Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent
Raybell & Sons Surfacing Ltd  GP Planning
The Old Brickworks  Mill House
Harborough Road  Long Lane
Pitsford  East Haddon
Northampton  Northampton
NN6 9AA  NN6 8DU

Part I - Particulars of application

Date of Application  Application Nos.:
11 August 2009  NCC Ref: 09/00054/WAS
                              DDC Ref: DA/2009/0634

Particulars and location of development

Change of use of industrial premises to waste transfer and recycling; at The Old Brickworks, Harborough Road, Pitsford, Northampton NN6 9AA (Raybell & Sons Surfacing Ltd)

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

1. The development must be begun not later than the expiration of 3 years beginning with the date of this permission. The commencement date shall be notified in writing within seven days to the Waste Planning Authority.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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Scope of Planning Permission

2. This planning permission shall relate to the area outlined in red on the plan of GP Planning Ltd GPP/RBS/OB/09/02, revision 2, dated August 2009, hereafter referred to as “the site”. The waste development hereby permitted shall only be carried out within “the site” in accordance with the details set out in the submitted application forms and supporting information.

3. The waste development hereby permitted shall not exceed a total annual throughput of 25,000 tonnes per annum.

4. All receipt and processing of waste shall take place within the buildings.

Reason: To define the area of the site and in the interest of clarity, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

Type of Waste

5. All wastes imported to, stored on, handled on, and ultimately exported off site shall be solely confined to wastes of a non-hazardous nature.

Reason: To define the scope of the permission, and in the interest of clarity.

Access and Highway Safety

6. The sole vehicular access for the waste development hereby permitted shall be by way of the existing access. The existing sight lines shall be maintained to give visibility along the road over a distance of at least 215 metres in both directions, from a point measured 4.5 metres back along the centre line of the access, these dimensions to be measured along and from the near edge of the carriageway. The areas of land located between the required sight lines and the highway carriageway shall be maintained at a height not exceeding 0.9 metres above the carriageway level.

7. The existing warning signs and road markings shall be retained and maintained in the highway in order to warn of the presence of the access and of turning vehicles.

8. All operational vehicles shall exit the site by turning left out of the site, and the existing signage to this effect shall be retained and maintained.

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

10. 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

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the public highway.

**Reason for access and highway safety conditions:** In the interests of highway safety, and in accordance with Policy 8 of the Northamptonshire Waste Local Plan (2006).

**Hours of Working**

11. Except as may otherwise be agreed in writing by the Waste Planning Authority the operations hereby permitted shall be restricted to between the hours of 0700 and 1700 hours Monday to Friday, 0700 and 1300 on Saturdays, with no operations on Sundays or Bank Holidays.

**Reason:** To ensure that the operation of the site is carried out within reasonable hours in the interests of the amenities of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

**Dust and Noise**

12. Suitable measures shall be adopted to ensure dust is kept to a minimum including the use of water spray facilities in periods of dry weather, and for operational areas within the building, external stockpiles of materials and hard surfaces and roadways.

13. All mobile plant operating on the site shall be fitted with white noise audible reversing alarms.

**Reason:** In the interests of the amenities of the surrounding area, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

**Storage of Materials**

14. Unless otherwise agreed in writing by the Waste Planning Authority, there shall be no external storage of materials.

**Reason:** In the interests of the amenities of the surrounding area, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

**Prevention of Pollution**

15. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be as least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental

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damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

**Reason:** To prevent contamination of the site, in the interests of the amenities of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

**Lighting**

16. No new external lighting fixed to buildings or mobile plant shall be installed until a scheme of all lighting provision related to the development thereby permitted has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

**Reason:** In the interests of the amenities of the surrounding area, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

**Indicative Catchment Area**

17. All waste materials to be processed on the site shall originate from locations within a 30 mile radius of the site, unless expressly approved in writing by the Waste Planning Authority.

**Reason:** In order to reflect the proximity principle and to minimise the transportation of waste from source and across waste planning authority boundaries; and the long term local nature of the facility; and in the interests of sustainability, having regard to Northamptonshire Waste Local Plan Policies 1 and 4.

**Monitoring**

18. The operators of the site shall at a minimum of 12 monthly intervals provide in writing to, and upon request by, the Waste Planning Authority detailed information on the quantities and types of all waste materials brought on to the site for re-use, recovery, and disposal. Such information will only be used in aggregated format as part of an Annual Monitoring Report produced by the Waste Planning Authority.

19. The operating company shall keep records of the quantity of waste received by weight and its source and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

**Reasons for monitoring conditions:** To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy 1 of the Northamptonshire Waste Local Plan (2006) and the objectives of the National Waste

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20. A copy of the terms of this permission, including all documents hereby permitted and any documents subsequently approved in accordance with this permission (or amendments approved pursuant to this permission) shall be displayed at the site office and shall be made known to any person given responsibility for the management or control of operations on the site.

**Reason:** To ensure that the site manager can monitor the implementation of the conditions in accordance with Policy 27 of the Northamptonshire Waste Local Plan (2006).

**INFORMATIVE**

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -
   - Application Form (dated 10 August 2009); Planning Statement (dated August 2009), GP Planning Ltd; Site Location Plan: Reference GPP/RBS/OB/09/01; Site Plan: Reference GPP/RBS/OB/09/02, Revision 2, Dated 05/08/2009; Site Layout Plan: Reference GPP/RBS/OB/09/03, Revision 1, Dated 05/08/2009.

2. The applicant’s attention is drawn to the informative comments listed in the Environment Agency in their letter dated 21st September 2009, as listed below:
   - Approximately 40% of the site is subject to a Groundwater Vulnerability Zone. This is confined to the area which currently benefits from a Waste Management Licence. This may need to be considered in the event of an application being made to handle a wider stream of waste.
   - For any new development where overall project costs are likely to exceed £300,000 The Site Waste Management Plans Regulations 2003 apply. In accordance with these regulations, before development commences the developer is required to produce a Site Waste Management Plan setting out a detailed account of how waste produced during construction and any waste produced preparatory thereto (in particular demolition waste should demolition form part of site preparation) is to be managed.
   - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination must be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water must not pass through the interceptor. A closure valve should be installed at the oil separator outlet to contain any polluting material in the event of an emergency. Care should be given to prevent detergents entering oil interceptors as they may render them ineffective.
   - No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent, must be discharged to the surface water drainage system.

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• Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter must not be connected to the surface water drainage system.

• Since disposal to the foul sewer or recycling is not planned, the effluent must be contained within a sealed drainage system or catchpit for off-site disposal by an authorised waste contractor.

• A consent to discharge under the WRA 1991 will be required if there are discharges to Controlled Waters from this site which are not regulated by the Environment Agency in another environmental permit.

• The proposed development or activity may eventually require a Waste Management Licence. The applicant is advised to contact the Environment Agency view www.environment-agency.gov.uk for further information prior to applying for a Licence.

• Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care.

• The Environment Agency has issued Environmental Permitting Regulations including revised Pollution Prevention Guidelines (PPGs) which are accessible via www.environment-agency.gov.uk. Each PPG is targeted at a particular industrial sector or activity and aims to provide advice to developers on their statutory responsibilities and good environmental practice. Given the nature of the proposed development, it would be advisable that the applicant refer to these notes for further information, specifically PPGs 1, 3, and 4.

• Responsibility for the safe development and secure occupancy of this development rests with the developer.

REASONS FOR APPROVAL

Overall, this application is considered acceptable in terms of both the East Midlands Regional Plan Policy 38, and also with the relevant policies of the Northamptonshire Waste Local Plan (2006). The change of use application will allow the site operator to expand the current waste recycling operations at the site, although it is recognised that any other future waste related development will require an application for planning permission. The application is considered consistent with Policies 1 and 4 of the Northamptonshire Waste Local Plan (2006) in that it is a local facility processing less than 50,000 tonnes of waste and is located on an existing industrial site.

The requirements for traffic movements on and off the site ensure the safety of all traffic movements in this area in accordance with Policy 8 of the Waste Local Plan. The operating procedures employed on the site ensure the amenity of the surrounding area is maintained through control and mitigation of dust and noise nuisances in accordance with Policy 15 of the Waste Local Plan. There are significant plantings within and surrounding the site and at the entrance, these serve to provide screening of the existing developments and would continue to be adequate. Overall, this development is considered consistent and appropriate in

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terms of Policies 1 (Principles for Waste Development), 4 (Development of Local Waste Facilities), 8 (Traffic and Access), 13 (Water Resources and Flooding), and 15 (Local Amenity) of the Northamptonshire Waste Local Plan (2006).

Date: 22nd October 2009  Signed ...............................................................  For Chief Planning Officer

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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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