

Agenda Item: 17
Report to: Planning, Transportation & Environment Committee
Date: Wednesday 7TH October 2020
Subject: Planning Application Report
Summary: Committee decision for Blaise Farm applications

Decision

To note conditions for the Blaise Farm applications.

Application TM/19/2396 (KCC/TM/0211/2019) - Temporary development of an Anaerobic Digestion plant with ancillary gas-to-grid plant and associated infrastructure (part retrospective) at Blaise Farm Quarry, Blaise Quarry Road, Kings Hill, West Malling; Blaise Biogas Ltd

This application has been referred to the Secretary of State for Housing, Communities and Local Government. and that subject to his decision permission be granted to the application subject to conditions.

- conditions covering operations ceasing no later than 20 years from the commencement of commercial anaerobic digestion (AD) operations,
- the removal of the facility and all associated infrastructure within a further 12 months and the restoration of the site to forestry, ecological and amenity after-use within a further 12 months;
- no more than 75,000 tonnes of waste being imported to the AD facility each year (as proposed);
- no more than 78 HGV movements (39 in / 39 out) per day on Mondays to Fridays and 38 HGV movements (19 in / 19 out) on Saturdays (as proposed);
- hours of operation (as currently permitted / proposed but reworded to reflect the fact that the AD and gas to grid operation are technically carried out on a 24 hours a day, 7 days a week and 365 days a year basis and that it is the deliveries and exports that are specifically restricted);

- any remaining construction work taking place during normal working hours; the waste catchment being as currently permitted; only organic waste (and associated packaging) being imported into or deposited, stored or processed at the facility;
- the removal of permitted development rights in respect of new, extended or altered buildings, plant and machinery;
- external lighting only being used where necessary and designed and positioned to minimise light spill;
- no open storage of waste, contaminated materials or finished products outside buildings, tanks and structures permitted for these purposes;
- the doors on the AD waste reception building remaining closed at all times except when vehicles or persons are entering and leaving the building or for maintenance purposes;
- all loaded, open backed vehicles entering or leaving the site being properly enclosed or sheeted;
- site fencing being maintained and repaired as necessary;
- the external colour treatment of all plant and buildings as proposed;
- no public deliveries and sales;
- records of waste quantities/ sources being maintained and made available to KCC on request; records of the dates and times of vehicle movements and their loads being maintained and made available to KCC on request;
- signs advising all HGV drivers associated with site operations not to travel through the settlements of Offham, Mereworth and West Malling unless they are collecting waste from within those settlements;
- measures to prevent mud or other materials being deposited on the highway; noise limits (for day to day and temporary operations);
- a potential contamination/ remediation strategy; prior approval and implementation of a sustainable drainage maintenance manual; surface and process water not being discharged onto land outside the lateral extent of the application site;
- no development taking place on the land within the application site to the north of the AD facility and west of the IVC reception building unless planning permission is secured for some alternative use; and restoration and aftercare (and related issues, including soil handling);

- The applicant has also been asked to formally withdraw planning applications:
 - TM/19/2397 - Section 73 application to vary conditions 7 (documents & drawings), 19 (Combined tonnage) and 22 (HGV movements) of planning permission TM/12/2549 (AD/ATC Plant) and consequentially vary conditions 4 (surface water drainage scheme), 5 (lighting scheme), 12 (external colour treatment) & 18 (Advanced Thermal Conversion percentage inputs).
 - TM/19/2399 - Section 73 application to vary condition 3 (documents and drawings) of planning permission TM/13/3657 (Gas to Grid Plant).

Application TM/88/1002/RVARA (KCC/TM/0121/2020) - Details pursuant to Conditions 4,7,8,12,17 and 27 of Permission TM/88/1002 relating to 5-year schemes of working restoration and aftercare, prior approval for static replacement processing plant and ancillary mobile plant and ancillary mobile plant and equipment, amended internal road layout, replacement weighbridge and weighbridge office, wheel wash, storage and staff welfare facilities and updated schemes of blasting and blast monitoring at Blaise Farm Quarry, Blaise Quarry Road, Kings Hill, West Malling; Gallagher Aggregates Ltd.

Approval was given to the application subject to the conditions which are set out below:-

- the details hereby approved shall be implemented as approved unless otherwise agreed beforehand in writing by the County Planning Authority (*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details*);
- except for the temporary operations defined in condition (iii) (below), noise generated from operations at the site associated with the approved details shall not exceed 55dBLAeq, 1hr (free field) as measured at any noise sensitive property (*Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community*);
- (iii) for temporary operations such as soil and over burden stripping, movement, storage and replacement, the noise level at any noise sensitive property shall not exceed 70dBLAeq, 1hr(free field). Temporary operations that exceed the normal day to day criterion shall be limited to a total of eight weeks in any twelve month period at any noise sensitive property (*Reason: To ensure minimum*

disturbance from operations and avoidance of nuisance to the local community);

- Ground vibration as a result of blasting operations shall not exceed:-
 - a peak particle velocity of 6mm/sin 95% of all blasts when measured over any period of one month as measured at any vibration sensitive location;
 - a peak particle velocity of 12mm/s as measured at any vibration sensitive location; and
 - a peak particle velocity of 15mm/sat the remains of the Chapel of St. Blaise.

(Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community); and

- all buildings, containers or structures outside the quarry void in the vicinity of the existing quarry offices shall be removed when no longer required for the effective working of the quarry (Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details);

No works should be carried out which would in anyway affect the current alignment of Footpath MR286 until such time as the Public Path (Diversion) Order has been confirmed and certified and the diverted route is in place.

Decision

To note conditions for the Blaise Farm applications.

Contact Officer: Georgina Jackson, Deputy Clerk

Date: 22nd September 2020