Northamptonshire County Council

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant 
PGR Construction  
74 Benefield Road  
Oundle  
PE8 4EZ

Name and address of agent (if any) 
Gill Pawson Planning  
Mill House  
East Haddon  
Northampton  
NN16 8DU

Part I - Particulars of application

Date of Application 
7th June 2005

Application No.: 
EN/05/1247C

Particulars and location of development
Change of use of Industrial Workshop and Storage Building to Materials Recovery Facility for Construction and Demolition Waste, The Potato Store, Oundle Road, Barnwell.

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 2 years beginning with the date of this permission.

Scope of Planning Permission

2. The development hereby permitted shall be restricted to the specific use as a materials recycling facility and shall enure for the benefit of the applicant PGR Construction only.

Traffic Access and Highway Safety

3. Prior to the commencement of the development hereby permitted, full engineering, drainage and constructional drawings of the access shall be

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submitted to and approved by the Waste Planning Authority in consultation with the Highway Authority. The submitted details shall include the vehicular visibility splays, access width, swept path drawings of vehicles entering and exiting the site, means of gating, surfacing and drainage. More specifically:-

(a) Vehicular visibility splays of 4.5 m x 215 m shall be provided in both directions. The 215 m dimension is related to vehicle speeds. As such should the Applicant provide a validated speed survey confirming the 85%ile wet weather speed is less than 60mph, the 215 m dimension can be reduced accordingly.

(b) The access shall be a minimum of 6.0 m wide for the first 15.0 m from the highway boundary and surfaced with a hard paved surfacing for a minimum of 15.0 m from the highway boundary. Gravel or other such loose material shall not be permitted in this area.

(c) The entry and exit radii shall facilitate a large vehicle gaining access and egress without crossing the centre of the access or the Oundle Road.

(d) Any gates of the point of access shall be set back a minimum of 15.0 m from the highway boundary and hung to open inwards only.

(e) Positive means of drainage shall be provided to ensure that the surface water from this site is not discharged onto the highway.

4. Operations at the site shall be controlled to ensure that no vehicle shall enter the public highway unless its wheels and chassis are clean and free of mud and other debris.

5. Except as may otherwise be agreed in writing by the Mineral Planning Authority a scheme for the provision of signs warning of heavy vehicles crossing in Barnwell Road shall be submitted to and approved by the Mineral Planning Authority in consultation with the Highway Authority.

Public Amenity

6. No night-time working shall take place at the site.

7. No floodlighting shall be installed at the site.

Noise

8. Noise levels at the nearest noise sensitive property, White Lodge shall not exceed 55 dB(A) leq 1 hour and prior to the commencement of the development a scheme for the monitoring of noise levels at this location shall be submitted to the Waste Planning Authority for approval and thereafter implemented.

Dust

9. Measures shall be taken for the suppression of dust including the use of waterspray facilities for damping operational areas within the building, external stockpiles of materials and hard surfaces and roadways, and no processing of waste shall take place outside the building during dry windy conditions.

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Annual Importation Limits

10. The total gross amount of waste material imported to the site shall not exceed 50,000 tonnes in any one calendar year. An annual summary of the quantities and types of material imported to the site shall be submitted in writing within one month of the end of each calendar year.

Sheeting of Vehicles

11. All vehicles delivering waste materials to the site or removing recycled/treated waste shall be appropriately sheeted to ensure that there is no spillage of material.

Hours of Working

12. Except as may otherwise be agreed in writing by the County Planning Authority the operations hereby permitted shall be restricted to between the hours of 07.00 and 18.00 on Monday to Fridays and 07.00 to 13.00 on Saturdays, with no operations on Sundays, Public, Statutory or Bank Holidays. Crushing, screening and chipping operations shall only take place between the hours of 08.00 and 17.00.

Boundary Treatment – Trees and Hedgerows

13. Prior to the commencement of development a scheme for the treatment of the site boundaries shall be submitted to the Waste Planning Authority for approval. Any materials placed along the boundaries shall consist of waste soils only. Operations at the site shall be controlled to ensure no disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of and within the site. Accordingly, no deposit of materials or other activities shall take place within three meters of any such hedgerow or five meters of the bole of any such tree within or adjacent to the site.

Storage of Materials

14. External storage and/or stockpiling of soils or construction waste shall be no more than 3 meters in height, and no materials susceptible to wind blow shall be stored outside the building.

Use of Facility

15. The development hereby permitted shall be used as a transfer and recycling facility for waste materials arising locally to the site in Oundle and its surrounding rural area.

Reasons for conditions and relevant Development Plan Policies are:-

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To define this permission. County Structure Plan (CSP Policy W3).

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3, 4&5. In the interests of highway safety. (CSP Policy W3).

6-9. To safeguard the amenities of nearby residents. (CSP Policy W3).

10. To maintain control over the quantity of material entering and leaving the site in the interests of amenity and users of the public highway. (CSP-Policy W3).

11. In the interests of amenity and highway safety. (CSP-Policy W3).

12. To protect the amenities of local residents. (CSP-Policy W3).

13. In the interests of visual amenity and to ensure that the existing trees and hedgerows are protected.

14. To ensure the Waste Planning Authority retain control over the appearance of the development. (CSP-Policy W3).

15. To ensure that waste materials are dealt with close to their source in order to prevent the long distance travelling of imported wastes in accordance with the “proximity principle”. (CSP-Policy W3).

Informatives

Please see attached letter from the Environment Agency.

REASONS FOR APPROVAL

This application relates to the change of use of a large industrial (former agricultural) building on a 1.5 ha site to a Materials Recycling Facility. It forms part of a pocket of isolated development situated on Oundle Road to the north of Barnwell Village and the A605 Oundle bypass. No objections have been raised to the principle of the development but Barnwell Parish Council object on highways and public amenity grounds. Concerns regarding traffic, noise, dust and floodlighting have also been raised by East Northamptonshire Council and two local residents. A noise assessment has been carried out and it is considered that the operations will not result in any significant impact to nearby residents during the day. Night-time working is not being permitted. The Highway Authority shares the concerns over possible increased traffic generation and its impacts at the A605 Barnwell junction but provided that the development is restricted to this specific use, is for the benefit of the applicant only and that lorry traffic is controlled; no formal objections are raised in highways terms. The proposed satisfies most of the criteria for new waste development in the County Structure Plan and Waste Local Plan. Local amenity issues can be addressed through the imposition of appropriate safeguarding conditions. The development utilises a building which is in industrial use and provides small scale local employment. It is not therefore contrary to open countryside policies and planning permission should be granted accordingly.

Date: 5th September 2003

Signed

Authorised to sign on behalf of the Head of Sustainable Development

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