Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mick George Ltd
6 Lancaster Way
Ermine Business Park
Huntingdon
Cambridgeshire
PE29 6XU

Name and address of agent

Part I - Particulars of application

Date of Application
8 September 2015

Application No.: 15/00072/MINFUL

Particulars and location of development
Installation of a mobile concrete batching plant system along with the establishment of two aggregate bays and associated HGV movements.
Ringstead Grange Quarry, Raunds Road, Ringstead, Northamptonshire, NN14 4DT

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 of Development

1. The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of the Permission

2. Except as may be otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

- Planning Application Forms dated 26 August 2015
- Planning Supporting Statement; September 2015
- Letter from Mick George Ltd dated 26 August 2015
- Drawing R15/155 – Location of Mobile Concrete Batching Plant
- Drawing R15/156 – Mobile Concrete Batching Plant Area
- Horizontal Silo Specification from H S Services

Reason: To define the scope of this planning permission and in the interest of clarity.

Hours of Working

3. Except in emergencies (which shall be notified to the Minerals Planning Authority as soon as practicable) or unless otherwise approved in writing by the Minerals Planning Authority, no operations, other than plant servicing, environmental monitoring, maintenance and testing of plant shall be carried at the site except between the following times:

- 07:00 to 18:00 hours Monday to Fridays
- 07:00 to 13:00 hours Saturdays

and at no other times or on Sundays, Bank or Public Holidays.

Reason: In the interests of limiting the effects on local amenity and to control the impacts of the development having regard to Policy 22 of the Minerals and Waste Local Plan (2014).

Vehicle Restrictions

4. The total number of vehicle movements associated with the development hereby permitted shall not exceed 10 movements per day. No vehicle movements shall take place outside of the hours of operations authorised in Condition 3 of this permission.

Reason: In the interests of highway safety and safeguarding local amenity having regard to Policy 22 of the Minerals and Waste Local Plan (2014).

Vehicle Sheeting/Mud on the Road

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.

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Reason: In the interests of highway safety and local amenity having regard to Policies 22 and 27 of the Minerals and Waste Local Plan (2014).

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.

Reason: In the interests of highway safety and local amenity having regard to Policies 22 and 27 of the Minerals and Waste Local Plan (2014).

Dust, Noise, Lighting

7. Dust noise and lighting management shall be in accordance with the schemes agreed in connection with planning permission 12/00016/MINFUL as varied by planning permission 15/00073/MINVOC.

Reason: To reduce the amenity impacts of dust, noise and light pollution disturbance from the site on the local environment having regard to Policy 22 of the Minerals and Waste Local Plan (2014).

Restoration,

8. The site shall be restored in accordance with the scheme agreed in connection with planning permission 12/00016/MINFUL as varied by planning permission 15/00073/MINVOC.

Removal of Plant, Machinery and Buildings

9. The concrete batching plant and associated apparatus including pipework, machinery and buildings, temporary offices, weighbridges, wheel cleaning facilities, all hardstandings and foundations and mineral stockpiles and temporary soil bunds shall be removed from the site by the end of the period specified in condition 11 of this permission.

Reason for conditions 8 and 9: In the interests of visual amenity and the environment and to ensure the site is restored to a beneficial afteruse having regard to Policies 22 and 28 of the Minerals and Waste Local Plan (2014).

Monitoring

10. Monitoring of the number of vehicle movements associated with the development hereby permitted shall be undertaken as part of the requirements for monitoring under planning permission 12/00016/MINFUL as varied by planning permission 15/00073/MINVOC.

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End Date

11. The development hereby permitted, including restoration in accordance with the conditions attached to this permission, shall be completed no later than 27 May 2029 (two thousand and twenty nine) The site shall be subject to aftercare for a period of 5 years.

Reason: To retain control over the development and in the interests of visual amenity and to ensure that the development does not prejudice the overall restoration of the site having regard to Policies 22 and 28 of the Minerals and Waste Local Plan (2014).

Positive and Proactive Manner Statement

In determining this planning application the Minerals Planning Authority has worked with the applicant in a positive and proactive manner. Concerns and issues raised during consultation on the submitted application have been considered by the Minerals Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate. The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date 9th December 2015  Signed  

For Assistant Director of Environment and Planning

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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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