PLANNING PERMISSION

Name and address of applicant
R V Mawhood
King's Cliffe Industrial Estate
King's Cliffe Road
Wansford
Peterborough
PE8 6PB

Name and address of agent (if any)
Gill Pawson Planning
Mill House
East Haddon
Northampton
NN6 8DU

Part I - Particulars of application

Date of Application
20th November 2006

Application No.:
EN/06/02506C

Particulars and location of development
Retrospective planning application for provision of a facility for sorting and processing mixed inert waste to provide material suitable for recycling. Land adjacent to King's Cliffe Industrial Estate, Wansford Road, King's Cliffe.

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:-

Scope of Permission

1. Materials to be recycled shall be restricted to clean inert waste materials and non-hazardous soils.

Access and Highway Safety

2. The sole vehicular access to the site from the public highway shall be via the existing access to the King’s Cliffe Industrial Estate.

3. No vehicles shall enter the public highway unless its wheels and chasis are cleansed and free of mud and other debris.

Traffic Routing

4. All Heavy Goods Vehicles associated with the development hereby permitted shall approach and leave the site only via the route identified on the Traffic Routing Plan submitted with the Planning application. Accordingly no HGVs
shall travel through the villages of Nassington, Yarwell or King's Cliffe, or
through the main built up area of Wansford. A copy of the Traffic Routing
Plan is attached to this permission.

Public Right of Way

5. Within one month of the date of this permission a scheme for minimising the
conflict between users of Public Bridleway MN30 and the Heavy Goods
Vehicles associated with the recycling operations shall be submitted to the
Waste Planning Authority for approval in writing. The scheme as agreed shall
be implemented and maintained through the life of operations at the site.

Sheeting of Vehicles

6. 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
materials.

Noise

7. Noise levels from works at the site shall not be more than 5Db(A) above the
background level when measured as LA90 5 minute at the nearest residential
property or a representative location.

Hours of Working

8. Except as may otherwise be agreed in writing by the Waste 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 working on Sundays or Bank Holidays.

Flood Lighting

9. No permanent or temporary floodlighting shall be installed at the site, unless a
scheme including details has otherwise been submitted to and approved in
writing by the Waste Planning Authority.

Dust

10. Measures shall be taken for the suppression of the dust including the use if
necessary of water spray facilities for damping operational areas, external
stockpiles of materials and hard surfaces and roadways, and no processing of
waste which gives rise to dust shall take place during dry windy conditions.

Boundary Treatment

11. Soil bunds shall be erected and thereafter maintained on the eastern western
and southern boundaries of the site to a maximum height of four metres. The
outside of the bunds shall be covered with topsoil and shall be grass seeded
and maintained.
12. Except as may otherwise be approved in writing by the Waste Planning Authority, the external storage and/or stockpiling of soils or construction waste or other imported or recycled wastes shall be no more than 5 metres in height.

13. All materials stored in the open or otherwise in temporary holding structures which are susceptible to wind blow shall be securely sheeted, netted or caged.

14. The development hereby permitted shall cease not later than six months from the date of this permission, and a scheme for reinstating the site shall be submitted to the Waste Planning Authority for approval in writing. The scheme as agreed shall be fully implemented.

Reasons for conditions

1. To define this permission.


14. To enable the applicant to provide an alternative access route to the site avoiding the majority of the public bridleway MN30, where it runs south from the access to the industrial estate, and to ensure that the site is properly reinstated. (Country Structure Plan Policy W3 and Waste Local Plan policies 14 and 16).

REASONS FOR APPROVAL

The recycling of inert waste material and soils maximise re-use and minimise waste disposed to landfill is in accordance with the sustainability (RSS38 and 39) policies in the Regional Waste Strategy the Northamptonshire County Structure Plan and Waste Local Plan (Policy 1). The East Northamptonshire Council has objected on the grounds that the site is in the open countryside. However, the site which is part of an existing mineral permission satisfies the location and operational criteria in the Waste Local Plan (Policy 4 and 17), and can reasonably be argued to justify a countryside location (County Structure Plan Policy RE3).

The objections raised by the Nassington Parish Council and other local inhabitants relating primarily to noise, dust, light pollution and traffic have been carefully considered (having regard to Policies 8 and 15 of the Waste Local Plan), and it is considered that these impacts can be mitigated and controlled by planning condition and therefore would not justify refusing the application.

The proposal is considered to be in conflict with Policy 14 of the Waste Local Plan which seeks to protect public rights of way and segregate these from waste developments. The applicant owns the adjoining industrial estate and has proposed a larger waste management site for consideration as part of the Minerals and Waste Development Framework. The applicant therefore can
provide an alternative access route to this site which avoids a 350 metre
length of bridleway from the access to the industrial estate. It is therefore
considered that a temporary permission for six months is sufficient time for an
alternative access to be provided, and that a scheme of measures for
safeguarding the users of the bridleway by minimising conflict with HGV’s
should be agreed and implemented in the interim period.

Date 19th February 2007 Signed

Authorised to sign on behalf of the
Head of Sustainable Development
Traffic Routing Plan for Retrospective Planning Application for Aggregates and Soils Recycling Site, King's Cliffe Industrial Estate.
GPP/RM/KC/05/06

Scale 1:50,000

Reproduction from the Ordnance Survey Map with sanction of the Controller of Her Majesty's Stationery Office © Crown Copyright, Licence number 51206561.
For Identification purposes only