

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD
14TH MARCH 2002
REPORT OF THE CHIEF PLANNING OFFICER

PCB 14.03.02
PART 1
ITEM NO
FOR DECISION
CPO

S6/2002/172/CD
CONSTRUCT AND OPERATE A LEACHATE DE-GASSING PLANT
CONSULTATION UPON COUNTY MATTER APPLICATION
HATFIELD LANDFILL SITE, OFF COOPERS GREEN LANE, HATFIELD

APPLICANT: RMC ENVIRONMENTAL SERVICES LTD

(Hatfield North)

1.0 INTRODUCTION

- 1.1 Hatfield Landfill comprises a parcel of land that is located to the north east of the former Hatfield Aerodrome site. The site is accessed from Coopers Green Lane. The proposed leachate de-gassing plant is to be sited within the northern half of the Quarry site adjacent to a recently restored area of landfill. The nearest residential properties are Coopers Green Cottages and Astwick Manor Lodge which are between 400m – 650m to the north east of the proposed development.
- 1.2 A member of the Board has requested that Planning Control Board consider this application.

2.0 THE PROPOSAL

- 2.1 A planning application has been submitted to Hertfordshire County Council for the construction and operation of a leachate de-gassing plant and out views are being sought on the proposal. The scheme will consist of five 2m-diameter tanks and a building of approximately 2.5m in height. The building will house the compressors, air blowers and other control equipment. The de-gassing plant will be placed on a concrete pad and sited within a compound 18.25m by 6m which will be surrounded by a 2.4m high palisade fence.
- 2.2 Leachate is formed by the percolation of water through the waste mass and due to the impermeable base liner of the landfill the leachate builds up at the base of the site. To comply with the site's Waste Management Licence, a maximum leachate level has been determined and therefore the amount of leachate in the landfill must be actively managed.
- 2.3 At present excess leachate is taken offsite by road tanker and taken to an appropriate treatment facility, usually a sewage treatment works. The proposed development will enable any excess leachate to be discharged directly to the foul sewer and negate the need for the heavy vehicle movements. Due to the nature of the landfill site methane gas becomes dissolved within the leachate and so to prevent a dangerous level of methane in the sewer this must first be removed from the leachate prior to discharge, hence the need for the de-gassing plant.

3.0 PLANNING HISTORY

3.1 The planning history of the site is as follows: -

- | | |
|----------------|---|
| S6/1997/663/CD | Continued extraction of sand and gravel, refilling with inert spoil and restoration to woodland without complying with condition 2 of planning permission S6/0120/89. Approved. |
| S6/1989/119/FP | Extraction of sand and gravel (application A). Approved. |
| S6/1989/120/FP | Extraction of sand and gravel (application B). Approved. |
| S6/1989/122/FP | Extraction of sand and gravel (application C). Approved. |

4.0 PLANNING POLICIES

4.1 The standards, policies and criteria contained within the adopted Welwyn Hatfield District Plan Alterations No1, 1998.

MAIN RELEVANT POLICIES AND CRITERIA

GB3 Development in the Metropolitan Green Belt

CR2 Landscape Development Areas

CR7 Community Forest

5.0 REPRESENTATIONS RECEIVED

5.1 This is a planning application that has been submitted to the County Council and comments from Welwyn Hatfield Council are invited. Therefore this application has not been advertised by us. All publicity has been undertaken by Hertfordshire County Council.

5.2 The comments of the Councils Environmental Health Officer will be reported verbally at the Planning Control Board meeting.

6.0 DISCUSSION OF PROPOSALS

6.1 The main consideration is the fact that this site is located wholly within the Metropolitan Green Belt, where Policy GB3 of the District Plan specifies which forms of development are appropriate. Furthermore the site is within a Landscape Development Area where Policy CR2 of the District Plan states that the Council will encourage the creation of new landscapes of quality and improvements of the existing landscape.

6.2 Policy GB3 of the District Plan identifies that within the Metropolitan Green Belt planning permission will be given for development required for agriculture, forestry or mineral extraction. Whilst Hatfield Landfill site does not necessarily fall within

these categories it is a recognised area for waste management and the need for the proposed development is acknowledged.

- 6.3 As previously stated the proposal would reduce the number of heavy vehicle trips to the site which could have a positive impact on the surrounding environment. The compound, which is low in height, is also to be located centrally within the site and will therefore be screened from offsite views by the existing vegetation which surround the site.
- 6.4 With regards to concerns at noise the applicants have advised that the main source of noise from the plant will be the compressors and air blowers, although both of these items are to be located within the brick building. Given the location of the nearest noise sensitive properties it does not appear that the development will result in any detrimental noise disturbance, although this view is yet to be confirmed and as previously stated the comments of the Councils Environmental Health Officer will be reported at the meeting.

7.0 CONCLUSION

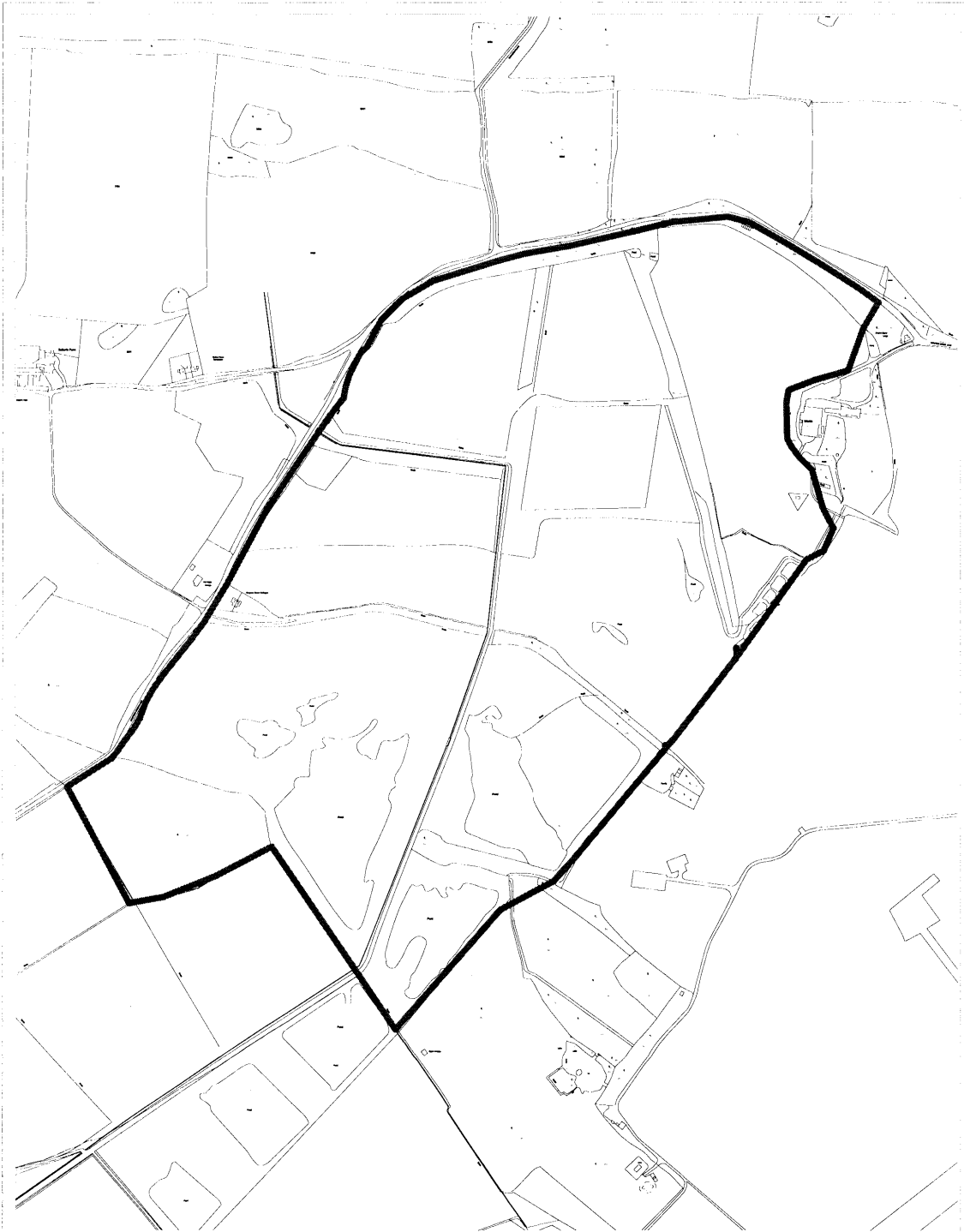
- 7.1 In the light of the policies contained in the adopted District Plan I am satisfied that the proposal complies with GB3. On the basis of no comment from the Councils Environmental Health Officer I recommend that Welwyn Hatfield Council raise no objections to the application.

8.0 RECOMMENDATION

- 8.1 No objections.

BACKGROUND PAPERS

Planning application S6/2002/172/CD



**WELWYN
HATFIELD
COUNCIL**

LANDFILL SITE, COOPERS GREEN LANE

SCALE: 1:7500

DRAWN BY: LIZA WREN

DATE 1st March 2002

Drawing No.

S8/2002/172/CD

Council Offices, The Campus,

Welwyn Garden City, Herts. AL8 6AE

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