

PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC

ADDENDUM TO AGENDA ITEM 4

APPLICATION NO:	U0013.08/LBHG
LOCATION:	Veolia Rainham Landfill Site Coldharbour Lane, Rainham
PROPOSAL:	Proposed re-contouring of landfill site through controlled landfill involving continuation of road-borne waste imports until 2018 (as well as river-borne imports, as previously approved) to achieve appropriate restoration scheme and associated visitor facilities.
APPLICANT:	Veolia Limited

1. Further representations from the Environment Agency

- 1.1. Following the receipt of the Environment Agency's comments dated 16 July 2009, officers asked the EA whether the suggested conditions regarding the 8 metre vegetated buffer zone and light spill onto the watercourse where necessary in the context of this scheme. These conditions are 21 and 22 under section 12 of the committee report. Officers also asked the EA to confirm whether the wording of condition 23 was acceptable, as this differed to the suggested worded.
- 1.2. The EA responded on the 3rd of September, advising that they are satisfied that condition 21 can be removed but requesting the condition 22 be retained. The EA also confirmed that they are satisfied with the re-wording of condition 23, as seen in the committee report.
- 1.3. The EA has also insisted on a separate flood defence condition to read:

"The development hereby permitted shall not be commenced until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme must show details of the improvement, protection and maintenance of the existing flood defences. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure the structural integrity of existing, and proposed, flood defences thereby reducing the risk of flooding."

- 1.4. Given that the operation of the site is ongoing, the wording of the first line will be re-drafted to allow the applicant 6 months to submit the information.

2. Changes to Conditions

- 2.1. Following discussion with the applicant, the following changes have been agreed to the conditions listed in section 12 of the committee report.

3 & 4. The first line of condition 3, "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 4," shall be removed and will become the first line of condition 4.

3. The word *“topsoiled”* to be replaced with *“restored”*
4. Remove *“replacement, repair”*
6. Remove *“topsoil, or subsoil, or other such soil forming material”* to be replaced by *“at least 1.0m of soil forming material”*
7. Remove *“graded”* to be replaced by *“laid to a gradient”*. Also, remove *“an even surface to enable the land to be planted in accordance with an agreed landscape plan.”* to be replaced with *“a suitable manageable surface in accordance with the landscape restoration scheme as required by the Section 106 legal agreement”*.
11. Remove *“post-restoration”* to be replaced with *“aftercare”*
12. Remove *“of”* to be replaced by *“or”*
13. Add *“or”* between *“non-hazardous”* and *“inert”*
14. Remove *“piled”* to be replaced with *“stockpiled”*
15. Remove *“No waste materials shall be deposited on the site under the permission, except where delivered by river, until a vehicle wheel cleaner has been installed close to the site entrance.”* to be replaced by *“Within 6 months of the date of this permission, a scheme detailing wheel washing facilities to be used at the site exits shall be submitted to and approved in writing by the Local Planning Authority.”*
18. Remove *“situation”* to be replaced by *“situated”*
19. Add an additional sentence to read *“The scheme shall demonstrate that the development will not cause undue harm to sensitive receptors in accordance with the advice contained within PPG24”*.
20. Condition to be removed, as vermin control falls under the Environment Agency permitting process.

RECOMMENDATION

Remains as stated in the main committee report, subject to the changes to the conditions as described above

CASE OFFICER: Stephen Allen

DATE: 10/09/2009
