



09/0301



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DOVER DISTRICT COUNCIL

# Application for Planning Permission. Town and Country Planning Act 1990

16 MAR 2009

Publication of planning applications on council web sites  
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form  
and in supporting documents may be published on the council's website.  
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection  
Act and is not to be published on the council's website, please contact the council's planning department.

PLANNING SECTION

## 1. Applicant Name, Address and Contact Details

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

## 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?  Yes  No

## Site Address Details

postal address of the site (including full postcode where available)

se: 0 Suffix:

se name:

set address: Land at Venson Road  
Tilmanstone

vn/City: Deal

nty: Kent

stcode: CT14 0JY

Description:

AGRICULTURAL LAND

Description of location or a grid reference  
(must be completed if postcode is not known):

sting: 630440

orthing: 152697

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Applicant name:

Title:  First name: MIKE Surname: CLIFTON

Reference:

Date (DD/MM/YYYY): 14/08/2008 (Must be pre-application submission)

Details of the pre-application advice received:

GUIDANCE AS TO THE CONTENT OF THE PROPOSED APPLICATION

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

DRAWING NO. 2320/07

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

PLEASE SEE DESIGN & ACCESS STATEMENT

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

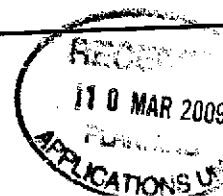
THE OCCUPIERS OF THE THREE NEAREST PRIVATE DWELLINGS HAVE BEEN INFORMED VERBALLY ABOUT THE PROPOSED APPLICATION.

## 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

## 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):



## 10. Materials (continued)

### Walls - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

STEEL STORAGE CONTAINER WITH SECURE DOOR AND WINDOWS

### Roof - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

AS ABOVE

### Windows - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

AS ABOVE

### Doors - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

AS ABOVE

### Boundary treatments - description:

Description of *existing* materials and finishes:

HEDGES AND TREES

Description of *proposed* materials and finishes:

CHAIN LINK SECURITY FENCE WITH BUNDS AND TREE PLANTING

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

EXISTING ACCESS TO HARDSTANDING IN FRONT OF FARM BUILDINGS

Description of *proposed* materials and finishes:

PROPOSED AMENDED ACCESS POSITION

### Lighting - add description

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

NONE

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS NO'S 2320/01-09  
 DESIGN & ACCESS STATEMENT WITH 3 ANNEXES:-  
 ANNEX 1: SCHEMATIC DESIGN & OPERATIONS STATEMENT  
 ANNEX 2: NOISE IMPACT ASSESSMENT  
 ANNEX 3: LANDSCAPE APPRAISAL

## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	5	5
Disability spaces	0	1	1
Cycle spaces	0	2	2

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

N/A

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown



## Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.  Yes  No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system

Soakaway

Main sewer

Existing watercourse

Pond/lake

## Biodiversity and Geological Conservation

Assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

## 15. Existing Use

Please describe the current use of the site:

ARABLE FARMLAND

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

ARABLE FARMLAND (STILL IN USE)

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

SEE DESIGN & ACCESS STATEMENT

## 18. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

## 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	5	3	6
Proposed employees	9	4	11

## 21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

## 22. Site Area

What is the site area?

02.70

hectares

## 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

### GREEN WASTE COMPOSTING

Is the proposal for a waste management development?

Yes  No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Open windrow composting		45,000

Please give maximum annual operational throughput of the following waste streams:

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 26. Certificates (Certificate A)

### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr  First name: DAVID  Surname: BASS

Person role: Agent

Declaration date: 09/03/2009

Declaration made

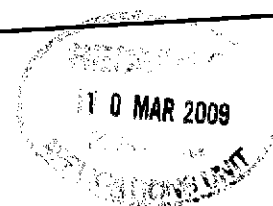
## 26. Certificates (Agricultural Holdings Certificate)

### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



**Certificates (Agricultural Holdings Certificate - continued)**

Notice recipient		Date notice served
Name: NONE		
Number: 0	Suffix:	
Street:		
Locality:		
Village:		
Postcode:		
Gender: Mr	First Name: DAVID	Surname: BASS
Occupation: Agent	Declaration date: 09/03/2009	<input checked="" type="checkbox"/> Declaration Made

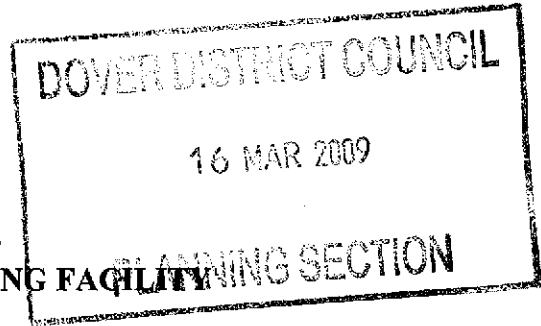
**Declaration**  
I hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.   
Date: 09/03/2009



09 / 0 3 0 1



**PLANNING APPLICATION:  
SCHEMATIC DESIGN AND OPERATIONS STATEMENT**



**PROPOSED  
TRIPLE PHASED  
STATIC AERATED COMPOSTING FACILITY**

At

Upper Venson Farm  
Tilmanstone, Kent

**Design provided on the behalf of:**

**Little Mongeham Ltd**  
Manor Farm  
Little Mongeham  
Deal  
Kent  
CT14 0HR

**Supported with Expertise and Technical Design by:**

**D J Baldwin BSc(hons) MCIWM CEnv.**  
Technical Director  
**Recogen Ltd.**  
1 Shackleton Way  
SHREWSBURY SY3 8SW

Tel: 01743 340630  
Email: [Dave.Baldwin@recogen.com](mailto:Dave.Baldwin@recogen.com)

**(Recogen Ltd. is registered with the Association for Organics Recycling and WRAP  
as UK Composting Industry Technical Experts)**



## SUMMARY

This document briefly summarises the Composting Site Design with attention to the features for environmental protection and product quality.

It describes the operating systems to be implemented for the composting process and summarises the optional measures that have been planned for the site to provide additional protection in adverse conditions, if ever such measures are needed.

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### Notes:

This document is not intended as a 'stand-alone' document; and it should be read and cross-referenced with the other planning application information as documented in the Design and Access Statement.

Full site location details including maps and grid references are provided within the other documents.

11 0 MAR 2009  
APPLICATIONS UNIT

## **Section 1: Introduction to The Composting Facility**

### **1.2 Introduction to the Site Design**

The Composting Facility has been designed to enable flexibility and allowances have been made within the site boundary and infrastructure to accommodate growth of the site up to its rated capacity. All technical features have been designed to accommodate the full maximum capacity, and so during the initial commissioning and increase in throughput, the quality and environmental controls will provide a significant margin for management control.

### **1.2 Introduction to the Site Operating Systems**

The main principle of the operating scheme is that materials shall be carefully prepared to provide a suitable feedstock of biodegradable material, that will be subjected to aerobic composting using technological systems and processes that will ensure aeration of the material at frequent and regular intervals in order to maintain the process as aerobic at all times. The processing system shall operate to a Critical Control Point Regime, whereby regular (daily) monitoring shall provide information upon which day-to-day management can be based and acted upon. Thus with management intervention on a daily basis, the critical elements of feedstock preparation, aeration regime, temperatures, moisture content and microbial activity can be monitored and regulated in order to produce high quality, useful nutrient rich compost of value to the agricultural markets

### **1.3 Introduction to the Site Operational Compliance Systems**

The Composting Facility shall be operated under an Environmental Permit using processes generally as described within this operating plan. The quality of the composting process shall be maintained by reference to the BS EN PAS100:2005 composting standards and the WRAP Compost Quality Protocol 2007.

## **Section 2: The Composting Facility Design**

### **2.1 The General Site design**

The site comprises elements and features that provide all of the requirements for management control of the feedstock, the processes the products and any potential emissions.

The weighbridge and site office provide the opportunities for the measurement and quality control of feedstocks; both for ensuring statutory compliance under Duty of Care, and also for visual scrutiny of the incoming materials. Security gates and fences provide control of the persons and vehicles permitted to enter the site.

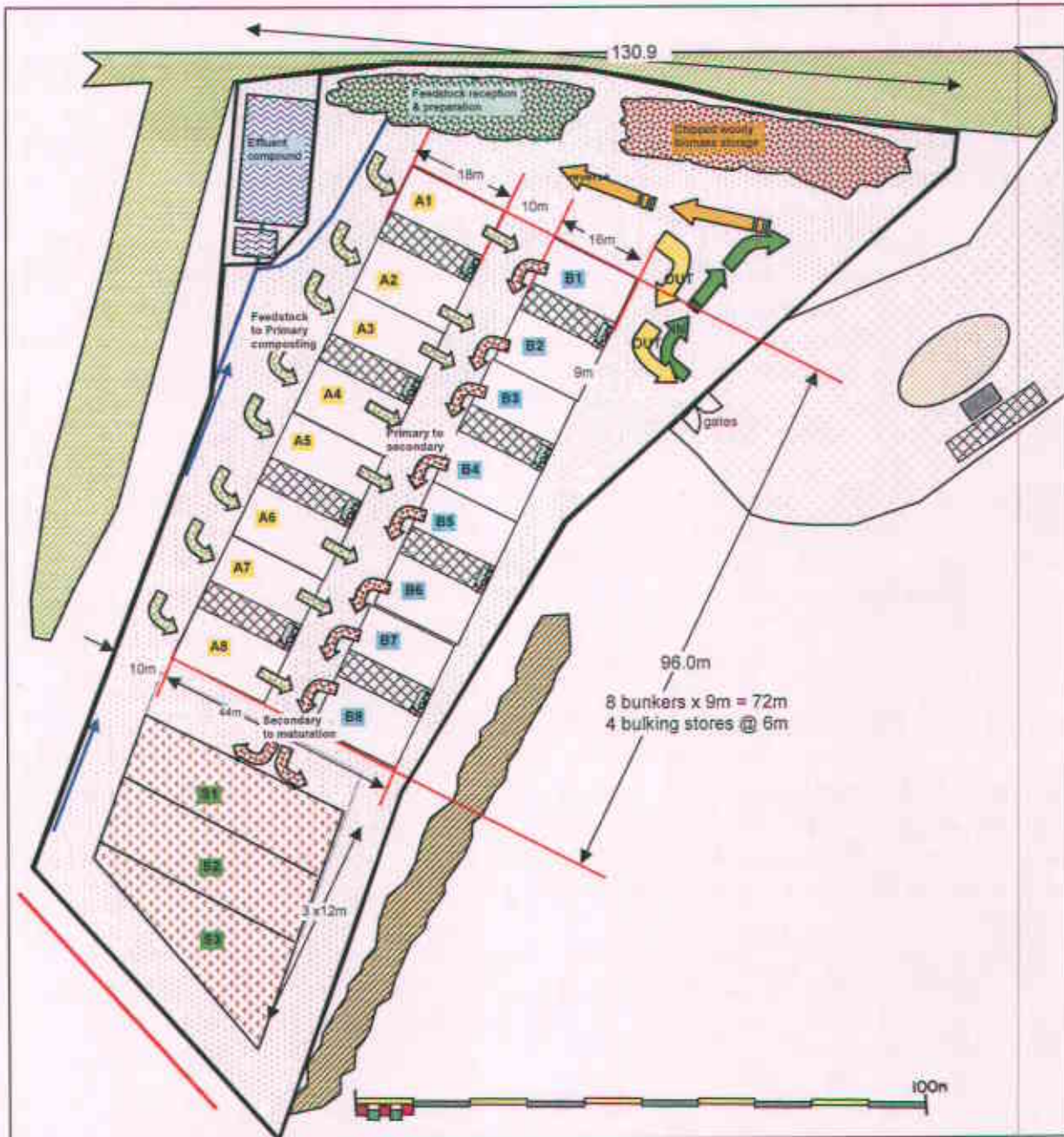
A schematic layout at figure 1, shows the basic form of the process, the materials handling regime, the effluent management system, turning areas and the 3 main areas for processing.

RECEIVED  
 10 MAR 2009  
 AGRICULTURAL  
 RELATIONS

## 2.2 Feedstock Materials Reception Area

The reception area provides the facility for the detailed scrutiny of the feedstocks; the ability to mix or combine various classes of materials and if required to segregate specific materials and hold them in quarantine for further inspection or removal if necessary, e.g. if they are non-compliant or better dealt with by a separate process or if there is merit in storing the materials for phased re-introduction at a later date (as is done with woody material which is added for the beneficial correction of the carbon balance at various times of the year).

Figure 1: The Composting Site design layout and Process Flow schematic.





### **2.3 Materials Preparation Area**

This is where materials are shred, crushed, mixed and aerated in readiness for adding to the initial stages at Phase 1 of the composting process.

### **2.4 The Phase 1 Composting Process Bunkers (A1 to A8)**

The nature of the materials, and volumes to be processed lend themselves to being processed in discrete batches. For identification, containment and treatment as batches, it is ideal to provide segregation between each batch. The bunkers have been designed to have a style of walling that is semi-permanent, which provides the strength and rigidity to contain the material and also allow some variations to bunker sizes to be made as and when the nature of the material is varied, or the seasonal requirements dictate. They are also designed so that aeration can be maintained throughout the process either via the forced air ventilation regime using fans and on-floor ducts and pipes, or by mechanical aeration when the material is moved within the Phase 1 process or between the first, second and final phase of the process.

### **2.5 The Phase 2 Composting Process Bunkers (B1 to B8)**

Similar as for Phase 1 process bunkers, but may be slightly larger in size, so that the effects of material shrinkage in the Phase 1 process, will enable a 'two-into-one' opportunity as the material moves through the phases. This increases the efficiency of space utilisation, maintains critical mass for temperature achievement and minimises exposure to rainfall.

### **2.6 The Phase 3 Maturation Areas (S1 to S3)**

This is where the composted material is stored for a short period of conditioning and maturation. This provides time for fungi and bacteria to have worked throughout the whole of the mass, thereby ensuring that the material when it leaves site is fit for purpose and can be utilised beneficially with minimum risk. The completion of the process is quality managed by reference to timescales, temperature monitoring and compost stability testing.

### **2.7 Effluent Management**

In addition to the specifically allocated areas for Phase 1 (Primary composting), Phase 2 (Stabilisation) and Phase 3 (Maturation) the site design includes features for effluent containment (rainwater and effluent from high-moisture feedstocks), drainage and collection, together with sedimentation management and effluent recirculation infrastructure (pumps and pipelines).

### **2.8 Other Facilities**

These include electrical provision, storage, staff rest-room and toilet facilities, and storage for small tools and equipment.