

Strategic Planning Board

Update

Date: Wednesday, 27th June, 2018
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the Board agenda.

9. **Planning Update** (Pages 3 - 6)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further
information or to arrange to speak at the meeting

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APPLICATION NO: 18/0552N

LOCATION: Leighton Grange, Middlewich Road, Leighton, CW1 4QQ

PROPOSAL: Construction and operation of an in vessel composting facility with associated aerated static pile composting, screening and blending operations

APPLICANT: Biowise Limited

UPDATE REPORT

REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

None received

CONSULTEE COMMENTS

Minshull Vernon & District Parish Council

The Parish Council raise no concerns or objections to the scheme and the Parish Council report that the Councillors were in full support after their visit to the Hull Depot.

Waste and Environmental Services

Support the application. A key Waste Strategy objective for Cheshire East Council is to complete our recycling service by enabling the collection of food waste within the garden waste bin. Cheshire East has therefore undertaken a procurement exercise and entered in to contract with Biowise for the design build and operation of a composting plant to enable the processing of collected combined garden and food waste. The site has been allocated by the authority as we believe Leighton Farm to be the right location for this facility. The authority has done extensive due diligence on this proposed plant with external technical experts including visiting Bio Wise existing operation serving Hull and East Riding. Their existing plant is a similar design to that proposed for Cheshire East and is built and operated to very high standards and we are confident this proposed plant will be free from odour, produce a high standard of compost product and in doing so enable Cheshire East to complete its waste strategy and introduce food waste recycling for our residents in the garden waste bin.

Spatial Planning

Notes the following:

- Cheshire East Council Municipal Waste Management Strategy commits to exceeding national recycling targets (50% by 2020) and

commits to the provision of an organic waste solution capable of processing circa 45,000 tonnes per annum.

- The application has been submitted ahead of the Minerals and Waste DPD (Part III) Plan but will integrate with the Municipal Waste Strategy to ensure that CE waste is managed in the most sustainable way, reducing reliance on landfill by moving waste up the Waste Hierarchy
- There is currently no household food waste kerb side collection provision within CE which this scheme would address.
- Councils Waste Needs Assessment (WNA) forecasts a need for composting to manage 45,000 tonnes of local authority collected waste (LACW) per year. Whilst the tonnage proposed by the application exceeds this, note that facilities require a throughput large enough to make them viable. Additionally, whilst the Borough should strive to be self sufficient, it is usual for there to be an under provision of management in some waste streams and over provision in others. The WNA identifies that there is overprovision in neighbouring authorities for energy recovery and landfilling which the Council is likely to utilise to help fill the capacity gap in Cheshire East, so this planning application could assist in rebalancing the waste management capacity offer.
- The site is located in the open countryside. Compliance with policy PG6 should be demonstrated.
- Notes that CELP allocation LPS4 Leighton West (urban extension of around 850 homes) is c.750m from the application site, however no applications have been submitted to date. Any potential impacts would be capable of being mitigated.
- Notes an error in relation to the reference in the alternative site assessment for Clayhanger Hall Farm waste allocation WM8. This is addressed below.

With respect to CELP allocation LPS4, there are no anticipated adverse impacts on this allocation given its distance from the facility (approximately 1.14km to the east) and given the conclusions on the environmental impacts of this proposal. It would be for any future planning application which comes forward on allocation LPS4 to take into account existing constraints and commitments in the area including this proposal and include any mitigation as necessary to address potential impacts.

It is considered that all other points above have been previously considered and where necessary addressed in the committee report, and therefore no further comment or amendment to the recommendation is considered necessary.

Clarification – page 74 final paragraph.

The applicants alternative site assessment referred to on page 74 of the committee report incorrectly reports that the waste allocation Clayhanger Hall Farm (WM8) is also allocated for mineral extraction. The site was subject to an application for mineral extraction but is not allocated in the Cheshire Replacement Minerals Local Plan. A revision to the alternative assessment has been submitted to address this,

which concludes that the site is unsuitable for a number of factors. This includes that it is allocated for landfilling, and piecemeal development would not be practicable and may make the wider site unworkable. The built-up nature of the local road network between the site and the strategic road network is also a significant contributing factor against pursuing this site. As a result the applicant considers that this revision would not affect the overall site score and the conclusions of the report remain the same. These points are accepted by the Council.

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