



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Welland Waste Management Ltd Pebble Hall Bosworth Road Theddingworth Northamptonshire LE17 6NJ	GP Planning Ltd The Stables Long Lane East Haddon Northamptonshire NN6 8DU

Part I - Particulars of application

Date of Application	Application No.
23 rd March 2017	NCC Ref: 17/00017/WASFUL DDC Ref: DA/2017/0327

Particulars and location of development

Erection of six additional wood storage bays, ancillary internal access works, plus retrospective permission for the erection of a building to house wood shredding operations at Pebble Hall Farm, Theddingworth Road, Marston Trussell, Northamptonshire, LE17 6NJ

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 and Compliance

1. 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 sent to the Waste Planning Authority within 7 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.

Scope of the Permission

2. 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 dated 17 March 2017
- Planning Statement prepared by GP Planning dated 17 March 2017

Drawings

- Drawing No. GPP/WWM/PHSS/17/01 Rev 1 Site Location Plan
- Drawing No. GPP/WWM/PHSS/17/02 Rev 1 Site Plan
- Drawing No. GPP/WWM/PHSS/17/03 Rev 1 Site Layout
- Drawing No. GPP/WWM/PHSS/17/04 Rev 1 Elevations for Shredding Shed
- Drawing No. GPP/WWM/PHSS/17/05 Rev 1 Site Layout - Whole Site
- Drawing No. GPP/WWM/PHSS/17/06 Rev 1 Proposed Storage Bays

Technical Reports

- Landscape & Visual Impact Assessment, ref. RP901, prepared by ALD dated 8 March 2017;
- Noise Assessment prepared by LFAcoustics dated February 2017;
- Flood Risk Assessment prepared by Abington Consulting Engineers dated 14 March 2017

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

Waste Wood Inputs

3. The total amount of wood waste to be imported to the permitted REGF facility (approved under planning permission 13/00098/WASFUL) in connection with the development hereby permitted and application 16/00022/WASFUL shall not exceed a combined total of 72,000 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 (October 2014).

Waste Types

4. The developer shall ensure that systems are in place to ensure that the site accepts and processes only wood waste of a non-hazardous nature and that systems are in place to deal with any prohibited wastes delivered to site. A management plan with details of the systems to be employed shall be submitted to the Waste Planning Authority for agreement in writing prior to

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waste imports to the site commencing. The management plan shall thereafter be implemented and maintained.

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

Hours of Working - Operational Phase

5. Except in emergencies (which shall be notified to the Waste Planning Authority as soon as practicable) the shredding of wood waste and all waste and other external delivery and collection vehicles, shall be restricted to between the hours of 07.00 hrs and 18.00 hrs Mondays to Fridays and 8.00 hrs to 13.00 hrs Saturdays with no such operations on Sundays or Public and Bank Holidays.

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

Vehicle Sheeting/Mud on the Road

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

Reason: In the interests of highway safety and local amenity having regard to Policies 22 and 27 of the Northamptonshire Minerals and Waste Local Plan (2014).

7. 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 Policies 22 and 27 of the Northamptonshire Minerals and Waste Local Plan (2014).

Storage and Processing

8. No external deposit, processing or storage of wood waste, including packaging; shall take place on site outside of the REGF building other than in the wood waste reception and storage areas identified on Drawing No. GPP/WWM/PHSS/17/05 Revision 1.

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

Stockpile/Storage Bay Heights

9. No waste wood shall be stockpiled or stored within the storage bays at a
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height greater than 4 metres and shall only be in the storage bay locations identified on Drawing No. GPP/WWM/PHSS/17/05 Revision 1. The storage bays shall be controlled and managed to ensure no spillage and litter accumulation.

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

Noise

10. All plant, equipment and machinery required in connection with the development hereby permitted shall be maintained in accordance with the manufacturer's specification.

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

11. No vehicles/HGVs or mobile plant used exclusively on site shall be operated on site unless they have been fitted with white noise alarms or other non-tonal alarm as may be agreed in writing with the Waste Planning Authority.

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

Dust

12. Prior to the commencement of the development a scheme and programme for the suppression of dust from all site operations shall have been submitted to and approved in writing by the Waste Planning Authority. The scheme as agreed shall be implemented in full from the date of commencement of the development notified in accordance with Condition 1 for the duration of the development. The scheme shall also include suitable measures which shall be adopted to ensure dust is kept to a minimum including the use of water spray facilities in periods of dry weather for operational areas outside the building, including hard surfaces and roadways.

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

External Lighting

13. No external lighting, temporary or permanent, 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 and existing external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, shields/cowls, mounting height, aiming angles, luminaire profiles, luminance and colour temperature. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how

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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 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Surface Water Drainage

14. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment for application 16/00022/WASFUL prepared by Abingdon Consulting Engineers, 7th February 2017) and Flood Risk Assessment for Wood Storage Facility at Pebble Hall, Theddingworth, Northamptonshire, prepared by Abingdon Consulting Engineers, dated 14th March 2017 for application 17/00017/WASFUL have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with approved details. Details of the scheme shall include:

- a) 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 basins.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

15. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Ecology

16. Prior to the commencement of development, a badger survey related to the areas covered by the applications 16/00022/WASFUL and 17/00017/WASFUL, and scheme for mitigating the impacts on any badger

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activity identified in the survey shall be submitted to and approved in writing by the Waste Planning Authority. The development shall only proceed in accordance with any mitigation measures approved by the Waste Planning Authority.

Reason: In the interests of biodiversity having regard to Policy 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

17. Operations that involve the destruction and removal of vegetation or buildings shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Waste Planning Authority, once a survey report has been submitted to establish that breeding birds will not be adversely affected.

Reason: To provide protection to breeding birds having regard to Policy 24 of the Minerals and Waste Local Plan (2014).

Catchment Area

18. All waste materials to be processed on the site shall originate from locations within the area shown on the submitted 'Catchment Area Plan' reference: GPP/WWM/PHWY/16/08 Revision1 submitted as part of application 16/00022/WASFUL.

Reason: To ensure that waste materials are dealt with close to their source in order to prevent the long distance travelling of imported wastes having regard to Policy 11 and 13 of the Northamptonshire Minerals and Waste Local Plan (2014).

19. 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 annual report shall incorporate such records that demonstrate compliance with the Catchment Area Plan (Condition 18).

Reason: To ensure that waste materials are dealt with close to their source in order to prevent the long distance travelling of imported wastes having regard to Policy 11 and 13 of the Northamptonshire Minerals and Waste Local Plan (2014).

Complaints

20. 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. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and 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

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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.

Reason: In the interests of amenity protection having regard to Policy 22 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 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 14th July 2017.....

Signed G.P. Watson.....

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

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