

Public Document Pack



Meeting: Strategic Planning Committee
Date: Monday 6th September, 2021
Time: 7.00 pm
Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the North Northamptonshire Strategic Planning Committee

Councillors Brackenbury (Chair), Bell (Vice Chair), Allebone, Armour, Dalziel, Dearing, Marks, Powell, Rielly, Smyth, Tebbutt, Thurland and Waters

Substitute Members: Councillors, Jackson, Carter, O'Hara, Prentice, Keane, McGhee and Anslow

Agenda			
Item	Subject	Officer Presenting Report	Page No
01	Apologies for non-attendance		-
02	Members' Declarations of Interests		-
03	Minutes of the meeting held on 2 nd August 2021		5 - 7
Items requiring a decision			
04	Applications for planning permission, listed building consent and appeal information* i) 20/00062/WASFUL Plots 19 to 26, Sanders Lodge Industrial Estate, Rushden Application for an additional industrial building for the storage and processing of recyclable waste	Phil Watson	9 – 21
Items to note			
05	<u>Delegated Officers Report</u> None		

Exempt Items			
06	None Notified		
07	Close of Meeting		
	<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 26th August 2021</p>		

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.
Committee Administrator: Callum Galluzzo (Democratic Services)
☎01536 534268
✉callum.galluzzo@northnorthants.gov.uk

Public Participation

The Council has approved procedures for you to request to address meetings of the Council.

ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Friday 3 rd September
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Friday 3 rd September

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

If you wish to register to speak, please contact the committee administrator

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are

also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

Press & Media Enquiries

Any press or media enquiries should be directed through the Council's Communications Team to NNU-Comms-Team@northnorthants.gov.uk

Public Enquiries

Public enquiries regarding the Authority's meetings can be made to democraticservices@northnorthants.gov.uk

This page is intentionally left blank

NORTH NORTHAMPTONSHIRE COUNCIL

STRATEGIC PLANNING COMMITTEE

Meeting held: 2nd August 2021

Present: Councillor David Brackenbury (Chair)
Councillors Roger Powell, Mark Dearing, Malcolm Waters,
Joseph Smyth, Paul Marks, Kevin Thurland, Alison Dalziel,
Ross Armour, Robin Carter, Elliot Prentice and Bert
Jackson

21.SPC.06 **APOLOGIES**

Apologies for absence were received from Councillors Simon Reilly, Paul Bell, Mike Tebbutt and Tim Allebone.

It was noted that Councillors Bert Jackson, Robin Carter and Elliott Prentice were acting as substitutes.

21.SPC.07 **DECLARATIONS OF INTEREST**

None

21.SPC.08 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 14th June 2021 be approved as a correct record.

21.SPC.09 **PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. One speaker attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*3.1 Application to provide an engineered development platform, and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access at Land Off Centrix Business Park Napier Road Corby Northamptonshire for Storefield Group Limited</p> <p>Application No: NC/21/00072/OUT</p> <p><u>Speakers:</u></p> <p>Alison Mitchell attended the meeting and addressed the committee as the agent on behalf of the applicant and stated to members that the application site was in a current overgrown and uneven state and that it had been allocated for employment use and identified for a strategic employment site. It was heard that all works were to be regulated by the environmental agency and that the applicant had explored all opportunities in ensuring the minimal impact on the biodiversity of the site.</p>	<p>Members received a report about a proposal for which full planning permission was being sought to provide an engineered development platform. Outline planning permission was also being sought for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access.</p> <p>Members raised questions regarding the protection of any local badger setts in and around the application site. It was confirmed to members that a badger survey had been carried out that found inactive setts and in response to member discussions a further up to date badger survey would take place.</p> <p>Concerns were raised by members in relation to the net biodiversity loss and enquired as to how the loss of biodiverse land could be mitigated as part of the development.</p> <p>Members heard that the same quality of biodiverse land will be duplicated to offset the loss of any area as part of the application process although further discussions could take place between the authority and the applicant regarding biodiversity mitigation work.</p> <p>Officers addressed the committee and provided an updated which included further comments by the highways authority and Tata steel in relation to supporting further development of the site.</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Dearing that the application be Deferred contrary to the officers recommendation to a subsequent committee for further consultation with Council's Ecology Officer on biodiversity mitigation work in order to try and secure a positive outcome if achievable</p> <p>It was agreed that the application be DEFERRED</p>

(Members voted on the motion to defer the application)

(Voting: For: Unanimous)

The application was therefore
DEFERRED

21.SPC.10 DELEGATED OFFICERS REPORT

None

21.SPC.11 EXEMPT ITEMS

None

**(The Committee exercised its delegated powers to
act in the matters marked *)*

(The meeting started at 7.00 pm and ended at 7.31pm)

Signed

Chair

This page is intentionally left blank

North Northamptonshire Strategic Planning Committee

6 September 2021

Application Reference	20/00062/WASFUL
Case Officer	Pete Moor
Location	Plots 19 to 26, Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ
Development	An additional industrial building for the storage and processing of recyclable waste
Applicant	Monoworld Group PLC
Agent	David Smith Associates
Ward	Rushden Pemberton West
Overall Expiry Date	27 February 2021
Agreed Extension of Time	10 September 2021

List of Appendices

Appendix A - Site Location Plan

Scheme of Delegation

This application is brought to committee because of the level of objections from local residents received.

1. Recommendation

- 1.1. That planning permission be GRANTED subject to the conditions specified in Section 10 of the report.

2. The Proposal

- 2.1 The applicant, Monoworld Group PLC, is seeking planning permission to construct an additional 'L' shaped building in the north western corner of the existing waste facility. Other works include the reorganisation of the car park, addition of two disabled spaces, electric vehicle charging points and cycle stands, and construction of a new concrete retaining wall.
- 2.2 The main side of the new 'L' shaped building will be 25.0m x 50.0m with the shorter side being 15.0m x 30.0m, and 10.0m high to the eaves. It will create an

additional 1,700 sq. metres of new floor space. The new building will be used in conjunction with the existing permitted waste processing operations at the site in line with the rest of the existing waste facility. The existing permission allows the processing of 245,000 tonnes per annum of plastics, fibre and metals and be operated 24 hours a day.

3. Site Description

- 3.1 The application site is located approximately 1 kilometre to the north of Rushden town centre and 0.5 kilometres to the south of the A45. Industrial and residential properties are located to the south with further industrial land located between the site and A45. The site is located within the centre of an industrial estate, bounded by an un-adopted circular road leading from the adopted highway A5001 Wellingborough Road. There are two accesses leading from the un-adopted road into the site from the north east and south west.
- 3.2 The site covers an area of approximately 3.2 hectares consisting of a number of industrial buildings, two storey office building, outdoor concrete yard and car parking. The site currently accepts mixed plastic, fibre and metal waste, including those from household waste collections.

4. Relevant Planning History

- 4.1 The application site has a long history of industrial uses dating back to the 1960s. The buildings on site were extended both in the late 1960s and more extensively in the 1980s. Prior to 2014, the site was utilised for the reconditioning of Caterpillar machinery components. All permissions relating to the site prior to 2014 were granted by the local planning authority (at that time East Northamptonshire Council or its predecessors), those after were by the minerals and waste planning authority (up until now being Northamptonshire County Council):
- **67/0123/RUS** - Factory for manufacture of industrial housing units
 - **67/0366/RUS** - Storage building (12,000 square feet)
 - **68/00020/RUS** - Extension to factory area (4,000 square feet)
 - **83/1505/FUL** - Change of Use from Industrial to Warehousing
 - **85/0450/FUL** - Link extension and canopy for industrial purposes
 - **87/0201/FUL** - Warehouse building
 - **87/1131/FUL** - Extension to form new parts store
 - **88/0012/FUL** - New accesses and car parking
 - **88/1560/FUL** - Extension to existing warehouse
 - **14/00058/WASFUL** - Construction of an additional industrial style building for the storage and processing of recyclable materials approved on 24 October 2014
 - **15/00023/WASFUL** - Installation of barrier walls for Health and Safety purposes approved on 10 June 2015
 - **15/00025/WASFUL** - Installation of a boiler extractor flue approved on 10 June 2015
 - **15/00034/WASFUL** - Construction of an industrial style building 48m x 48m x 5.5m to the eaves, for the storage of recyclable materials approved on 23 July 2015

- **16/00053/WASFUL** - Construction of an industrial style building for the storage and processing of recyclable materials approved on 10 February 2017

5. Consultation Responses

Consultation on the planning application took place from 3 December to 24 December 2020. Notification of the planning application was made to the relevant statutory consultees and also to local councillors. The application was advertised by way of a site notice, an advertisement in the Northants Telegraph, and direct notification to 335 properties in the surrounding area. The following is a summary of the responses received during consultation on this application. Full copies of responses can be made available to the committee members on request.

5.1 Rushden Town Council

Made the following comments/observations about the proposed application:

- Over the last 9 years this site has caused a number of problems to both businesses and residents in the surrounding area. These problems include large fly infestations, strong odours and ongoing traffic problems.
- We understand the Environment Agency has been heavily involved in trying to address the problems caused by the existing site, but it would appear that these issues have not been fully resolved.
- Any extension to the site will only exacerbate the existing problems being experienced by neighbouring businesses and residential properties.
- We consider the current usage as a recycling facility was gained by default as waste is defined within a B8 category and no consultation was undertaken with neighbouring businesses.
- We consider the road access around the site is inadequate and in very poor condition. Lorries travelling to the site cause hold ups for other road users and there are no facilities in the local area if lorries arrive when the site is closed. Road signage is inadequate and drivers do not appear to be adhering to the 'no right turn' signs. Again, expansion of this site will only result in further problems with road damage and transportation to and from the site.
- We understand that various cleaning equipment for the waste has been installed over the years and other covered areas installed to try and control the fly and odour issues. The quality of life for local residents is seriously affected in the summer months when the flies are most prevalent and this does result in residents being unable to enjoy their gardens due to the fly infestation.
- In conclusion we consider this location of this waste facility to be completely inappropriate and would request the Environment Agency are fully consulted and their comments made public before any decision is made regarding this application

5.2 Environmental Health (EH)

Processes at the Sanders Lodge facility are permitted and controlled through an Environmental Permit issued and inspected by the Environment Agency. It is assumed the environmental permit would control any potential adverse

environmental impacts such as noise, lighting, vermin, etc. Section 183 of the NPPF reiterates this. It states 'decisions should be on whether proposed development is an acceptable use of the land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes)'.

As such there is no objection to the proposed development as it is assumed the environmental permit will control the process and any emissions from it.

5.3 Environment Agency (EA)

No objection to the proposed development but requested that the applicant's attention be brought to the informative comments relating to the site's Environmental Permit. The existing environmental permit will need to be varied as the proposed development is an extension to the existing waste site. In addition, the site's Environmental Management System (including the Fly Management and Odour Management Plan) will need to be amended to reflect the changes in the site operations and a revised Fire Prevention Plan will need to be submitted for assessment by the Environment Agency, and approval granted, before the building is used for the storage or treatment of waste materials.

5.4 Local Highway Authority (LHA)

Commented as follows:

- The proposal shows approximately 5.5 metres space between a parked vehicle and the edge of the parking spaces near to the centre of the car park. This is below the required 6 metres space for a vehicle to effectively manoeuvre out of the parking space.
- The LHA query if a vehicle will be able to navigate the parallel parking spaces shown, if the surrounding spaces are already occupied. Therefore, tracking of the parallel spaces will be required. This exercise will need to include both wheel and body overswing tracking paths.
- The LHA would also require tracking of HGV's entering the site, accessing the roller shutter doors and exiting the site. This exercise will need to include both wheel and body overswing tracking paths.
- The applicant should refer to the former Northamptonshire County Council (NCC) Parking Standard Documents dated September 2016 with regards to the number of parking spaces required.

Following the submission of further details by the applicant to address these queries, the LHA were satisfied and had no further comment to make regarding the application.

5.5 Lead Local Flood Authority (LLFA)

Based on the information in the submitted Planning Statement, the LLFA have advised that the matter of surface water drainage has been addressed and therefore have no objection to the proposed development.

5.6 Councillor Peacock

Councillor Peacock was one of the district council local ward councillors for the former East Northamptonshire Council when the application was consulted upon. Councillor Peacock expressed concerns regarding the proposed development as the site has for the past 9 years caused considerable problems to the surrounding businesses and residents with issues of flies and odours, as well as traffic problems.

5.7 Neighbours / Responses to Publicity

A total of 17 representations have been received raising objections to the planning application. The following is a list of the objections/points raised by the representations received during consultation on this application:

- Ongoing/Potential Amenity Impacts (Flies, Odour, Noise and Dust);
- Traffic;
- Fire Hazard;
- Location/Suitability of the site;
- The applicant has an extensive history of not complying with EA regulations

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Policy for Waste (NPPW) (2014)

6.3 Northamptonshire Minerals & Waste Local Plan (Update) (Adopted July 2017)

Policy 11 Spatial Strategy for Waste Management
Policy 13 Industrial Area Locations for Waste Management Uses
Policy 18 Addressing the Impact of Proposed Minerals and Waste Development
Policy 19 Encouraging Sustainable Transport
Policy 23 Layout and Design Quality

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design and Appearance
- Highway Matters
- Impact on Neighbouring Amenity
- Flood Risk and Drainage
- Ecology

7.1 Principle of Development

7.1.1 The proposed development is located on an existing waste facility which has been established under a B2 general industrial use and B8 storage planning permission granted by the former East Northamptonshire District Council as the local planning authority. This planning application does not change the capacity or types of waste being processed on the site. The waste storage and recycling activities already taking place are deemed to be permitted under the existing industrial permission. Therefore, the principle of the waste development is established. This application is therefore for an additional building to be located on an established site and the assessment deals with that rather than any issues relating to the principle of waste development. With regard to the points/objections raised about the location and suitability of the site, Policy 11 of the Northamptonshire Minerals and Waste Local Plan (MWLP) deals with the spatial strategy for waste management. Policy 11 recognises that the majority of waste facilities should be sited within the central spine of the county, with most development concentrated in Northampton, Wellingborough, Kettering, Corby and Daventry. The application site is located on the eastern outskirts of Rushden which does lie within the central spine, and it is within an area which has been identified in Policy 13 of the MWLP as an industrial area location for waste management uses appropriate for an urban area (WL19: Rushden/Higham Ferrers - Sanders Lodge).

7.2 Design and Appearance

7.2.1 Policy 18 of the Minerals and Waste Local Plan (MWLP) requires that proposals for waste development should ensure that the proposed development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area. This objective is further supported by MWLP Policy 23 which seeks to promote well designed waste developments that are both suitable for their location and functional.

7.2.2 In terms of design and appearance, the proposed new 'L' shaped building will be a simple modern industrial style steel frame single storey shed measuring 25.0m x 50.0m on its main side with the shorter side being 15.0m x 30.0m, and 10.0m high to the eaves. Access to the building for HGVs will be via the four sets of roller shutter doors facing the yard and there will also be three pedestrian entrances/exits (one on the north elevation and two on the southern elevation). The new building will be clad in either green or grey plastic coated galvanised steel profile sheeting to blend in with the surroundings and there will be translucent roof panelling as well to let in natural light. In addition, there will be solar panels installed on the roof. However, following a meeting with the Environment Agency officer responsible for the permit on the site where concerns about the proposed design and materials of the building were raised, it is proposed to condition the final design of the building. The proposed development is therefore considered acceptable having regard to Policies 18 and 23 of the Minerals and Waste Local Plan.

7.3 Highway Matters

7.3.1 Policy 18 of the Minerals and Waste Local Plan (MWLP) requires that proposals for waste development should demonstrate that access is sustainable, safe and environmentally acceptable and that local amenity is protected. This is further

supported by Policy 19 of the MWLP which also seeks to minimise the transport movements associated with waste development. Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Concerns have been expressed by the Town Council, the former District Councillor and local residents.

- 7.3.2 In terms of potential traffic and highway impact from the proposed development, the applicant has stated that the application is only for the construction of a new building and therefore no increase in HGV traffic to and from the site. However, the proposed development will result in the loss of 35 spaces due to the new building being built on an area of hardstanding currently used for car parking. The applicant considers that the remaining 50 spaces including two disabled spaces is sufficient for the existing waste facility. Whilst the Local Highway Authority (LHA) have not raised any specific objection to the proposed development, they have raised questions over the size and suitability of the proposed spaces, the layout of the parking and whether or not HGVs are able to turn and gain access to the new building. In addition, Rushden Town Council have raised concerns over the condition and adequacy of the road access, road signage, HGV queuing and traffic impacts in the wider area. These concerns were passed on to the LHA for comment and they have provided a response.
- 7.3.3 The LHA confirm that the road leading to the proposed development from Wellingborough Road is a private loop and does not appear to be misused. They also note the section of road with the “No Right Turn” signage appears to be in good condition with no tyre marks that indicate vehicles aren’t obeying the signage. There is also a Low Headroom Barrier which would be stopping any HGV’s from turning right here. However, the LHA do note that the bends within the loop have suffered some damage in the form of potholes and therefore would suggest some localised resurfacing is undertaken for this.
- 7.3.4 Following the submission of further details by the applicant in response to the points/queries raised by the LHA during the planning consultation, the LHA are satisfied that HGVs are able to access and manoeuvre within the site, and that there will be sufficient parking provision. However, a planning condition will be imposed relating to the management of HGV deliveries to the site. Therefore, the traffic and highway safety impacts of the proposed development are considered acceptable having regard to Policies 18 and 19 of the Minerals and Waste Local Plan.

7.4 Impact on Neighbouring Amenity

- 7.4.1 Policy 18 of the Minerals and Waste Local Plan (MWLP) requires that proposals for waste development should demonstrate that any impacts associated with it have been addressed to ensure that the environment and local amenity are protected. This includes matters such as noise and air quality. In addition, the Waste Planning Authority is required to assume that the relevant pollution control regime will be properly applied and enforced and the Environment Agency has legal powers to fulfil this role, and therefore these controls should not be duplicated through the imposition of planning conditions in line with National Planning Policy for Waste (NPPW Paragraph 7) and the NPPF (paragraph 183). Concerns have been expressed by the Town Council, the

former District Councillor and local residents over existing and potential amenity impacts such as noise, dust, flies and odour related to the site.

- 7.4.2 With regard to any potential impacts from noise, dust, flies and odour from the proposed development, the applicant has stated that baled waste which is currently being stored outside on the yard area will now be able to be stored and processed inside. The additional building will help to improve the existing waste operations and mitigate against any significant adverse amenity impacts from the existing waste recycling operations. It should be noted that both pollution control authorities, the Environment Agency and East Northamptonshire Council's Environmental Health Officer have not raised any objection to the proposed development. In addition, the site and its environmental impacts are being managed through the operator's current Environmental Permit which is monitored by the Environment Agency. Therefore, it is considered that the proposed development is acceptable having regard to Policy 18 of the Minerals and Waste Local Plan.
- 7.4.3 However, given the high level of public interest in the site and the current planning application, the Waste Planning Authority (WPA) have had a discussion with the Environment Agency officer responsible for the permit on the site. The EA officer confirmed that the operational and environmental management of the waste site is improving but there was a recent lapse over the summer where rejected waste was unable to be exported off site due to its receiver, an energy from waste (EfW) plant, being offline for an extended period and this led to another fly problem at the waste site. This was also partly attributed to the external cladding of the storage building which did not keep the inside cool.
- 7.4.4 Following on from this meeting, a further meeting was arranged with the WPA, EA officer, the applicant and their agent to discuss the proposed design and materials of the building and what it will be used for given the previous issues at the site concerning odour and flies. Following the meeting, the applicant has confirmed that the proposed building will be used for the storage of treated plastic waste for processing within the building, the housing of the process machinery and ancillary equipment inherent in that process, and product storage for the finish goods ready for dispatch. Whilst the applicant has not made any changes to the design or materials of the proposed building, they have agreed to work with the EA officer regarding odour matters and the provision of an odour management plan. In this instance, as mentioned previously in paragraph 7.4.1, the Waste Planning Authority should work on the assumption that relevant pollution control regime will be properly applied and enforced.

7.5 Flood Risk/Surface Water Drainage

- 7.5.1 MWLP Policy 18 seeks to ensure that proposals for waste development demonstrate that impacts on flood risk and the flow and quality of surface water and ground water have been considered and addressed. The applicant has stated that the site's existing surface water drainage system, and immediate sewer network, have been designed to accommodate all of the site. In addition, they have also stated that the proposed building will replace areas of existing hardstanding currently used as parking and there will be no increase in the surface water flows or volumes as a result. Based on this information, the Lead

Local Flood Authority (LLFA) have advised that the matter of surface water drainage has been addressed and therefore have no objection to the proposed development. Therefore, the proposed development is considered to be acceptable having regard to Policy 18 of the Minerals and Waste Local Plan.

7.6 Ecology

- 7.6.1 With regard to ecology, the applicant has stated that given the nature of the site, ongoing waste operations and limited vegetation they do not consider there will be any ecological impact. This is accepted with the proposed development unlikely to have any significant negative impact on ecology having regard to Policy 18 of the Minerals and Waste Local Plan.

8. Conclusion / Planning Balance

- 8.1 In determining this application, it is important that a balanced judgement should be made taking into account relevant issues in the overall context of the development plan and national guidance. The acceptability of this proposal basically comes down to two issues: that of whether it is in principle acceptable having regard to national policy/development plan policy and whether the environmental, highway safety and amenity impacts are acceptable.
- 8.2 In respect of the amenity considerations, the concerns and/or objections that have been raised by Rushden Town Council, the former District Councillor and local residents have been considered but in line with the National Planning Policy for Waste, the Waste Planning Authority is required to assume that the relevant pollution control regime will be properly applied and enforced and the Environment Agency has legal powers to fulfil this role. The application is solely for an additional building on the site and that decisions for planning permission should be based on the merits of the planning application rather than on other concerns related to previous issues relating to the site as a whole.
- 8.3 On balance it is considered that the new building is likely to improve the operational and environmental management of the waste facility and as there are no proposals for changes to the types and volume of waste being processed at the site, it would be unreasonable to refuse the application. The site is located within an identified industrial estate for waste uses and the site is an existing waste management facility, and the building design is considered to be acceptable having regard to Policy 23 of the MWLP. The principle of the development is also acceptable having regard to the NPPW, NPPF and Policies 11, 13, 18, 19 and 23 of the Northamptonshire Minerals and Waste Local Plan.

9. Recommendation

- 9.1 That planning permission be **GRANTED** subject to the conditions specified in Section 10 of the report.

10. Conditions

Commencement and Compliance

1. The development hereby permitted shall be begun before the expiry of **THREE YEARS** from the date of this permission. Written notification of the date of commencement shall be sent to the Waste Planning Authority within 7 days of such commencement.

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

Scope of the Permission

2. 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:

Planning Documents

- Application Forms dated 26 October 2020
- Planning Statement, ref. 20/39314, prepared by David Smith Associates dated 11 November 2020

Drawings

- Drawing No. 20/39314/50 P10 Proposed Site Plan General Arrangement
- Drawing No. 20/39314/60 P1 Existing Elevations
- Drawing No. 20/39314/61 P3 Proposed Elevations
- Drawing No. 20/39314/62 P3 Floor Plan
- Drawing No. 20/39314/63 P3 Block Elevations Sheet 1 of 2
- Drawing No. 20/39314/64 P1 Location Plan
- Drawing No. 20/39314/65 P2 Block Elevations Sheet 2 of 2
- Drawing No. 20/39314/66 P1 Swept Path Analysis

Reason: To specify the approved documents in the interests of amenity.

Waste Types

3. The building hereby permitted shall be restricted to the storage and processing of waste recyclable materials.

Reason: To define the scope of the development in the interests of amenity protection having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Construction Hours of Working

4. All construction activities shall be restricted to between the hours of 07:00 and 18:00 Mondays to Fridays and 07:00 to 13:00 Saturdays with no construction activities on Sundays or Public and Bank Holidays.

Reason: To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Buildings/Structures

5. Prior to the commencement of the development hereby permitted, final details of the proposed building including dimensions, location and materials shall be submitted to and approved in writing by the Waste Planning Authority. The development shall be constructed fully in accordance with the approved details.

Reason: In the interests of visual amenity having regard to Policies 18 and 23 of the Minerals and Waste Local Plan (2017).

External Doors

6. Prior to the occupation and use of the building, full details of a fast opening and closing shutter door system shall be submitted to and approved in writing by the Waste Planning Authority. The system shall be implemented and installed in accordance with the approved details which shall thereafter be retained and maintained for the duration of the development hereby permitted.

Reason: In the interests of amenity having regard to having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

External Lighting

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

Reason: In the interests of amenity, site security and sustainability having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Odour Management

8. Prior to the commencement of the development hereby permitted, a management plan of measures proposed to control odour shall be submitted to, and approved in writing by the Waste Planning Authority in consultation with the Environment Agency. The measures as approved shall thereafter be implemented.

Reason: In the interests of amenity having regard to having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Traffic Management

9. Within one month of the date of this permission, a Traffic Management Plan shall be submitted to and approved in writing by the Waste Planning Authority. The Plan shall include proposals for managing traffic to avoid vehicle queuing on the public highway to enter the site and waiting areas. The Plan as agreed shall thereafter be fully implemented throughout the life of the development.

Reason: In the interests of amenity protection and highway safety having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

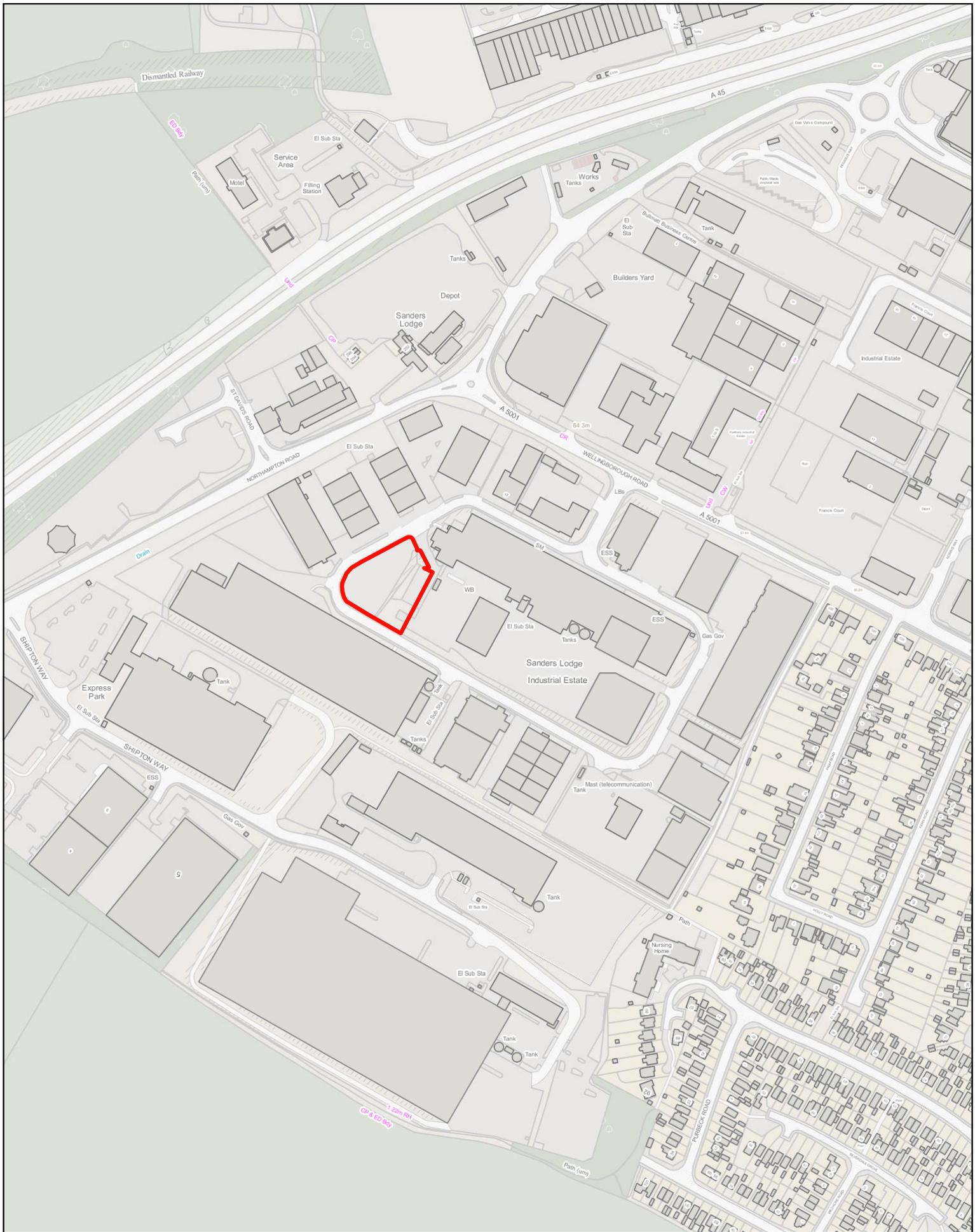
Complaints

10. In the event that complaints regarding odour, noise, lighting and/or dust are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. 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 Waste Planning Authority for agreement in writing no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the Waste Planning Authority. The remedial measures agreed in writing shall thereafter be implemented and maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

11. Informative(s)

1. The applicant's attention is drawn to the advice given in the Environment Agency's letter dated 10 December 2020.



**North
Northamptonshire
Council**

Title: 20/00062/WASFUL - Plots 19 To 26, Sanders Lodge Industrial Estate,
Rushden NN10 6BQ

Page 21

© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063680 **Drawn:** ST

Date: 23-08-2021

Scale: 1:4,000 @A4

This page is intentionally left blank