

HERTFORDSHIRE COUNTY COUNCIL
DEVELOPMENT CONTROL COMMITTEE
FRIDAY, 8 DECEMBER 2017 AT 10.00AM

Agenda Item No. 5

HERTSMERE BOROUGH COUNCIL

APPLICATION FOR PROPOSED CONTINUED USE OF AN EXISTING MATURATION PAD FOR THE PROCESSING OF GREEN WASTE AND ITS CONVERSION INTO COMPOST FOR USE AS A FERTILIZER ON LAND FORMING PART OF THE FARMING OPERATION UNDERTAKEN AT BLACKBIRDS FARM, BLACKBIRDS LANE, ALDENHAM, HERTFORDSHIRE, WD25 8BS.

Report of the Chief Executive and Director of Environment

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Local Member: Caroline Clapper

1. Purpose of Report

1.1 Application 0/1567-17 (CM0867) for the continued use of an existing maturation pad for the processing of green waste and its conversion into compost for use of fertilizer at Blackbirds Farm, Aldenham, WD25 8BS was reported to committee on 26 October 2017, and the committee resolved to grant planning permission subject to conditions. The resolution however did not include a condition on PAS100 as discussed in the committee report. This report seeks authority to include such a condition as part of the decision notice, which has not yet been issued.

2. The Proposal

2.1 The proposal is as set out in the previous report to the Development Control Committee of 26 October 2017, which is attached as Appendix 1 to this report. However the recommendation now includes a condition requiring compliance with PAS100, which is the British Standards benchmark for compost quality.

3. Consultations

3.1 The consultation responses below are those as reported in the committee report of 26 October 2017 appended to this report. The comments of Hertsmere Environmental Health are set out below:-

3.2 Hertsmere Borough Council (Environmental Health): No objections. It is requested that Mr Pinkerton achieves PAS100 compliance for the compost to be used as fertiliser at Blackbirds farm [by condition] and produces an odour management plan for the spreading of compost at Blackbirds Farm to prevent odour nuisance to neighbouring properties [by condition].

4. Planning Issues

- 4.1 The planning issues are as raised and set out in the previous report. However, the resolution includes the condition as discussed in relation to PAS100; the relevant section of the report is copied below for reference:-
- 4.2 *“The Environmental Health Officer (EHO) of Hertsmere Borough Council has regularly monitored the site and has not objected to the proposal. They have however required that conditions be attached to the proposal which require PAS100 compliance for the compost to be used as fertilizer (which is a British Standard) and production of an odour management plan to prevent odour nuisance to neighbouring properties.*
- 4.3 *“When the compost reaches PAS100 standard it effectively is no longer a waste and is a clean organic product. The EHO has advised that any potential for odour would also be reduced once the product reaches PAS100 stage. It is considered reasonable therefore that a condition be attached to require this standard following the advice of the Environmental Health Officer in order that the end product does not cause harm to human health or the environment in accordance with Policy 11 of the Waste Core Strategy.*
- 4.4 *“The Environmental Health Officer of Hertsmere Borough Council requests that an odour management plan be sought. An odour management plan was submitted in respect of the existing planning permission and applies to the shredding area. This plan considers issues such as temperature of the windrows on the pad and moisture, and times of turning of the material in order that odour levels are kept as low as possible. The plan also indicates a contingency of deodorizing should it be considered that odours reach unacceptable levels at any time. It is therefore considered appropriate that a condition refers to the existing odour management scheme and applies this to the Broadfield maturation area.”*

5. Conclusion

- 5.1 The conclusion of the previous report is included below. It is emphasised that compliance with PAS 100 is a material consideration.
- 5.2 In addition to the resolution now including the PAS100 as Condition 6, Condition 7 (Resale of Green Waste Compost) now includes the wording amended by committee at its meeting on 26 October 2017 by reference to ‘Blackbirds Farm enterprise’. The committee also resolved on 26 October that the condition limiting hours of operation for this maturation area be deleted. As a result that condition is not included below.
- 5.2 “It is recognised that there is significant benefit in the re-use of green waste to use as compost within the farm, and that the maturation pad at Broadfields is key to that operation.
- 5.3 *“Planning approval remains for the reception area and green waste processing at Blackbirds Farm through the earlier planning approval (ref: 0/1097-09). The*

maturity pad at Broadfields is a key part of the operational process to convert green waste to compost, however it does not have approval due to a technical oversight; this application seeks to remedy that omission. The principle of the development is considered acceptable therefore being in general accordance with local and national planning policy.

- 5.4 *“No objections have been received from technical consultees (statutory and non-statutory), and whilst 2 objections have been received from neighbours, the application also received 11 letters of support. Any impacts that may arise are considered to be able to be appropriately mitigated by way of conditions, and any harm that may arise as a result of the development are not considered to outweigh the benefits of the scheme which supports a rural enterprise, facilitates a sustainable method of farming and which is a sustainable method of dealing with green waste.*
- 5.5 *“Taking all material considerations and relevant planning policy into account, it is recommended that The Chief Executive and Director Environment should be authorised to grant planning permission subject to the following conditions:”*

Approved Plans and Documents

1. The development hereby permitted shall only be retained in accordance with the following approved plans submitted with the application unless otherwise agreed in writing by the Waste Planning Authority:
 - a. Plan 1, Location plan received 26 July 2017
 - b. Plan 3, Block Plan Broadfield Maturation Pad and Working Area received 26 July 2017

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area and for the avoidance of doubt.

Height of Waste Materials stored in Broadfields Maturation Area

2. No waste or other material shall be stored or stacked over a height of 4 metres within the Broadfields Maturation Area.

Reason: To limit adverse visual effects upon the surrounding landscape

Landscaping

3. Within 3 months of the date of this permission, a scheme for landscape screening of the maturation site at Broadfields including the planting of a hedgerow to the south and east boundaries of the site shall be submitted to and agreed in writing by the Waste Planning Authority. All planting agreed shall be undertaken within the first planting season following the agreement of the details as submitted.

Reason: To limit adverse visual effects upon the surrounding landscape

Odour

4. All operations at the site shall be carried out in accordance with the Odour Management Scheme as agreed under application 0/1097-09.

Reason: In the interests of odour suppression and local amenity

Dust Suppression

5. All operations at the site shall be carried out in accordance with the Dust Suppression Scheme as agreed under application 0/1097-09.

Reason: To minimise the potential for dust emissions and in the interests of local amenity the interest of its general amenity.

Compost Quality

6. The compost produced at the application site shall achieve PAS 100 accreditation or any subsequently revised standard superseding PAS 100 which subsequent standard shall first be submitted to and agreed in writing by the Waste Planning Authority.

Reason: In the interests of human health and odour suppression

Resale of Green Waste Compost

7. The compost generated from the green waste composting hereby permitted shall be used wholly on land at Blackbirds Farm enterprise and there shall be no resale of the compost under any circumstances.

Reason: The justification for this development in the Green Belt is that it is intrinsically linked to an agricultural operation of Blackbirds Farm. The sale of the compost from the site is not considered to be an appropriate use within the Green Belt.

Background information used by the author in compiling this report

Application documents:

NPPF 2012

Hertsmere Borough Council Local Plan Core Strategy DPD Adopted 2013

Hertsmere Borough Council Site Allocations and Development Management Policies Plan Adopted November 2016

Hertfordshire Waste Core Strategy 2011-2026

Neighbour representations

Consultee responses