



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Wee Environmental (GB) LTD Pytchley Lodge Road Industrial Estate Pytchley Lodge Road Kettering Northamptonshire NN15 6JJ	Mr Al Morrow Kingsbrook House 7 Kingsway Bedford MK42 9BA

Part I - Particulars of application

Date of Application	Application No.
13 September 2018	NCC Ref: 18/00039/WASCOU KBC Ref: KET/2018/0778

Particulars and location of development

Change of use from B2 (General Industrial) to mixed use B2 (General Industrial and processing of end of life vehicles) at Pytchley Lodge Road Industrial Estate, Pytchley Lodge Road, Kettering, Northamptonshire, NN15 6JJ.

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:-

Time Limit

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 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.

Scope of the Permission

2. 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 5 September 2018;
- Planning Statement dated August 2018;
- Noise Impact Assessment dated 24 August 2018 – Ref. IEC/3872/01/AVH;
- Site Layout; and
- Indicative Waste Catchment Area Plan.

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.

Operational Limits

3. The annual amount of imported end of life vehicles shall not exceed an annual throughput of 7,000 tonnes per annum which, combined with an annual throughput of 8,000 tonnes of electrical products shall not exceed a total site throughput of 15,000 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 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

4. No waste other than those waste materials defined in the application details, combined with the waste materials approved under planning permission 14/00081/WASCOU, 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 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Storage and Processing

5. Processing of waste shall be confined to within the existing buildings on the site hereby permitted, except for the use of a mobile crusher/baler.

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

Hours of Working

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

0700 and 1800 Mondays to Fridays

0700 and 1400 Saturdays

No activities on Sundays or Public and Bank Holidays

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The crushing/baling process shall not be operational outside the hours of 0800 and 1800 Monday to Fridays and at no time on Saturdays, Sundays or Public 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 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Noise

7. The development permitted by this planning permission shall be carried out in accordance with the approved Noise Impact Assessment dated 24 August 2018 – Ref. IEC/3872/01/AVH, in particular the noise mitigation strategy at paragraph 5.4. These measures shall be implemented on commencement of operations at the site and maintained throughout the development hereby permitted.

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

8. Before first use of the development, the acoustic screen/barrier shall be constructed in accordance with the description in section 5.4 of the Noise Impact Assessment dated 24 August 2018 – Ref. IEC/3872/01/AVH and maintained thereafter unless otherwise agreed in writing by the Waste Planning Authority as a consequence of additional mitigation measures required under condition 11 of this permission.

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

9. No vehicles and mobile plant used exclusively on site shall be operated unless they have been fitted with a non tonal “white” noise reversing alarm or an alternative system following written agreement from the Waste Planning Authority.

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

10. No vehicle, plant, equipment or machinery used exclusively on site shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and machinery shall be maintained in accordance with the manufacturer’s specification.

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

Noise Complaints

11. In the event that complaints regarding noise 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

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mitigating identified adverse effects measures and works to be undertaken shall be submitted to the Waste Planning Authority 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. If complaints relate to noise continue after remedial measures have been implemented, noise monitoring shall be undertaken to verify whether the requirements of condition 8 are being met following receipt of written notification from the Waste Planning Authority. If the noise monitoring results demonstrate non-compliance with condition 8, further mitigation measures shall be submitted for agreement in writing within 7 days. The measures as agreed shall thereafter be implemented and maintained.

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

Wheel Cleaning

12. 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 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Vehicle Sheeting

13. 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 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Lighting

14. 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 development.

Reason: To protect the interests of local amenity having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

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Catchment Area

15. All waste materials to be processed on the site shall originate from locations within the area shown on the Indicative Waste Catchment Area Plan 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, having regard to Policy 19 of the Northamptonshire Minerals and Waste Local Plan (2017).

Monitoring

16. 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 the records of vehicle movements demonstrating compliance with conditions 3 and 15. 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 Policies 10 and 12 of the Northamptonshire 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).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County 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.

INFORMATIVES

1. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, One Angel Square, Angel Street, Northampton, NN1 1ED (Tel: 01604 366700) for advice on the appropriate procedure.
2. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

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Date 11th December 2018

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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