

**4/02493/15/RET - RETENTION OF TEMPORARY WASTE STORAGE STRUCTURES..**

**CUPID GREEN DEPOT, REDBOURN ROAD, HEMEL HEMPSTEAD, HP2 7AZ.**

**APPLICANT: DACORUM BOROUGH COUNCIL - Mr G Patterson.**

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[Case Officer - Ross Herbert]

**Summary**

The application is recommended for approval. The retention of the temporary storage roof structures would result in no adverse visual impacts. The proposals comply with national and local policies and are considered to be acceptable.

**Site Description**

The site comprises of Dacorum Borough Council's waste and recycling depot at Cupid Green, on the southern side of Redbourn Road in Hemel Hempstead. The application relates to the retention of temporary waste storage structures located in the south-eastern corner of the depot.

**Proposal**

It is proposed to retain the temporary storage structures which have been erected in the south-eastern corner of the depot, which comprise of temporary roof structures for the existing waste storage areas.

Some background context to the proposal has been provided by Craig Thorpe (Group Manager, Environmental Services) at Cupid Green, which summarises the need for the temporary storage structures:

*'Prior to November 2014 the Councils garden waste was collected on a fortnightly basis with cardboard and food waste included in the mix. The material was bulked to Envar, in St Ives where it was treated with a process called In-Vessel Composting before being spread to land as fertiliser. The contract with Envar was set up and managed by Herts County Council as the Authority responsible for waste disposal and is due to expire in 2018. The contract carries a Gross Minimum Tonnage (GMT) of 15000 tonnes per year. A change in quality standard called Pas 100 meant that green waste with cardboard included was no longer fit to spread to land and therefore Local Collection Authorities were tasked with removing the cardboard from the mix by January 2015.*

*Following many months of discussion Dacorum decided to remove the cardboard from the mix and collect it in with the dry recyclables and at the same time implement a separate food waste collection leaving just the garden waste in the bin. The processing of garden waste only is cheaper as it does not need to be heat treated and therefore it no longer made financial sense to continue to send it to Envar and therefore Dacorum's green waste was diverted to a alternative reprocessors where the waste was simply treated through a process called "wind row". In simple terms this meant that the green waste is kept in rows and turned on a frequent basis.*

*Although this process saved processing costs County Council were still tied in to the GMT at Envar and therefore they had to look at ways of diverting green waste tonnage from elsewhere or pay for fresh air. It was agreed that St Albans garden waste would*

*be diverted to Envar to make up the shortfall in tonnage however this would need to be tipped firstly at Cupid Green before being bulked up top St Ives for the remainder of the contract term. Consequently the Waste Site at Cupid Green Depot would need reconfiguring and an additional covered bay would need to be positioned to store Dacorum's dry recycling waste.*

*This has resulted in the requirement of a temporary licence.'*

## **Referral to Committee**

The application is referred to the Development Control Committee due to the site being within DBC's ownership (Cupid Green Depot).

## **Planning History**

4/02118/12/FU COMMUNICATIONS TOWER FOR CCTV SYSTEM.

L

Granted  
27/12/2012

4/02272/08/FU INSTALLATION OF 6KW WIND TURBINE

L

Granted  
19/01/2009

4/01946/08/FU RENEW CLADDING TO STORAGE BUILDING AND USE AS  
STORE/OFFICE AND PROVISION OF ADDITIONAL PARKING

L

Granted  
28/11/2008

4/01491/08/DR DETAILS OF EXTERNAL MATERIALS AS REQUIRED BY  
CONDITION 2 OF PLANNING PERMISSION 4/03130/07  
(INSTALLATION OF NEW VEHICLE WASH, SOLAR HEATING  
SYSTEM AND GENERAL REFURBISHMENT WORKS  
INCLUDING NEW ROOF AND REPLACEMENT WINDOWS AND  
DOORS)

C

Granted  
23/07/2008

4/00558/08/DR DETAILS OF VEHICLE WASH FACILITY AS REQUIRED BY  
CONDITION 3 OF PLANNING PERMISSION 4/03130/07  
(INSTALLATION OF NEW VEHICLE WASH, SOLAR HEATING  
SYSTEM AND GENERAL REFURBISHMENT WORKS  
INCLUDING NEW ROOF AND REPLACEMENT WINDOWS AND  
DOORS)

C

Granted  
08/05/2008

4/03130/07/MF INSTALLATION OF NEW VEHICLE WASH, SOLAR HEATING  
A SYSTEM AND GENERAL REFURBISHMENT WORKS  
INCLUDING NEW ROOF AND REPLACEMENT WINDOWS AND  
DOORS  
Granted  
19/02/2008

4/01382/07/FU WASTE HANDLING AREA REVISED BAY LAYOUT WITH NEW  
L COVERED AREA FOR MEAT & ORGANIC WASTE.  
Granted  
01/10/2007

4/01339/05/BP REFURBISHMENT OF MAIN BUILDING. NEW CAR PARK AND  
A CONSTRUCTION OF NEW STORES BUILDING AND WASTE  
HOLDING BAYS  
Withdrawn  
22/09/2005

4/01186/02/FU INSTALLATION OF PORTACABIN FOR WASTE TRANSFER  
L STATION  
Granted  
29/07/2002

4/01226/00/ NEW WASTE HANDLING BAYS, 200mm THICK REINFORCED  
CONCRETE PAVING AND ASSOCIATED DRAINAGE AT  
EXISTING WASTE TRANSFER FACILITY  
Granted  
07/09/2000

4/01102/00/BP LIGHTING SCHEME  
A  
Granted  
10/08/2000

4/00705/00/ ADDITIONAL CAR PARKING, RETAINING WALL AND  
PROVISION OF WASTE STORAGE BAYS  
Withdrawn  
20/05/2000

4/00417/99/4 REVISION OF EXISTING PARKING PROPOSAL AND PROVISION  
OF ADDITIONAL PARKING  
Granted  
27/05/1999

4/02128/98/4 REROOFING OF HANGAR BUILDING, EXTERNAL REPAIRS TO HANGAR BUILDING, FORMATION OF CAR PARK AND CONVERSION OF PART OF HANGAR TO VEHICLE REPAIR SHOP (REVISED APPLICATION)  
Granted  
11/02/1999

4/01053/98/4 CREATION OF BAYS FOR THE STORAGE AND PROCESSING OF WASTE MATERIALS  
Granted  
24/07/1998

4/00931/98/4 RE-ROOFING, EXTERNAL REPAIRS TO AND CONVERSION OF PART OF HANGAR INTO VEHICLE REPAIR SHOP. CONSTRUCTION OF CAR PARK  
Granted  
23/07/1998

4/01109/96/C TWO STOREY SIDE EXTENSION TO MATERIALS RECYCLING MA FACILITY  
Granted  
14/11/1996

4/01626/95/4 STORAGE OF MATERIALS & PROCESSING OF WASTE MATERIALS  
Granted  
08/04/1996

4/01256/95/4 WASTE PAPER STORAGE COMPOUND  
Granted  
13/05/1996

4/01189/95/4 NEW ROOF AND VIEWING GALLERY TO MRF BUILDING  
Granted  
27/10/1995

4/00036/95/4 USE OF LAND FOR LOCAL AUTHORITY WORKS DEPOT  
Granted  
10/03/1995

4/01596/94/4 NEW TOILET BUILDING  
Granted

16/02/1995

4/01244/94/4 PROVISION OF CANTEEN/OFFICE WITHIN EXISTING BUILDING  
AND CHANGES TO ELEVATION  
Granted  
20/10/1994

4/01763/89/4 CONTINUED USE OF TEMPORARY OFFICE  
  
22/12/1989

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

### Adopted Core Strategy

NP1 - Supporting Development  
CS1 - Distribution of Development  
CS4 - The Towns and Large Villages  
CS8 - Sustainable Transport  
CS10 - Quality of Settlement Design  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS13 - Quality of Public Realm  
CS14 - Economic Development  
CS28 - Renewable Energy  
CS29 - Sustainable Design and Construction  
CS30 - Sustainability Offset Fund  
CS31 - Water Management  
CS32 - Air, Water and Soil Quality

### Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 51, 127, 129

### Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

### Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

## **Summary of Representations**

### Contaminated Land Officer

The site has a potentially contaminative use, it is also located within the vicinity of potentially contaminative former land uses. Consequently there may be land contamination issues associated with this site. However, due to the nature of the application, I have no comments to make in respect of contamination.

### Response to Neighbour Notification

None.

## **Considerations**

### Policy and Principle

The application site is located within the built up area of Hemel Hempstead, within the Swallowdale General Employment Area. Saved Policy 127 of the Local Plan states that land on which waste disposal has taken place will be permitted to be used in accordance with the development strategy.

The principle of erecting temporary roof structures to provide cover for existing waste disposal structures at the Cupid Green Depot is considered to be acceptable, subject to there being no adverse visual impact and no impact on the amenity of neighbouring properties. The proposals would be in compliance with Core Strategy Policy CS12.

### Impact on Street Scene

The temporary structures are not visible from any public views and so there would be no impact on the street scene. The proposals would be in compliance with Core Strategy Policy CS12.

### Impact on Neighbours

The temporary structures are located within the Cupid Green Depot and there are no residential or commercial neighbours which could be affected by the proposals. The proposals would be in compliance with Core Strategy Policy CS12.

### Other Material Planning Considerations

### Impact on Highway Safety

The proposed development will result in no adverse impact on highway safety, as it simply relates to temporary roof covering structures for existing waste storage areas.

## **Conclusions**

The retention of the temporary storage roof structures would result in no adverse visual impacts. The proposals comply with the relevant national and local policies and are considered to be acceptable.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons

referred to above and subject to the following conditions:

1. **This permission is for a limited period of two years, expiring on the 14/01/18, by which time the temporary waste storage structures hereby permitted shall have been removed.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Dacorum Borough Core Strategy and saved policies of the Dacorum Borough Local Plan and for the avoidance of doubt.

#### Article 35 Statement

Planning permission/advertisement consent/listed building consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.