Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
Monoworld Recycling Ltd
19 - 26 Sanders Lodge
Rushden
Northamptonshire
NN10 6BQ

Part I - Particulars of application

Date of Application  Application No.
1 August 2014  NCC Ref: 14/00058/WASFUL
                        ENC Ref: 14/01534/NCC

Particulars and location of development
Construction of an additional industrial style building for the storage and processing of recyclable materials at Plots 19 To 26, Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.

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:-

1. Time Limit

   The development hereby permitted shall be begun before the expiry of three years from the date of this permission. Written notification of the date of commencement shall be provided in writing to the Waste Planning Authority within seven days of such commencement.

   Reason: To comply with Section 91 of the Town and Country Planning Act 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.
2. **Scope of the Permission**

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be implemented and maintained in accordance with the following approved documents and plans:

- Application forms dated 25 July 2014
- Supporting Planning Statement dated 25 July 2014
- Drawings
- Site Plan dated 5 September 2014
- Proposed Development dated 25 July 2014
- Topographical Survey - Drawing No. 16319/1 dated 25 July 2014
- Topographical Survey - Drawing No. 16319/2 dated 25 July 2014
- Levels, Drainage and Surfacing - Drawing No. 14120/70 Rev D dated 25 July 2014

Reason: To secure implementation and maintenance of the development in accordance with the approved documents and plans and secure the mitigation measures set out in the application.

3. **Waste Inputs**

The building hereby permitted shall be restricted to the storage and processing of waste recyclable materials.

Reason: To define the scope of the development in the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

4. **Storage and Processing**

Machinery and equipment within the building hereby permitted shall be restricted to conveyors for sorting and hand picking processes only.

Reason: In the interests of amenity having regard to Policy 22 of the Northamptonshire Mineral and Waste Local Plan (October 2014).

5. **Storage and Processing**

Prior to the use of the building, full details of a fast opening and closing shutter door system shall be submitted to and approved in writing by the Waste Planning Authority. The system shall be implemented and installed in accordance with the approved details which shall thereafter be retained and maintained for the duration of the development hereby permitted.

Reason: In the interests of amenity having regard to Policy 22 of the Northamptonshire Mineral and Waste Local Plan (October 2014).

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6. **Materials**

Prior to the commencement of construction of the new building hereby permitted, details of the proposed external metal cladding shall be submitted to the Waste Planning Authority for approval in writing. The details shall include the colours and finishes to be used on the building. The development shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of amenity protection and landscape character having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

7. **Hours of Working**

All construction activities shall be restricted to between the hours of 0700 and 1800 Mondays to Fridays and 0700 to 1300 Saturdays with no construction activities on Sundays or Public and Bank Holidays.

Reason: To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to amenity in accordance with Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

8. **Lighting**

No fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Waste Planning Authority. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties the natural environment and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: In the interests of amenity protection and landscape character having regard to Policy 22 of the Minerals and Waste Local Plan (October 2014).

9. **Fire Risk Management**

Prior to the commencement of the development, a fire risk management plan identifying the measures to mitigate and manage the risk of the fire associated with waste storage on the whole Monoworld site (outlined in blue on Site Plan dated 5 September 2014) shall be submitted to and approved in writing by the Waste Planning Authority. The plan as agreed in writing shall be implemented and maintained thereafter. (See Informative 1)

Reason: In the interests of safety having regard to Policy 27 of the Minerals and Waste Local Plan (October 2014).

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REASONS FOR APPROVAL

The application site is located on an established waste management facility in Sanders Lodge Industrial Estate in Rushden. Application 14/00058/WASFUL is to erect a steel clad building on site measuring 45 metres (m) long by 25m wide and 10.25m to the ridgeline. The applicant proposes the building would be used for the storage and processing of plastic, fibre and metal recyclable wastes. The area is currently used for car parking which will be relocate to accommodate the new building, creating an additional 900 square metres of internal storage and processing space.

On balance it is considered that the new building is likely to enable better control of flies and as there are no proposals for changes to the types and volume of waste being processed at the site, it would be unreasonable to refuse the application. The site is located within an identified industrial estate for waste uses and there are no justified ground for the refusal of a new building.

The principle of the development, including the proposed location, is considered acceptable having regard to Policies 12, 13 and 16 of the Northamptonshire Minerals and Waste Local Plan.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste 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.

INFORMATIVE

1. Guidance on reducing fire risk at sites storing combustible materials is provided by the Environment Agency in its Technical Guidance Note (TGN.01).

Date: 24th October 2014 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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