

North Yorkshire County Council

Planning and Regulatory Functions Committee

Notes of Skype Consultation meeting undertaken at 10am on Tuesday 31st March 2020

Present via Skype:-

County Councillors Peter Sowray MBE (Chairman), Caroline Goodrick, Mike Jordan, John McCartney and Chris Pearson.

Apologies: County Councillors David Blades, Robert Heseltine, David Hugill and Zoe Metcalfe

Officers: Catriona Gattrell, Barry Khan, Steve Loach, Frances Maxwell and Vicky Perkin

C6/19/00988/CMA – (NY/2018/0280/73) - Variation of Condition No's 1, 2 & 20 of Planning Permission Ref. C6/500/63J/CMA for the continuation of waste disposal operations for a further 6 years from 31 December 2018 until 31 December 2024 with a further year for restoration, to amend the final restoration levels across the site and to amend the final restoration scheme for the southern part of the site at Allerton Park Landfill, Moor Lane (Off A168), Knaresborough.

It was initially noted that there had been no written submissions in respect of the application from the public or the applicant.

The Head of Planning Services provided a brief presentation of the application highlighting the proposal, the site description, the consultations that had taken place, the advertisement and representations, planning guidance and policy and planning considerations. The report also provided the conclusion and recommendations.

Detailed plans, photographs and visual information had been provided to Members prior to the consultation to complement the report, and the Head of Planning Services provided a commentary to explain the information highlighted.

The Head of Planning Services noted that, since the publication of the report, and following further consultation with the County Council's landscape expert, Condition 20 within the report's recommendation had been altered, with those alterations highlighted within the full condition highlighted below:-

Within 6 months of the date of this decision, **a Detailed Landscaping Scheme and After-care Management Plan including an implementation programme and schedule of maintenance and 'after-care'** for a minimum period of five years from final restoration of an individual Phase shall first be submitted and agreed in writing with the County Planning Authority. Where a Phase has already been restored, the period of 'after-care' shall be deemed to commence on the date of this decision and shall run for five years thereafter. The scheme of landscaping and aftercare shall include long term design and habitat objectives, method statements for site preparation and establishment of key habitats, management responsibilities and maintenance schedules and provide a combination of good quality habitat creation on the restored landfill and ensure long-term sympathetic management of the retained area. The scheme shall also include details and provision for:

- i) soil preparation;
- ii) application of fertiliser;

- iii) sowing and establishment of green cover;
 - iv) tree hedgerow and scrub planting, inclusive of sources, species, sizes, planting density mix and number;
 - v) grassland planting, inclusive of sources, species, sizes, planting density mix and number;
 - vi) wetland margin and aquatic planting, inclusive of sources, species, sizes, planting density mix and number;
 - vii) maintenance/aftercare provisions which shall include a scheme which ensures that if within a period of five years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the County Planning Authority, seriously damaged or defective), another tree or shrub of the same species, size and maturity as that originally planted shall be planted at the same place, unless the County Planning Authority gives its written consent to any variation; and,
 - viii) boundary details and means of enclosure.
- All works shall be carried out, applying accepted best practice at all times, in accordance with the approved details and implementation programme.

Members discussed the application and the following issues and points were highlighted:-

- A Member raised the issue of noted that the appropriate Statutory Bodies had not raised concerns in relation to the potential for water run-off into the aquifer, therefore, it did not appear that this would be an issue.
- It was noted that there had been no objections from nearby local communities.
- A Member highlighted the policies in relation to the disposal of waste and considered that the application went against the move away from landfill. It was emphasised, in response, that despite the move to minimise landfill for the disposal of waste, an element of landfill was still required to dispose of residual waste that remained following it having been processed at the County's Waste Recycling facility at Allerton Park. This landfill operation was adjacent to the main Waste Recycling facility, and was, therefore, in an ideal location to accept that residual waste.
- A Member had submitted issues he wished to be raised via email stating that the Allerton Park Landfill Site stopped importation of materials for restoration purposes back in 2017, with the site laying in an unfinished state. He considered this a material planning consideration which should be addressed when making a decision on the application. In response it was noted that, currently, this was an unfinished site, and details were provided within the application in relation to the restoration of the site, how this would be undertaken, the materials that would be used and the ultimate condition of the restored land, which were positive factors in terms of planning considerations.
- It was noted that access to the newly defined area within the application site would not be through previously restored areas.
- Members considered that the proximity to the existing Allerton Park Waste Recycling facility and the lack of material substance within the objection raised were factors in favour of the application.

Members agreed, unanimously, that the application should be recommended to the Chief Executive for approval, for the reasons stated in the report and subject to the altered Condition 20, as outlined above, subject to the conditions detailed.