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**MAIN CASE**

Proposal: Construction of 6.0m high acoustic screen fence along 295m of eastern boundary of the site and amendment to authorised hours of operation and vehicular access

Location: EMR Limited 111 Fordham Road Snailwell Newmarket Suffolk CB8 7ND

Applicant: European Metal Recycling Ltd

Reference No: 10/03008/CCA

Case Officer: Yvette Mooney

Parish: Fordham  
Ward: Fordham Villages  
Ward Councillor/s: Councillor John Abbott  
Councillor Michael Allan

Date Received: 8 October 2010      Expiry Date: 5 November 2010

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1.0 **ISSUES**

- 1.1 The District Council has been consulted on a planning application for a 6 metre high acoustic fence that would extend 295 metres along the eastern boundary of the site. Amendments are also proposed to the current hours of use. This application is defined as a "County matter", and the County Council are therefore responsible for determining the application. The District Council is able to make comments on the planning merits of the proposal.
- 1.2 Under the Constitution, this consultation response has been delegated to the Executive Director (Development Services)/ Head of Planning & Sustainable Development.
- 1.3 Councillor John Abbott has referred the current consultation to the Planning Committee.
- 1.4 This Committee meeting therefore provides an opportunity for Members to formulate a corporate response that will be relayed by the relevant officer to the County Council, who will ultimately make a decision on the application.

2.0 **THE APPLICATION**

- 2.1 This County Council application has three main elements:
- The construction of a 6m high acoustic fence, which would extend 295m along the eastern boundary of the site.

- The amendment of the authorised hours of work to permit vehicles (including lorries) to enter and leave the site, but not discharge or load any material between 5am and 6:30am Monday to Friday and between 7am and 8am on Saturday.
- The amendment of the authorised hours of work to permit staff to carry out the maintenance and repair of:

External plant between 7am and 5pm on Saturday and Sunday  
Plant inside buildings 24 hours a day and 7 days a week

(The amendments to include the use of cars and light vans to access the site).

2.2 The current authorised working hours are 6:30am to 10pm Monday to Friday and 8am to 2pm on Saturday.

### 3.0 **THE APPLICANT'S CASE**

3.1 A copy of the County Council Application is available to view on the County Council website: [www.cambridgeshire.gov.uk/environment/planning/applications/](http://www.cambridgeshire.gov.uk/environment/planning/applications/). Click on 'view existing planning applications' then enter Application Number: 'E/03008/10/CW' in the 'application quick search' tab.

3.2 Environmental Health have been consulted separately and their comments are available to view on the County Council website. In summary, Environmental Health support the application.

### 4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The application site is located within the open countryside and measures approximately 9.5 hectares.

4.2 The SSSI *Snailwell Meadows* and the County Wildlife Site *Snailwell Grasslands and Woods* immediately adjoins the eastern boundary of the site. Train tracks adjoin the southern boundary and the Lynx Business Park and The Pines Industrial estate adjoin the northern and western boundaries.

4.3 The nearest dwelling to the south is located approximately 0.09km from the site boundary. The nearest dwellings to the west are located approximately 0.5km from the site boundary.

### 5.0 **RELEVANT PLANNING HISTORY**

5.1 04/01361/FUL - Erection of purpose built modular welfare facility - Approve  
91/00845/FUL - New Vehicle Workshop (112 sq metres)  
91/00830/FUL - Rationalisation of Working Hours: Mon-Fri 6.30am-10pm, Sundays & Bank Holidays non-operable - Approve  
90/00649/FUL – Office extension (166 M2) - Approve  
90/00610/FUL – New toilet shower block (70-4M2) - Approve

- 87/01490/FUL – Extension of existing heavy media plant - Approve
- 89/00602/FUL – Extension to existing metal sorting building to enclose existing plant - Approve
- 84/00592/FUL – Erection of building for acoustic enclosure of fragmenting plant – Approve.
- 79/00759/FUL – Erection of non ferrous metal and cable stripping store - Approve
- 80/00073/FUL – Erection of four 30m lighting towers - Approve
- 74/00636/FUL – Installation of vehicle and scrap metal fragmentising plant - Approve

## 6.0 **RECOMMENDATION**

- 6.1 That Members recommend a response to the Executive Director / Head of Planning & Sustainable Development.

## **APPENDICES**

- Appendix 1 – Comments from the Tree Officer

<b><u>Background Documents</u></b>	<b><u>Location(s)</u></b>	<b><u>Contact Officer(s)</u></b>
<a href="http://www.cambridgeshire.gov.uk/environment/planning/applications/">www.cambridgeshire.gov.uk/environment/planning/applications/</a>	Yvette Mooney Room No. 011 The Grange Ely	Yvette Mooney Planning Officer 01353 665555 yvette.mooney@eastcambs.gov.uk

## APPENDIX 1



### EAST CAMBRIDGESHIRE DISTRICT COUNCIL

#### MEMORANDUM

<b>To: Yvette Mooney</b>	<b>My Ref: Trees/Gen/Snailwell</b>
<b>From: Wendy Thomas Trees Officer</b>	<b>Date: 5-Nov-2010</b>
<b>Ref: 10/03008/CCA</b>	<b>Copy:</b>

**Proposal - construction of 6.0m high acoustic screen fence along 295m of eastern boundary of the site and amendment to authorised house of operation and vehicular access**  
**Site – EMR Limited, 111 Fordham Road, Snailwell, Newmarket**

The site is not currently subject to Conservation Area or Tree preservation order designation. The site abuts the SSSI *Snailwell Meadows* and the County Wildlife Site *Snailwell Grasslands and Woods*.

No tree survey or arboricultural impact survey has been submitted in relation to the application (reference BS5837: 2005 Trees in relation to construction recommendations). This should have been included as part of the application documentation.

No justification for the tree removal proposed has been submitted. There is a row of trees adjacent to the proposed fence-line and the distance from the fence to the trees varies from 0 - 8m. Where the new fence would be close to the trees to be retained these would be adversely affected. The footings for the fence appear to be approx. 1.5m sq. (as scaled off submitted drawing) and the extent of excavation for installation of these (where close to trees within BS5837: 2005 Root protection areas) is likely to destabilise them due to root loss. Additionally no details of what tree pruning would be required to install the fence is included but it is assumed that the trees close to the fence would require extensive crown lifting (pruning to clear the fence).

The photographs submitted showing the new fence are not clear and therefore the landscape impact of the 6m fence cannot be assessed from these.

At present inadequate information has been submitted to assess the impact of the proposal on existing trees or the local landscape. Could the line of the fence be amended to take into account tree constraints in accordance with BS5837:2005?

If the application were to be approved I would recommend the following conditions be included:

- Arboricultural impact assessment (this may result in more trees being removed)
- Method statement in relation to the arboricultural and biodiversity issues
- A landscape scheme to reduce the impact of the proposal to be agreed in consultation with Natural England, The Wildlife Trust and ECDC to ensure compatibility with the SSSI and County Wildlife Site and to include mitigation tree planting for any trees removed

**Wendy Thomas**  
**Trees Officer**