Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant: Welland Waste Management Ltd
Pebble Hall
Theddingworth
Lutterworth
LE17 6NJ

Name and address of agent (if any): GP Planning
The Stables
Long Lane
East Haddon
Northampton
NN6 8DU

Part I - Particulars of application

Date of Application: 6 August 2012
Application No.: NCC Ref: 12/000531WASCOU
DDC Ref: DA/2012/0589

Particulars and location of development
Change of Use of existing grain store to a waste storage building (Retrospective Application) at Pebble Hall Farm Bosworth Road Theddingworth Lutterworth 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:-

1. Scope of Permission

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:

Application Forms dated 10 July 2012;
Planning Statement Version 2 dated July 2012;
Drawing No. GPP/WWM/MT/12/11 Rev 1 Site Location Plan;

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.
REASON: To specify the approved documents in the interests of amenity with regard to Policy CS14 of MWDF Core Strategy DPD (May 2010).

2. **Use of Building**

The use of the building hereby permitted shall be limited to the removal and storage of collected litter waste recovered from the composting and wood waste operations (Areas 1, 2 & 4 on Drawing No. GPP/WWM/MT/12/14 Rev 1). Upon cessation of these permitted waste operations (composting and wood waste), the use of the building subject of the application shall revert back to agricultural use.

REASON: In the interests of amenity having regard to Policy CS14 of MWDF Core Strategy DPD (May 2010).

3. **Outside Storage**

No collected litter waste recovered from the composting and wood waste operations shall be stored outside of the building hereby permitted.

REASON: In the interests of amenity having regard to Policy CS14 of MWDF Core Strategy DPD (May 2010).

**REASONS FOR APPROVAL**

The principle of the proposed development is considered to be acceptable in accordance with Policies CS1 and CS2 of the MWDF Core Strategy (2010). The proposed development will enable the operator to improve operational and environmental management of the site. There are no outstanding objections to the application by the statutory consultees and it is considered that there are no significant highway safety, traffic amenity or noise, odour, dust and pollution issues which would justify refusal of the application. Therefore, the proposed development is considered to be acceptable having regard to Policies CS1, CS2 and CS14 of the Minerals and Waste Development Framework Core Strategy DPD (2010) and Policies CMD1 and CMD10 of the MWDF Control and Management of Development DPD (2011) and it is recommended that planning permission be granted, subject to conditions.

Date: 19th October 2012
Signed

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

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