



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Property Services  
Northamptonshire County Council  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED

#### Name and address of agent (if any)

Mr Christian Smith  
Icon Innovation Centre  
Eastern Way  
Daventry  
Northamptonshire  
NN11 0QB

### Part I - Particulars of application

#### Date of Application

5 July 2018

#### Application No.

**NCC Ref:** 18/00026/CCDCOU

**WBC Ref:** WP/18/0523/CRA

### Particulars and location of development

Change of Use from Waste Transfer Station (Sui Generis) to Industrial Use (B8) for storage of mobile classrooms at Land at Hardwater Road, Wollaston, Wellingborough, Northamptonshire, NN29 7SS.

### 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:-

#### Scope of Permission

1. 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 and plans:

- Application Forms dated 31 May 2018;

**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.

- Planning, Design and Access Statement dated 15 May 2018;
- Site Plan Wollaston Civic Amenity Site Ref. W0384A; and
- Wollaston Household Waste Recycling Centre Ref. W0384A/A4.

Reason: For the avoidance of doubt and in the interests of amenity protection having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

### **Hours of Working Operational**

2. Except in emergencies (which shall be notified to the County Planning Authority as soon as practicable) all operations on site hereby permitted, including the delivery, despatch or on-site maintenance and existing lighting, shall be restricted to between the hours of 07.30 and 17.30 Mondays to Fridays with no such operations on Saturdays, Sundays or Public and Bank Holidays.

Reason: In the interests of amenity protection having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

### **Storage Heights**

3. No mobile classrooms shall be stored at a height greater than 4 metres when measured from adjacent ground level, unless otherwise agreed in writing by the County Planning Authority.

Reason: To minimise the visual impact of the development in the interests of visual amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

### **Highway Safety**

4. All vehicles entering 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 having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

### **External Lighting**

5. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County 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.

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Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

## Complaints

6. In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County 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 County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

## 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. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.
2. 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, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel. 01604 366130) for advice on the appropriate procedure.
3. 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.

**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.

Date 4<sup>th</sup> September 2018

Signed G.P. Watsaw

For Assistant Director of Environment,  
Planning and Transport

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