



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Recycleforce Ltd  
Crown House  
Gretton Brook Road  
Earlstrees Industrial Estate  
Corby  
Northamptonshire  
NN17 2BA

#### Name and address of agent (if any)

GP Planning Ltd  
Icon Innovation Centre  
Eastern Way  
Daventry  
NN11 0QB

### Part I - Particulars of application

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#### Date of Application

13<sup>th</sup> November 2019

#### Application No.

**NCC Ref:** 19/00066/WASVOC

**CBC Ref:** 20/00035/COC

### Particulars and location of development

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S73 to remove condition 2, and vary conditions 3, 7 and 8 to amend the site layout on 17/00061/WASFUL at Crown House, Gretton Brook Road, Earlstrees Industrial Estate, Corby, NN17 4BA

### 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:-

**Note: This consent supersedes, consolidates, and updates the previously granted planning permission for the site; reference 17/00061/WASFUL (granted 4 October 2018).**

#### Time Limit

1. The development hereby permitted has been commenced.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 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.**

## Duration and Cessation

2. ~~This permission shall be limited to a temporary period of time expiring 19 January 2020 or upon the lawful implementation of planning permission 16/00039/WASFUL whichever is the sooner.~~

~~Reason: To ensure the temporary nature of the permitted use and in the interests of visual amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).~~

## Scope of the Permission

3. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

### *Planning Documents*

- Application Forms received 3<sup>rd</sup> October 2019
- Planning Statement prepared by GP Planning dated October 2019

### *Drawings*

- Drawing No. GPP/RF/CHC/17/01 Site Location Plan
- ~~▪ Drawing No. GPP/RF/CHC/17/02 Site Layout~~
- Drawing No. GPP/RF/C/FP/18/03 Fire Prevention Site Layout Plan
- Drawing No. GPP/RF/CHC/17/08 Picking Line Floor Plan
- Drawing No. GPP/RF/CHC/17/15 Elevations of Paper Bay
- Drawing No. GPP/RF/CNOB/18/04 Elevations of Replacement Office
- Drawing No. GPP/RF/CNOB/18/05 Ground Floor Plan
- Drawing No. GPP/RF/CNOB/18/06 First Floor Plan
- Drawing No. GPP/RF/CBR/12/04 Catchment Area Plan
- Drawing No. GPP/RF/CHC/19/03 Rev.1 Site Layout Plan
- Drawing No. GPP/RF/CHC/19/05 Rev.1 Temporary Steel Clad Building 1
- Drawing No. GPP/RF/CHC/19/06 Rev.2 Temporary Steel Clad Building 2
- Drawing No. GPP/RF/CHC/19/07 Rev.1 Covered Lego Block Bay

### *Technical Reports*

- Flood Risk Assessment Revision A prepared by Abington Consulting Engineers dated 23 July 2018
- Contaminated Fire Water Storage Strategy prepared by Abington Consulting Engineers dated 24 July 2018

Reason: To specify the approved documents in the interests of amenity.

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## **Waste Throughputs**

4. The amount of imported municipal, commercial and industrial waste shall not exceed 100,000 tonnes per annum.

Reason: In the interests of amenity protection and highway safety having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## **Waste Types**

5. The development hereby permitted shall be restricted to the import, storage and processing of municipal, commercial and industrial waste. No hazardous waste (other than waste electrical and electronic equipment (WEEE)) or radioactive waste shall be imported to the site.

Reason: To restrict the waste types to those specified in the application in the interests of amenity and the environment having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## **Hours of Working - Operational (Outside Waste Activities)**

6. All outside movements of glass, metal, pallets and baled waste shall be confined to the hours of 07.00 to 19.00 Monday to Friday and 08.00 to 17.00 on Saturdays. No works shall be undertaken on Sundays, Bank or Public Holidays.

REASON: In the interests of the amenities of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## **Stockpile/Storage Bay Heights**

7. No materials shall be stockpiled or stored within the storage bays at a height greater than 4 metres and shall only be in the locations identified on drawing reference plan GPP/RF/CHC/19/03 Revision 1. The storage bays shall be controlled and managed to prevent spillage and litter accumulation.

Reason: In the interests of visual amenity and having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

8. External storage of baled waste shall be no more than 5 metres in height and the storage of repaired pallets shall be no more than 4 metres high, and shall only be in the location identified on drawing reference plan GPP/RF/CHC/19/03 Revision 1. Areas of external storage shall be controlled and managed to prevent spillage and litter accumulation.

Reason: In the interests of visual amenity and having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

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## Amenity Protection

9. All operations shall be carried out in such a manner and measures undertaken to ensure that any effects of noise, dust and odour are kept to an absolute minimum. More specifically:-
- a) No plant, machinery or vehicles shall be used on site unless fitted with silencers maintained in accordance with the manufacturer's recommendations and specification.
  - b) Provision shall be made for the suppression of dust, including the use of water spray facilities, as necessary.
  - c) All waste materials shall only be processed and stored in the locations identified on drawing reference plan GPP/RF/CHC/19/03 Revision 1.

Reason: In the interests of the amenities of the area as a whole and nearby residential occupiers in particular and having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## Access

10. The site access shown on plan/drawing ref. GPP/RF/CHC/19/03 Revision 1 shall be maintained in a good state of repair and kept clean and free of mud, other debris, potholes, and obstructions at all times.

Reason: In the interests of highway safety and local amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## Vehicle Sheeting/Mud on the Road

11. All operational vehicles arriving at and leaving the site shall be appropriately sealed so as to prevent material spillage, wind blow and dust nuisance.

Reason: In the interests of highway safety and local amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

12. All operational vehicles leaving the site shall be cleansed to ensure they are free of mud and other debris to ensure no mud or other debris is deposited on the public highway.

Reason: In the interests of highway safety and local amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## Traffic Management

13. Within one month of the date of this permission, a Traffic Management Plan shall be submitted to and approved in writing by the Waste Planning Authority. The Plan shall include proposals for managing traffic to avoid vehicle queuing on the public highway to enter the site and waiting areas. The Plan as agreed shall thereafter be fully implemented throughout the life of the development.

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Reason: In the interests of amenity protection and highway safety having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### Surface Water Drainage

~~14. Before any above ground works commence a surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by Abington Consulting Engineers dated 24th September 2018) have been submitted to and approved in writing by the Waste Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices. **Condition discharged on 31 January 2019.**~~

Reason: To reduce the risk of flooding both on and off site in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

15. Within six months of the date of this permission, a Verification Report for the installed surface water drainage system for the site shall be submitted to the Waste Planning Authority for approval in writing by a suitably qualified independent drainage engineer site based on the approved Flood Risk Assessment rev B prepared by Abington Consulting Engineers dated 24th September 2018. These shall include:
- a) Any departure from the agreed design is keeping with the approved principles;
  - b) Any As-Built Drawings and accompanying photos;
  - c) Results of any performance testing undertaken as a part of the application process (if required/necessary);
  - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### External Lighting

16. No 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

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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 development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### **Building(s)**

17. The development hereby permitted shall be built in accordance with the dimensions as indicated on Drawing Nos. GPP/RF/CNOB/04, GPP/RF/CNOB/18/05, GPP/RF/CNOB/18/06, GPP/RF/CHC/19/05, and GPP/RF/CHC/19/07 and in locations identified on Drawing No. GPP/RF/CHC/19/03 Revision 1.

Reason: In the interests of visual amenity having regard to Policies 18 and 23 of the Minerals and Waste Local Plan (2017).

18. Notwithstanding the provisions of Part 7 Class L of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery buildings structures and erections or private ways shall be erected, extended, installed, rearranged, replace, repairs or altered at the site without prior planning permission from the Waste Planning Authority.

Reason: To protect the amenities of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### **Landscape**

19. Planting previously carried out along the northern boundary shall be appropriately maintained for a period of 5 years following planting and any plants which die or become diseased within this period shall be replaced in the following planting season.

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### **Fire Risk Management Plan**

- ~~20. Within 3 months of the date of the permission, a Fire Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Waste Planning Authority (see informative). The plan shall also include measures to mitigate the risk of fire associated with waste storage on the site. The plan shall be fully implemented and subsequently maintained, in accordance with the plan, unless any changes are subsequently agreed in writing by the Waste Planning Authority. In the event that any of the measures stipulated in the FRMP conflict with measures subsequently agreed as part of the~~

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~~Environmental Permit for the waste facility then the measures specified in the FRMP shall be superseded by the conflicting measures in the Environmental Permit.~~

~~Reason: In the interests of safety having regard to Policy 23 of the Minerals and Waste Local Plan (2017).~~

### **Contaminated Land**

21. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Waste Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that if unsuspected contamination is encountered during the work, which it is dealt with in an appropriate manner having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

### **Catchment Area/Monitoring**

22. All waste materials to be processed on the site shall originate from locations within the area shown on the indicative catchment area plan ref: GPP/RF/CBR/12/04 Revision 1 dated 17 February 2012 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 interest of self-sufficiency and sustainability having regard to Policies 12 and 19 of the Minerals and Waste Local Plan (2017).

23. 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 sub regional catchment area in condition 22. This information required by this condition shall also be supplied at any other time on request within the 12 month period by the Waste Planning Authority, within three weeks of a receipt of this request in writing.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy 10, 12 and 25 of the Minerals and Waste Local Plan (2017) and to ensure that waste materials are dealt with close to their source in accordance with Policy 19 of the Minerals and Waste Local Plan (2017).

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## Complaints

24. In the event that complaints regarding odour, noise, lighting and/or dust are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator and a response on the findings submitted within two working days. In the event the complaint is considered by the Waste Planning Authority as being potentially contrary to a condition of this permission the operator shall be notified and required to submit proposals for removing, reducing or mitigating identified adverse effects resulting from the operation. A programme for the implementation of remedial measures and works to be undertaken shall be submitted to the Waste Planning Authority for agreement in writing no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the Waste Planning Authority. The remedial measures agreed in writing shall thereafter be implemented and maintained thereafter. If it is considered by the Waste Planning Authority that the complaint is a matter more appropriately regulated under any Environmental Permit at the site then the Environment Agency will be notified by the Waste Planning Authority for it to investigate and take any action it sees appropriate.

Reason: In the interests of amenity protection having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

## 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 based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Date: 05/02/2020

Signed: 

For Assistant Director of Environment,  
Planning and Transport

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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](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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