

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th April 2005

AUTHOR/S: Director of Development Services

**S/0120/05/CM - Landbeach
Use of Land for the Drop Off and Transfer of Bonded Asbestos,
Waste Management Park, Ely Road for Donarbon Ltd**

Recommendation: No Objections

Date for SCDC Comments to County Council - 3rd March 2005

County Matter

Site and Proposal

1. Waste transfer depot lying to the north-west of the A10/Ely Road, mid-way between the Cambridge Research Park and Chittering; access is via a recently constructed roundabout.
2. The full application, received 20th January, proposes the siting of a sealed steel container, approximately the size of a freight lorry container, behind the large waste transfer building on site. It would be used for the drop off and transfer of bonded asbestos - see Representations below.

Planning History

3. Consent was granted for an integrated waste management centre covering some 165 ha in December 2001 and has subsequently been allocated in the Cambridgeshire and Peterborough Waste Local Plan as a major Waste Management Facility.

Planning Policy

4. National planning guidance on waste management is provided in **Planning Policy Guidance Note 10**. It builds upon the requirements outlined in the Landfill Directive and the Waste Strategy. It sets out four basic principles of waste management - Best Practicable Environmental Option (BPEO) supported by Regional Self Sufficiency, Proximity Principle and Waste Hierarchy. All of these principles are considered at a local level in the County's Waste Local Plan which identifies the Waterbeach site as an appropriate location for a Major Waste Management Facility.
5. **Policy WLP18(a)** of the Cambridgeshire and Peterborough Waste Local Plan identifies the Dickerson's site, Cottenham/Landbeach as a Major Waste Management Facility. The application seeks to provide a facility which will deal with the waste streams historically accepted at the site.
6. **Policy WLP 31** relates to hazardous waste and states that such facilities will be permitted where they form an integral part of an existing major waste management site, a preferred site or on land identified for industrial use. The proposal must also demonstrate a need.

Consultation

7. As the District Council is only a consultee on the application, all consultations are sent direct to the County Council. However I am advised that:-

Environment Agency has no objections in principle but the Agencies permit for the site will need to be varied.

The **Old West Internal Drainage Board** has no comment to make from a drainage point of view.

The **Chief Environmental Health Officer** concludes that there are no significant impacts from the Environmental Health standpoint.

Councillor Hockney has requested that the application is considered by Committee, after consultation with Landbeach Parish Council. I assume from this request that both Councillor Hockney and the Parish Council will be objecting to the application. I have asked for copies of their reasons. These will be reported verbally.

Representations

8. A resident of Long Drove, Cottenham, to the rear of the site, has no objections to the scheme, stating that there may even be a positive outcome in helping to reduce the amount of fly-tipping along Long Drove.

Representations - Applicant (summarised)

9. "The site has a history of sand and gravel extraction followed by landfilling. The majority of the material that has been landfilled has been industrial, commercial, construction and demolition wastes. This has included bonded asbestos. Due to changes in the classification of bonded asbestos to a hazardous waste and Landfill Directive requirements preventing the co-disposal of hazardous and non-hazardous material, the Waterbeach site can no longer accept this material in its normal landfill operations. The site is classified as a non-hazardous landfill which can accept hazardous waste which is stable and non-reactive ie. bonded asbestos however this has to be disposed of within a separately constructed cell. The mechanics of such an operation would be difficult to achieve and it is currently felt that such material would be better dealt with at a hazardous only site.
10. There are currently no hazardous landfill sites within the County yet there is a large demand for facilities which can effectively deal with such material. This application seeks to provide a drop off and transfer facility for bonded asbestos which would allow small amounts of the material to be bulked up in sealed containers and then taken to the hazardous landfill sites for final disposal.
11. Many of the older farm buildings, garden sheds etc. were constructed using bonded asbestos and therefore as these buildings are stripped and demolished there is a large amount of this material in the County which is required to be disposed of. With no facilities in the County which are able to dispose of hazardous waste, the need for this facility is clear. Since the change in regulations in summer 2004 Donarbon has been contacted constantly by local builders, householders and local authorities who need to dispose of bonded asbestos. Due to the lack of facilities the price of disposal has increased dramatically. The distance that needs to be travelled

to an appropriate facility and the regulations and engineering requirements of how the material has to be dealt with have necessitated this increase.

12. Large projects where there is large amounts of material to be disposed of will fill skips/containers and be taken direct to the hazardous landfill sites however smaller amounts, such as of a garden shed, will be too costly to dispose of in this way. As a result there is a great fear that much of this material to be bulked up on site will provide a safe and effective way of disposing of the material.
13. This application seeks to provide a drop off facility for bonded asbestos. There will be no disposal or treatment of the material on site. It would arrive at the site already sealed in plastic. The regulations require the plastic to be 1000 gauge. The bagged material would be placed in a container which would be kept sealed and locked at all times when not in use. The container is a steel rolloff bin which has been specifically adapted for this purpose and includes a sealed lid. It has doors at one end so that material can be easily loaded. The container would be located in a bay on the north western side of the Waste Reception Building furthest away from the A10. The material would be bulked up in the container and, once it is full, the sealed container would be taken to an appropriately licensed site for disposal. It is proposed to site two containers so that when one bin is full and is being disposed of there will still be a drop off facility available.
14. The tonnages expected from this operation are difficult to predict. Information received from the County Councils Waste Management Team indicate that some 44.1 tonnes of material were received at Milton Household Waste Recycling Centre last year. We would expect to receive some 200 tonnes of material each year at this site. This would equate to filling one bin per month.
15. As tonnages expected are difficult to predict any increase in traffic movements are also. It is estimated that traffic movements associated with this operation will be on average approximately 20 per week or 4 per day ie. 2 loads delivered per day."

Planning Comments - Key Issues

16. The main issues with this consultation are safety, visual harm and traffic.
 - i) *Safety*

As the applicants have explained, asbestos has been deposited at the site for years. With a change in legislation it is now classified "hazardous waste" for which the Landbeach site is not licensed. There would be two forms of disposal; firstly in bulk from a large demolition contract whereby the material would go straight from site to a site licensed to accept such material. The second would be small amounts, ie. from a small builder or a member of the public, who has, perhaps, demolished a garage or similar. It is these small amounts which would be sealed and taken to Landbeach where they would be kept in a sealed container, prior to being disposed of on a licensed site.
 - ii) *Visual*

The container would be out of sight behind the large building on site. I would suggest it is painted dark green to match the building.
 - iii) *Traffic*

As the Company will only be dealing with small amounts, traffic generation will be minimal.

At the time of writing this Report, I am not aware of the local concern which has resulted in the application coming to Committee but a verbal report will be made.

As the neighbour in Long Drove has said in his letter "...it may even have a positive outcome in helping to reduce the amount of fly-tipping ..."

Recommendations

17. The County Council be advised that the Committee fully supports this proposed facility for the drop off and transfer of bonded asbestos; the applicants are asked to paint any container dark green to match the building.

Background Papers: the following background papers were used in the preparation of this report:

- Planning Application File Reference: S/0120/05/CM

Contact Officer: Jem Belcham - Area Planning Officer
Telephone: (01954) 713252