Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Joben Developments Limited
Yelvertoft Road
Crick
Northampton
NN6 7TF

Name and address of agent (if any)
G P Planning Limited
Mill House
Long Lane
East Haddon
Northamptonshire
NN6 8DU

Part I - Particulars of application

Date of Application
20th September 2007

Application No.
NCC – 07/00053/WAS
DDC – DA/2007/1077

Particulars and location of development

Waste Transfer Station and Materials Recycling Facility at Yelvertoft Road, Crick, Northampton NN6 7TF.

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 to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

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.

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 Permission

2. Except as otherwise required by conditions attached to this permission development shall only take place in accordance with the submitted planning application i.e. Planning, Design and Access Statement (including Flood Risk Assessment) and Drawing Nos. GPP/JDL/CR/07/01, GPP/JDL/CR/07/02v2, GPP/JDL/CR/07/03, GPP/JDL/CR/07/04A, GPP/JDL/CR/07/05.

3. This permission is personal to Joben Developments Limited and provides no authority for any person other than Joben Developments Limited to operate from the site. When the site ceases to be occupied by Joben Developments Limited, the use hereby permitted shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

4. The range of wastes that may be imported to, stored on, handled on and ultimately exported off the site shall be confined to non-hazardous wastes in accordance with the submitted application.

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

Hours of Working

5. No vehicle shall enter or leave the site and no waste recycling operations shall take place except between the hours of 0700 and 1700 hours Monday to Friday and 0800 to 1300 hours Saturday. There shall be no working on Sundays, Bank Holidays and public holidays.

Reason: To ensure that working on the site is carried out within reasonable hours so as to avoid disturbance (Northamptonshire Waste Local Plan Policy 15).

Highway Safety

6. No more than two 7.5 tonne (maximum gross laden weight) skip lorries and one 18 tonne (maximum gross laden weight) skip lorry shall operate from the site.

7. Lorry and Heavy Goods Vehicle movements associated with the development hereby permitted shall be restricted to a daily maximum of 12 loads, i.e. 24 lorry vehicle movements. A written record shall be maintained at the site office of all movements to and from the site by lorries and Heavy Goods Vehicles. Such records shall contain the vehicles' weight, registration number and the time and date of the movement and shall be made available for inspection, upon request by the Waste Planning Authority.

8. All commercial vehicles shall enter and leave the site following the proposed lorry route (GPP/JDL/CR/07/03) which indicates all associated traffic to travel through Crick village in order to access the A428 and M1.

Reason: In the interest of residential amenity and to safeguard the interests of users of the public highway (Northamptonshire Waste Local Plan Policy 8 and 15).

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Vehicle Cleaning/Mud on the Road

9. No vehicle used in connection with the development shall enter the public highway unless its wheels and chassis are clean, to prevent the deposit of mud or other debris.

Reason: In the interest of residential amenity and to safeguard the interests of users of the public highway (Northamptonshire Waste Local Plan Policy 8 and 15).

Dust

10. Dust generated by activities on the site shall be controlled and measures for the suppression of dust shall be installed and implemented on the site during dry weather period and whenever operations create dust. These measures shall include the use of water spray facilities for damping operational areas internal and external to the building.

Reason: In the interests of residential amenity (Northamptonshire Waste Local Plan Policy 15).

11. All vehicles transporting materials in accordance with this development shall be adequately sheeted to the satisfaction of the Waste Planning Authority.

Reason: In the interest of residential amenity and to safeguard the interests of users of the public highway (Northamptonshire Waste Local Plan Policy 8 and 15).

Drainage

12. Prior to the commencement of any development, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage shall be submitted to, and approved by, the Waste Planning Authority.

Reason: To prevent the increased risk of flooding.

Annual Importation Limits

13. The total gross amount of waste material imported to the site shall not exceed 10,000 tonnes in any one calendar year and the applicant shall submit to the Waste Planning Authority in writing an annual return by the end of January of each calendar year with details of the total amount imported to the site.

Reason: To maintain control over the quantity of material entering and leaving the site in the interests of amenity and users of the public highway. (Northamptonshire Waste Local Plan, Policy 8 and 15).

Temporary Permission

14. The development hereby permitted shall cease not later than five years

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beginning with the date of this permission.

Reason: To enable the Waste Planning Authority to reconsider the development at the end of the period stated in the interest of residential amenity and to safeguard the interests of users of the public highway (Northamptonshire Waste Local Plan Policy 8 and 15).

REASONS FOR APPROVAL

The proposed development is to enable a start-up waste management business. The principle of its use is acceptable in terms of its size, location and anticipated contribution towards a sustainable waste management system for Northamptonshire. Highway safety and amenity impacts have been carefully considered and there are no significant issues which would justify refusal of the application.

The proposed development is considered to be in accordance with the Development Plan in particular Northamptonshire Waste Local Plan (Adopted March 2006): Policy 1 (Principles for Waste Development); Policy 4 (Development of Local Waste Facilities); Policy 8 (Traffic and Access); Policy 15 (Local Amenity); and Policy 17 (Waste Transfer, Recovery and Recycling).

Date: 14th December 2007 Signed: [Signature]

On behalf of the Chief Planning Officer

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