Town and Country Planning Act 1990

PLANNING PERMISSION

<table>
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<tr>
<th>Name and address of applicant</th>
<th>Name and address of agent</th>
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<tr>
<td>Mr D. Dijksterhuis</td>
<td>GP Planning Limited</td>
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<tr>
<td>Lilford Lodge Farm</td>
<td>Mill House</td>
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<td>Lilford</td>
<td>Long Lane</td>
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<tr>
<td>Barnwell, Oundle</td>
<td>East Haddon</td>
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<td>Peterborough</td>
<td>Northampton</td>
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<td>PE8 5SA</td>
<td>NN6 8DU</td>
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Part I - Particulars of application

Date of Application: 15th July 2009
Application No.: NCC Ref:09/00049/WAS and District Council Ref:EN/09/01143/NCC

Particulars and location of development
Retention of structures and operations in connection with the processing of construction and demolition waste and stone to produce building stone and other recycled building products, Lilford Lodge Farm, Lilford, Barnwell, Oundle, Peterborough, PE8 5SA.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development must be begun not later than the expiration of THREE years beginning with the date of this permission.

Scope of Planning Permission

2. This planning permission shall relate to the area outlined in red on the plan of GP Planning Ltd GPP/AD/LLF/09/02, dated 30/07/2009, hereafter referred to as “the

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site". The waste development hereby permitted shall only be carried out within
"the site" in accordance with the details set out in the submitted application forms
and supporting information except where otherwise amended by specific
conditions attached to this permission.

Access and Highway Safety

3. The sole access to the site for the development hereby permitted shall be the
existing access from the Class 3 Oundle Road as shown on Drawing
GPP/AD/LLF/09/02.

4. Within 3 months of the date of this permission a scheme of details to upgrade the
existing access shall be submitted to the Waste Planning Authority for its
approval and shall include details of the hard surface materials to form the
'Heavy Duty' flexible construction with the footway and vehicle crossing
accommodation works and the means of drainage to prevent the unregulated
discharge of water onto the public highway and shall include measures to ensure
that the agricultural access is divorced from the 'bed and breakfast' use. The
submitted details shall illustrate a carriageway which is to the local highway
authority's adoptable standard. The hard surfacing shall be completed in
accordance with the approved details in accordance with a timetable to be
agreed in writing by the Waste Planning Authority. The development shall be
constructed in strict accordance with the approved details and approved vision
splays retained and maintained thereafter.

5. All operational vehicles arriving at and leaving the site shall be appropriately
sealed so as to prevent material spillage, wind blow and dust nuisance.

6. All operational vehicles leaving the site shall be cleansed to ensure they are free
of mud and other debris to ensure no mud or other debris is deposited on the
public highway.

Waste Materials

7. Waste materials imported to the site shall be restricted to hardcore, demolition
materials and natural stone all to be inert in nature.

Permitted Operations

8. The development hereby permitted allows for the refacing and cutting of
imported raw, natural stone to produce building stone and for the storage, sorting
and subsequent exportation of materials as set out in condition 7 above and
specifically excludes any other operations for the crushing or screening of
imported waste materials.

9. All waste materials, including unuseable natural stone, arising from the operations
set out in condition 8, shall periodically be removed from the site to avoid
spillage beyond the site boundary and avoid stockpiles above 5 metres in height.

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requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
10. Unless otherwise agreed by the Waste Planning Authority, the use hereby permitted and all associated vehicular movements shall be restricted to 07.30-16.00 hours (Monday to Friday) with no working on Saturdays, Sundays, Public or Bank Holidays.

Dust

11. Provision shall be made at all times for measures to ensure the suppression of dust including the availability of a water bowser and shall be implemented at all times throughout the life of the site.

Noise

12. All plant, equipment and machinery, including vehicles shall, where capable, be fitted with silencers, baffles, cladding or rubber linings, and be maintained so as to reduce noise to a minimum and operated in accordance with manufacturer’s instructions.

Stockpile Heights

13. Unless otherwise agreed in writing by the Waste Planning Authority stockpile heights of all materials shall at no time exceed 5 metres in height.

Consignment Note Records

14. Consignment note records and waste transfer note records relating to materials imported to, stored on or taken away from the site shall be made available to the Waste Planning Authority upon request in writing.

HGV Movements & Monitoring

15. The operating company shall keep records of the quantity of waste received by weight, its source and Heavy Goods Vehicle (HGV) movements associated with the development and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

Proximity Principle

16. All imported demolition materials to be processed on the site shall be collected from locations within a radius of 30 miles of the application site, unless otherwise expressly approved in writing by the Waste Planning Authority.

Restoration

17. In the event that the use of the site hereby permitted should cease for a period in excess of 12 months then within 15 months of the cessation a scheme of

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measure to remove all buildings, structures, plant and machinery restore the site to a beneficial use, appropriate to its rural location shall be submitted to the Waste Planning Authority for its approval in writing. Once approved, the scheme shall be implemented in full in accordance with the approved timescale.

The reasons for the conditions and the relevant Development Plan policies are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. To enable the Waste Planning Authority to retain control over the implementation of this permission and in the interests of highway safety (Policy 8 of the Northamptonshire Waste Local Plan (adopted March 2006)).

4. In the interest of local amenity and in the interests of highway safety (Policies 8 and 15 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008)).

7. To define the waste materials which can be imported and in the interest of local amenity. (Policy 15 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008)).

8. To define the operations which are permitted and in the interests of local amenity. (Policy 15 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008)).

9. To prevent an accumulation of waste material and in the interest of local amenity. (Policy 15 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008)).

10-13. In the interests of local amenity. (Policy 15 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008)).


16. In order to: reflect the proximity principle and to minimize the transportation of waste from source and across waste planning authority boundaries and in the interests of sustainability (Policies 1, 4 and 20 of the Northamptonshire Waste

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Local Plan (adopted March 2006).

17. In order to ensure the ultimate restoration of the site and in interests of local amenity. (Policies 15 and 16 of the Northamptonshire Waste Local Plan (adopted March 2006) and Policy 13 of the North Northamptonshire Core Spatial Strategy (June 2008).

INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which the decision refers are as follows:

Planning application forms, certificates, Supporting Statement dated July 2009, Site Location Plan GPP/AD/LLF/09/01 and Site Plan GPP/AD/LLF/09/02.

2. E-mail from Northamptonshire County Council's Rights of Way Service dated 7th August 2009.


REASONS FOR APPROVAL

No objections have been raised to the proposal either by Statutory/technical or other consultees nor by members of the public. The proposal is relatively small in scale and it is considered it will not cause unacceptable impacts upon local amenity. Furthermore, it is considered that the proposal accords with the Development Plan, in particular, Policies 1, 4, 6, 15 and 17 of the Northamptonshire Waste Local Plan 2003-2016 (Adopted March 2006), Aim 9 of the Northamptonshire Minerals Local Plan (Adopted May 2006) and Policy 5, 11 and 13 of the North Northamptonshire Core Strategy (Adopted June 2008) and, subject to the conditions listed above, planning permission should therefore be granted.

Date: 14th October 2009 Signed

For Chief Planning Officer

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1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.


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