PLANNING PERMISSION

Name and address of applicant
P G R Construction
74 Benefield Road
Oundle
PE8 4EZ

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

Part I - Particulars of application

Date of Application
21st November 2006

Application No.:
EN/06/02516

Particulars and location of development
Variation of conditions 13 and 14 of Planning Permission EN/05/1247C at The Potato Store, Barnwell Road, Oundle, Peterborough, PE8 5PB.

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

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engineering, drainage and constructional drawings of the access shall be 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 85th percentile 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 within one month of the date of this permission a scheme for the monitoring of noise levels at this location shall be submitted to the Waste Planning Authority for approval and thereafter implemented. This scheme shall take account of the additional area to be utilised for materials storage and shall include further monitoring of noise levels once this area becomes operational.

Dust

9. Measures shall be taken for the suppression of dust including the use of waterspray facilities for damping operational areas within the building.

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external stockpiles of materials and hard surfaces and roadways, and no processing of waste shall take place outside the building during dry windy conditions.

**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 stockpiles/outdoor storage area being extended into the cleared area (formally poplar trees) the applicant shall submit to the Waste Planning Authority for approval a landscape treatment plan. The plan (to scale) will clearly show the following:

   i) All vegetation to be retained on the site and around all site boundaries;
   ii) Proposed new planting to reinforce the existing hedgerow and trees along the western boundary and to enhance screening along the northern boundary;
   iii) The location and type of the vegetation protection barrier required by Condition 14.

14. **Prior to** the stockpiles/outdoor storage area being extended into the cleared area a vegetation protection barrier shall be erected between the works area and the driplines of all retained vegetation along the site boundaries. The type of protection barrier shall be approved by the Waste Planning Authority prior to being erected and shall be installed within 8 weeks of the date of this permission. Accordingly, no deposit of materials or other activities shall take place within three meters of any hedgerow or five meters of the bole of any tree retained on the site or adjacent to the site and all waste and stored materials which are currently encroaching within these safeguarding areas shall be carefully removed without damaging the trees and/or hedgerow.

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15. The new planting to reinforce the existing hedgerow and trees along the western and northern boundary shall take place within the first planting season from the commencement this planning permission. This planting shall be maintained for a minimum 5 year period until properly established. Replanting in subsequent planting seasons shall occur if required until the hedgerow is properly established.

Storage of Materials

16. External storage and/or stockpiling of soils or construction waste shall be no more than 6 meters in height, and no materials susceptible to wind blow (any material that contains particles of less than 3mm) shall be stored outside the building. No materials other than soils shall be stored in the area left vacant by the removal of the poplar trees within the site.

17. All non-hazardous waste materials for ultimate disposal shall be either stored within the building or within metal skips or containers.

Use of Facility

18. 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).
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).

13-15. In the interests of visual amenity and to ensure that the existing trees and hedgerows are protected. (CSP – Policy AR2, ENDLP – EN3).

16-17 To ensure the Waste Planning Authority retain control over the appearance of the development. (CSP-Policy W3).

18. 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).

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REASONS FOR APPROVAL

Having regard to the Development Plan in particular Northamptonshire Structure Plan Policies GS5 (Design) AR1 (Special Landscape Areas) AR2 (Landscape Character) W3 (Criteria for Assessing Waste Management Facilities); Northamptonshire Waste Local Plan 2006 Policies 7 (Design) 9 (Local Landscape Character) 15 (Local Amenity); and East Northamptonshire District Local Plan 1996 Policies GEN1, GEN2 and GEN3 (General Policies) EN2, EN3 and EN5 (The Natural Environment) it is considered that there are no justifiable planning reasons to refuse the planning application subject to the planning conditions as set out in Appendix A attached.

Date: 19th February 2007

Signed

Authorised to sign on behalf of the
Head of Sustainable Development

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