



**Northamptonshire
County Council**

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Waldens Waste & Clearance Services
Ltd
8 Highlands Avenue
Northampton
Northamptonshire
NN3 6BG

Name and address of agent (if any)

Part I - Particulars of application

Date of Application

3 November 2015

Application No.

NCC Ref: 15/00069/WASCOU

KBC Ref: KET/2015/0924/NCC

Particulars and location of development

Change of use of existing small industrial unit (adjacent to the main building) to Waste Transfer Station with incinerator at Beamhouse Engineering Ltd, Pytchley Lodge Industrial Estate, Pytchley Lodge Road, Kettering, Northamptonshire, NN15 6JQ.

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 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:

- (a) Application Forms dated 5 October 2015;
- (b) Planning Statement dated 2 November 2015;
- (c) Location Plan/Site Layout;
- (d) Site Location Plan;
- (e) Fire Management Plan dated 6 October 2015;
- (f) Flood Risk Assessment dated 2 November 2015;
- (g) Atmospheric Dispersion Modelling prepared by GF Environmental Limited dated October 2015;
- (h) Technical Specification for burn-rite general waste incinerator Model BR G1180; and
- (i) Rentokil Pest Proposal dated 10 August 2015.

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 having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

3. **Operational Limits**

The annual amount of imported waste shall not exceed an annual throughput of 1,040 tonnes per annum.

Reason: To define the scope of the permission and in the interest of clarity, amenity protection and highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

4. **Operational Limits**

No waste other than those waste materials defined in the application details shall enter the site.

Reason: To restrict the waste types to those specified in the application in the interest of amenity and the environment having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

5. **Storage and Processing**

Processing of waste shall be confined to within the existing building on the site hereby permitted and waste storage shall either be within the building or within sealed stillages or skips which shall be covered at the end of each working day unless containing rubble or soils.

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

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6. Hours of Working

All operations at the site shall be carried out between the following times:

08.30 and 17.30 Mondays to Fridays

08.30 and 12.30 Saturdays

No 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 (2014).

7. Wheel Cleaning

All HGVs arriving at and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

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

8. Vehicle Sheeting

All operational vehicles arriving at and leaving the site shall be sheeted to prevent material spillage or wind blow.

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

9. Visibility Splays

The visibility splays at the vehicular access to the highway shall be maintained at a height not exceeding one metre above the level of the carriage way of the highway.

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

10. External Lighting

No additional external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Waste Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the

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development.

Reason: To protect the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

11. Catchment Area

All waste materials to be processed on the site shall originate from locations within the area shown on the indicative catchment area plan shown on page 3 of the approved Planning Statement dated 2 November 2015, unless expressly agreed otherwise by the Waste Planning Authority in writing.

Reason: To ensure that waste materials are dealt with as close to their source as possible in the interests of self sufficiency and sustainability, having regard to Policy 23 of the Northamptonshire Minerals and Waste Local Plan (2014).

12. Monitoring

The operating company shall submit an annual report in writing to the Waste Planning Authority within one month of the first anniversary of operations commencing and at 12 monthly intervals thereafter. The report shall include detailed information on the types, quantities and sources of all waste materials brought on to the site and taken off the site, including records of vehicle movements. The annual report shall also incorporate records that demonstrate compliance with the catchment area plan, condition 11. This information required by this condition shall also be supplied at any other time on request by the Waste Planning Authority.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy 11 of the Northamptonshire Minerals and Waste Local Plan (October 2014) and to ensure that waste materials are dealt with close to their source in accordance with Policies 23 and 29 of the Northamptonshire Minerals and Waste Local Plan (2014).

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. Responses on the submitted application have been considered by the Waste Planning Authority and conveyed to 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... 28th January 2016 ... Signed ... G.P. Watson ...

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.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at*
http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf

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