PLANNING PERMISSION

Name and address of applicant
Northampton Golf Club
Harlestone
Northampton
NN7 4EF

Name and address of agent (if any)
Gill Pawson Planning
Mill House
East Haddon
Northampton
NN6 8DU

Part I - Particulars of application

Date of Application
10th July 2006

Particulars and location of development
Importation and Deposition of Inert Waste Soils To Construct Four New Tees, Extend One Tee, Extend One Green And Re-Model Practice Area At Northampton Golf Club Course, Harlestone.

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 two years beginning with the date of this permission.

Scope of Planning Permission

2. Except as otherwise required by conditions attached to this permission development shall only take place in accordance with the submitted planning application.

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.
Tipping Operations

3. No materials shall be imported and deposited on the site other than those of a dry inert nature comprising topsoil, subsoil, clays and other inert materials that are unsuitable for recycling.

Hours of Working

4. Except as may be otherwise approved in writing by the Waste Planning Authority the importation of soils and inert waste material and all tipping and restoration operations at the site shall be restricted to between the hours of 7.30 am and 5.30 pm on Mondays to Fridays with no such operations being carried out on the site on Saturdays, Sundays or Public or Bank Holidays.

Traffic Management

5. All Heavy Goods Vehicle movements along the unclassified access road from the A428 shall be managed in accordance with the submitted proposals in the letter dated 25th September 2006.

6. Prior to the commencement of the development hereby permitted a scheme for temporary signage to warn drivers of the temporary use of the unclassified highway for access by Heavy Goods Vehicles shall be submitted for agreement in writing. The agreed scheme shall be implemented and the temporary signs removed at the end of the waste disposal operations.

Highway Maintenance

7. Prior to the commencement of waste disposal operations at the site a survey of the condition of the public highway between the A428 road and the entrance to the golf course shall be undertaken with a Highway representative present and a report submitted to the Waste Planning Authority. Within one month of completion of the importation of waste, a further survey of the condition of the same section of public highway shall be undertaken, with a Highway Authority representative, to identify damage and deterioration and agree proposals for remedial maintenance work. The agreed remedial maintenance work shall be submitted to the Waste planning Authority and undertaken within 3 months of the importation of waste ceasing.

Vehicle Cleaning/Mud on the Road

8. All Heavy Goods Vehicles leaving the site shall be cleansed of mud and other debris to prevent mud being carried onto the public highway.

Noise/Amenity Protection

9. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers. Noise levels during tipping operations

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shall not exceed 55dB (A)_{ref, 1h} (free field) at the nearest noise sensitive property in Park Farm Barns.

Dust

10. The site shall be managed to control dust emissions by the use of dust suppression equipment including the use of a water bowser, sprayer or hose or similar, as appropriate.

Landscaping Scheme

11. Within one month of the commencement of waste disposal operations at the site a landscaping scheme with details of locations, numbers, size and species shall be submitted to the Waste Planning Authority for agreement in writing. The scheme as agreed shall be implemented in the first planting season following its approval and any trees or shrubs which die or otherwise fail within 5 years of planting shall be replaced.

Phasing of Operations

12. The importation of waste to complete the re-modeling of the practice area shall be undertaken within a maximum six month period within the operations as a whole.

End Date

13. The development hereby permitted shall cease not later than 2 years from the commencement of operations.

Reasons for Conditions and Development Plan Policies

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2,3 To define the scope of the permission and in the interest of clarity.

4,8 In the interests of amenity. (Waste Local Plan Policy 15)

5,6 In the interests of amenity and highway safety. (Waste Local Plan Policy 8)

7,8

9,10 In the interests of amenity. (Waste Local Plan Policy 15)

11,12 In the interests of the environment and local amenity (Waste Local Plan Policy 15)

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13. To specify the date when the conditions of the permission shall have been fully implemented. (Northamptonshire County Structure Plan Policy W3)

**Summary of Reasons for Approval**

It is considered that there is an engineering and recreational amenity justification for the proposed waste disposal operations in accordance with Policy 23 of the Northamptonshire Waste Local Plan 2006. The amenity, environmental and highway safety implications of the development can be mitigated and controlled by planning conditions and therefore the development is considered acceptable having regard to Policies 8, 15 and 23 of the Waste Local Plan.

Date: 6th October 2006  
Signed: 

Authorised to sign on behalf of the Head of Sustainable Development

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