. Paragraph 108 of the NPPF states plans and decisions should take account of whether: opportunities for sustainable transport modes have been taken up; safe and suitable access can be achieved; improvements can be undertaken to limit significant impacts of development. Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
101. Paragraph 111 of the NPPF requires that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
102. A Framework Travel Plan has been submitted with the application. The Travel Plan includes an audit of the sustainable transport infrastructure available to the proposed development in terms of pedestrian, cycle and public transport accessibility and infrastructure. The Plan considers that the level of parking associated with the proposal is considered to be acceptable and able to accommodate staff parking demands associated with the shift pattern of working where approximately 36 staff would be working at any one time. The site is accessible by means other than the car and the Travel Plan would be updated to include the results of a Travel Survey once undertaken.
103. Although the Sustainable Travel Team consider this is not an accessible site with no feasible walking route between the site and the nearest bus stop referred to in the application, no objections are raised subject to a condition requiring a final travel plan and encouraging staff to use other sustainable modes of transport to travel to work where feasible.
104. The locational criteria in NPPW Appendix B include traffic and access considerations: 'Considerations will include the suitability of the road network and the extent to which access would require reliance on local roads, the rail network and transport links to ports'. WLP Policy W29 seeks to ensure that measures are incorporated into developments to minimise the transportation of waste and Policy W31 requires proposals to demonstrate that traffic generated by the development can be safely and conveniently accommodated on the highway network without causing detrimental impact to local amenity. WLP Policy W32 sets out means of mitigation that should be secured to ensure that development does not result in harm to the highway network.
105. The application considers that the additional B2 Use would be expected to generate a total of 44 HGV movements per day, (22 in and 22 out), in comparison to a Warehouse B8 Use which could generate approximately 100-110 HGV movements and as such the proposed B2 Use would generate far fewer HGV and overall vehicle movements than a typical Warehouse B8 Use of the same size. The existing use has no restriction on operation hours and can operate on a 24/7 basis with HGV movements throughout the night, whereas the goods vehicle movements associated with the proposed B2 Use would all take place during the day. Although the waste bottles would be transported to the site on a nationwide basis it will have already been sorted in at other facilities to minimise the transportation of waste to the site.

106. The existing car park has 44 parking spaces (comprising 27 spaces, 11 overflow and 6 disabled spaces) with additional parking available to the east if required. In addition there is an additional car park to the east for parking if required. Cycle storage facilities would be provided and details secured through condition.
107. The Highway Authority raises no objections subject to a condition requiring the submission of covered cycle storage facility details. It is considered that the proposal would accord with WLP Policies W29, W31 and W32 and Part 9 of the NPPF or Appendix B of the NPPW. WLP Policies W29 and W31 are considered to be consistent with the NPPF and NPPW and although W32 is only partially consistent, as it does not fully reflect Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010. However, the CIL Regulations only apply in relation to legal agreements and in this case no mitigation is considered necessary to address potential impacts and the policy can be afforded weight in this circumstance.

Access and Rights of Way

108. The closest public rights of way lie some 160m to the south east of the site these being Footpath No. 15 (Seaham) and 16 (Seaham) which run along the recreation ground then south between the industrial estate and the sewage treatment works. Footpath No. 15 (Seaham) links into Bridleways No. 14 (Seaham) and 15 (Seaham).
109. Part 8 of the NPPF seeks to promote healthy communities with a key reference being towards the protection and enhancement of public rights of way and access. WLP Policy W24 requires proposals to demonstrate that there would not be a significant impact upon the recreational value of the countryside, including the local path network. WLP Policy W24 is considered to be consistent with the NPPF and Paragraphs 5 and 7 of the NPPW requiring the consideration of likely impacts on the local environment and on amenity and can be given weight in the decision making process. The public rights of way would not be affected by the proposed development and the proposal would not conflict with WLP Policy W24 and Part 8 of the NPPF or Appendix B of the NPPW.

Flooding and drainage and coal mining risk

110. National advice within the NPPF and PPG with regard to flood risk advises that a sequential approach to the location of development should be taken with the objective of steering new development to flood zone 1 (areas with the lowest probability of river or sea flooding). When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment. Part 14 of the NPPF directs Local Planning Authorities to guard against flooding and the damage it causes. Part 15 of the NPPF takes account of the impact of any development upon the natural environment as does the locational criteria in Appendix B (criterion A) of the NPPW relating to protection of water quality and flood risk management.
111. The plastics recycling and processing equipment would incorporate a water treatment plant to clean and remove any contamination from the effluent water before discharge to the foul sewer. The proposal is therefore considered to accord with WLP Policy W26 and Part 15 of the NPPF and the NPPW. WLP Policy W26 is considered to be consistent with the NPPF and NPPW and can be given weight in the decision making process.

112. The site is also located within Coal Mining Low Risk Development Area and as such standing advice would be provided to the applicant should planning permission be granted.

Cultural Heritage

113. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty that, when considering whether to grant planning permission for a development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
114. WLP Policy W18 seeks to protect listed buildings from waste developments which would result in the demolition, alteration with adverse impact, damage or other adverse change to the special character or setting of a listed building. Paragraph 194 of the NPPF requires any harm to, or the loss of, the significance of a designated heritage asset to be supported by clear and convincing justification. This is supported by Appendix B (criterion E) of the NPPW.
115. The Grade II Church of St Hild and St Helen lies approximately 260m to the north east of the site. Due to the intervening topography, screening and other buildings it is considered that the proposed development would have no impact on the designated heritage asset. The proposal would therefore not conflict with WLP Policy W18, Part 16 of the NPPF or Appendix B of the NPPW. WLP Policy W18 is considered to be consistent with the NPPF and can be afforded weight in the decision making process

CONCLUSION

116. The proposed development would make use of an existing building and hardstanding area with no planning restrictions that was purpose built for B1/B8 (offices and warehousing). This change of use would facilitate the reprocessing of used drink bottles into plastic flakes to be re-used in other industries. No additional land or resources would be required to facilitate the development.
117. Planning policy is generally supportive towards sustainable waste management initiatives and seeks to locate waste management facilities within fully contained well designed buildings. The proposal would be located within an existing building with ancillary development adjacent with good access to the strategic road network. The proposal would not conflict with the locational criteria set out in Appendix B of the NPPW and relevant WLP policies. The proposal would provide an opportunity to recycle plastic bottles rather than disposing of them contributing towards diverting waste materials up the waste hierarchy, away from landfill in accordance with Government guidance and initiatives. Thus seeking to ensure that a hard to manage waste stream is effectively managed and at the same time generating up to 70 full time jobs.
118. The environmental effects of the proposal have been considered and found to be acceptable with appropriate conditions which would provide the requisite environmental protection and control. In particular, it is considered that the proposed development would not have any adverse impacts on residents or neighbouring uses subject to appropriate conditions.

119. The proposal has generated no public interest and is considered to broadly accord with the relevant policies of the County Durham Waste Local Plan and District of Easington Local Plan and meet the aims of national planning guidance contained within the NPPW and relevant sections of the NPPF.

RECOMMENDATION

That the application is **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Drawing 01- Site Location Plan
- Drawing 02 - Site Plan
- Drawing 05 - Proposed Facility Layout
- Drawing 06 - Proposed Roof Layout
- Drawing 07 - Elevations as Proposed
- Drawing 08 - Proposed Skip Storage Shed Plan and Elevations
- EDMONDS EcoPower Technical Data Sheet (roof fan details)

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with County Durham Waste Local Plan Policies W2, W3, W4, W7, W13, W16, W17, W18, W24, W26, W29, W31, W32, W33, W36 and W38, Policy 15 of the Easington District Local Plan, Parts 2, 4, 6, 9, 14, 15 and 16 of the National Planning Policy Framework and Appendix B of the National Planning Policy for Waste.

3. Prior to their erection on site precise details of the dimensions, design, colours and finishes of the 2m high close boarded fence, the open fronted skip storage shed, smoking shelter, quarantine and external pallet storage area, gatehouse, LPG Bulk Storage Area, tanker loading area, 2.4m high fenced compound, any replacement substation building, details shall be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with agreed details.

Reason: In the interests of visual amenity in accordance with County Durham Waste Local Plan Policies W7 and W36, Part 15 of the National Planning Policy Framework and Appendix B of the National Planning Policy for Waste.

4. Prior to the B2 Use being brought into operation details of the enclosed/covered cycle storage facility for a minimum of 14 no. cycles shall be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with agreed details. The approved cycle storage facility must be completed prior to the B2 Use being brought into operation.

Reason: In the interests of encouraging sustainable transport in accordance with Part 9 of the National Planning Policy Framework.

5. The rating level of noise emitted from operations, plant and vehicles on the site shall not exceed the following noise rating level at the locations stated:
- 41 dB LAeq (1 hour) between 07.00-23.00 and 36dB LAeq (15 mins) between 23.00-07.00 outside of the Dawdon Welfare Bungalow, (lat: 54.493495°, long: 1.203019°);
 - 43 dB LAeq (1 hour) between 07.00-23.00 and 29dB LAeq (15 mins) between 23.00-07.00 in the garden of 51 Ash Crescent (lat: 55.493641°, long: 1.202973°);
- The measurement and assessment shall be made according to BS 4142: 2014.

The operator shall, within 28 days of operation of the recycling plant following completion of commissioning, provide a report in writing to the Local Planning Authority to demonstrate adherence with the above rating levels.

Reason: In the interests of residential amenity in accordance with County Durham Waste Local Plan Policies W3 and W33, Part 15 of the National Planning Policy Framework and Appendix B of the National Planning Policy for Waste.

6. No heavy goods vehicles, forklift or other vehicles associated directly with the plant operations shall operate outside the approved building other than between the hours of 07.00 and 23.00.

Reason: In the interests of residential amenity in accordance with County Durham Waste Local Plan Policies W3 and W33, Part 15 of the National Planning Policy Framework and Appendix B of the National Planning Policy for Waste.

7. Details of the external lighting shall be submitted to and approved in writing by the Local planning authority prior to the development hereby permitted being brought into use. The detail provided must be sufficient to demonstrate adherence to the Institute of Lighting Professionals (ILP) guidance notes for the reduction of intrusive light. The external lighting shall be erected and maintained in accordance with the approved details to minimise light spillage and glare outside the designated area.

Reason: In the interests of residential amenity in accordance with County Durham Waste Local Plan Policies W3 and W33, Part 15 of the National Planning Policy Framework and Appendix B of the National Planning Policy for Waste.

8. Within 6 months of occupation a Final Travel Plan, conforming to the ethos and direction of the National Specification for Workplace Travel Plans, PAS 500:2008, Bronze level, shall be submitted to and approved in writing by the Local Planning Authority. Once approved the Travel Plan must be implemented for the lifetime of the development.

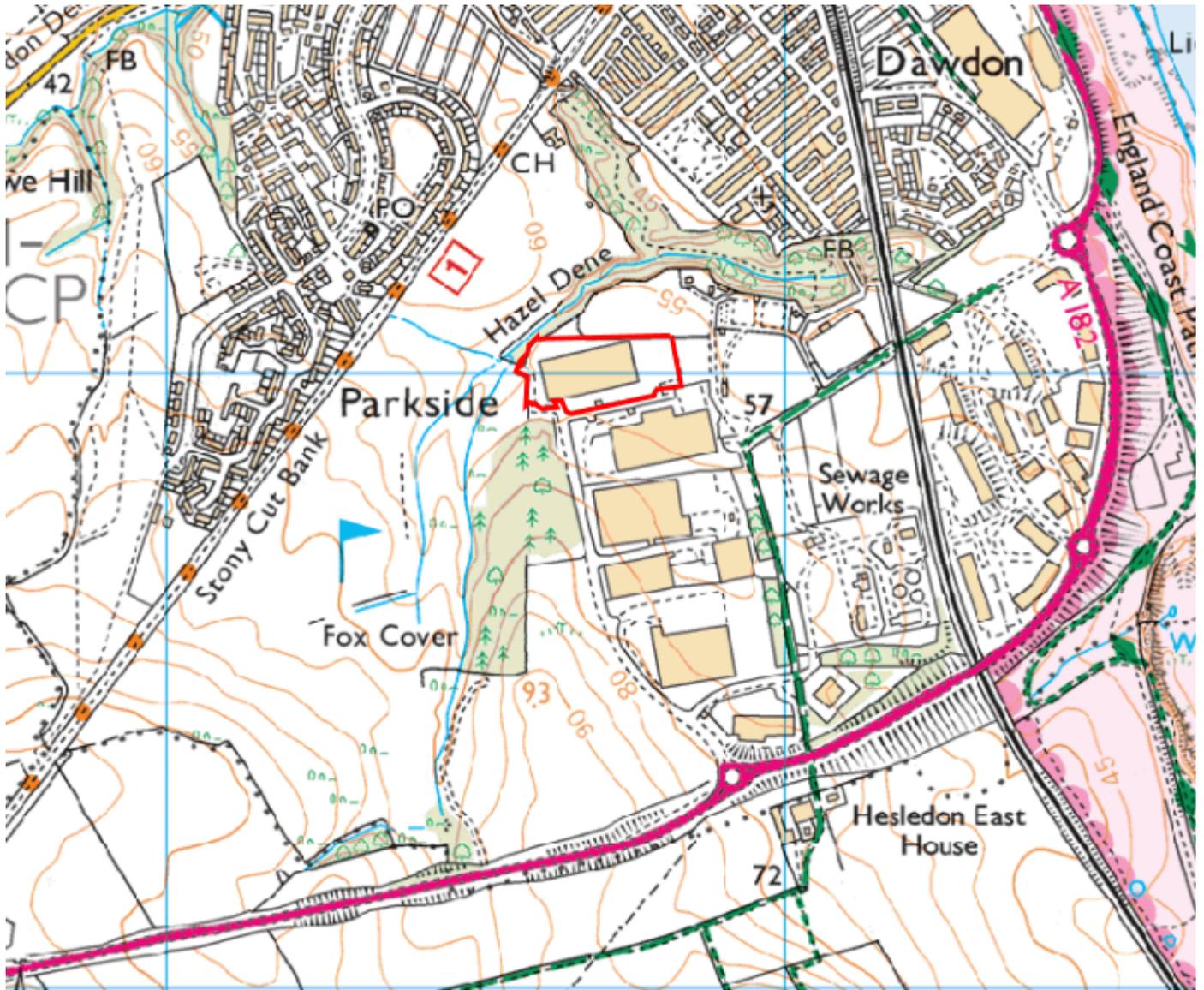
Reason: In the interests of encouraging sustainable transport in accordance with Part 9 of the National Planning Policy Framework.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its recommendation to approve this application has, without prejudice to a fair and objective assessment of the proposals, issues raised, and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) (CC) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

BACKGROUND PAPERS

- Submitted application form, plans supporting documents provided by the applicant.
- County Durham Waste Local Plan (2005)
- District of Easington Local Plan (DELP) (2001)
- The National Planning Policy Framework (2018)
- National Planning Practice Guidance notes.
- National Planning Policy for Waste
- Statutory, internal and public consultation responses.



Planning Services

DM/18/03642/WAS

Change of use of Unit 9, Foxcover Distribution Park from B1/B8 to B2, to enable the installation and operation of a plastics recycling and processing facility and ancillary infrastructure, Unit 9, Admiralty Way, Seaham, SR7 7DN

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding.

Durham County Council Licence No. 100022202 2005

Comments

Date January 2019

Not to scale