

Planning permission

Name and address of applicant

HD Property Developments Ltd.
Melbourne Road
Newbold
Ashby-de-la-Zouch
Leics.

Name and address of agent (if any)

Mr. R. Hooper
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One Eleven
Edmund Street
Birmingham B3 2HU

Part I - Particulars of application

Date of application

8th April 2010

Application no.

2010/0289/04 (2010/C255/04)

Particulars and location of development:

APPLICATION FOR A CHANGE OF USE TO A WASTE TRANSFER STATION, INCLUDING THE ERECTION OF FENCING, A WEIGHBRIDGE, A WEIGHBRIDGE OFFICE AND A SPRINKLER SYSTEM REQUIRING A TANK AND PUMP, UNIT 2, LOGIX PARK, OFF WATLING STREET, HINCKLEY

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990 the Chief Executive in exercise of powers delegated to him by the Development Control and Regulatory Board of the Leicestershire County Council grants planning permission 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. The development hereby permitted shall commence within three years of the date of this permission.
2. Unless otherwise specified by the conditions of this consent, the development hereby permitted shall be carried out in accordance with the submitted plans and details attached to and forming part of this permission, including additional information supplied in letter dated 19th March 2010, reference ZZW/4973007.1\59595.006\ZZW.
3. There shall be no external processing, sorting, baling or storage of waste materials outside of the buildings on the application site.
4. Details of the location, design and intensity of any proposed lighting to be erected on the site shall be submitted to and approved by the County Solicitor before any such development is carried out.
5. The car parking and servicing areas shown on plan 1522/5, dated 01/03/10, shall be kept free from obstruction and remain available for such use at all times.
6. The approved landscaping scheme (ref: 6379/01, dated 29 March 06) shall be carried out within one year following the date of this permission. All planted material shall be suitably maintained and replaced as necessary by the applicant(s) or owners of the land at the time for a period of not less than 10 years from the date of this permission.
7. Notwithstanding the submitted details, details of any new fencing (including size, design and location) shall be first submitted to and agreed in writing by the County Solicitor. Such details shall be submitted within 3 months of the date of this consent and the approved scheme shall be implemented within 6 months of such approval. Thereafter, the fencing shall be maintained as approved.

Date:

11/06/2010


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CONDITIONS CONTINUED

8. Notwithstanding the submitted details, details of any new buildings (including size, design and external materials) shall be first submitted to and agreed in writing by the County Solicitor. Such details shall be submitted within 3 months of the date of this consent.
9. The level of noise emitted as a result of any activity or operation at the site and associated with the development hereby permitted shall not exceed 5dB (A) (1hour Leq) above background noise levels and not above a maximum of 55dB (whichever is the lower), when measured at, or recalculated as being at a height of, 1.2m above ground level and 3.6m from the façade of any residential building during any 1 hour period.
10. All audible warning devices fitted to mobile plant, vehicles and fixed plant and machinery, whilst affording suitable safety, shall as far as reasonably practicable be of a design that does not cause unreasonable noise intrusion to residential properties, in accordance with details to be first agreed in writing by the County Solicitor.

REASONS

1. To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990.
2. For the avoidance of doubt and to ensure that development is carried out in a satisfactory manner.
- 3,4, 5,6, 7,8 9&10. In the interests of the amenity of the area, to minimise the impact of the development on nearby occupants and to ensure the development remains compatible with other users in the locality. (Policy WDC8 of the Waste Core Strategy).

Notes to applicant

Central Networks

Central Networks has Network within the proposed site and requires 24 hour access to this network. Please contact Aim Bureau Services at Toll End Road, Tipton, DY4 0HH to obtain copies of the records. There may be a charge levied for this service. For new developments, diversions and ground works you can contact Central Networks CAT Team at Toll End Road, Tipton, DY4 0HH.

Environment Agency

This development will require an Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency, unless an exemption applies. The applicant is advised to consult the Environment Agency's website for further information on permitting;
<http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>
The applicant can also contact the Lichfield Tamworth Environment Management team for advice on 01543 404838.

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Notes to applicant (Continued)

British Waterways Board

Surface water from the site appears to drain to the nearby Sketchley Brook rather than the Ashby Canal. British Waterways advises that any proposal to discharge to the canal will require consent from BW. Beyond the application site, Sketchley Brook passes under the Ashby Canal through a culvert. It does not appear that there should be any increase in the volume of surface water discharging from the site as a result of the application proposal, however, if there is any increase in discharge, the Applicant should ensure that adequate measures to mitigate the impact of increased flows upon the culvert are undertaken.

Summary of the policies and proposals in the development plan which are relevant to the decision, as follows:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, together with the relevant Development Plan policies, including the following:

Leicestershire and Leicester Waste Development Framework: Core Strategy and Development Control Policies

WCS3: Non strategic waste sites

WCS4: Locating waste sites

WCS5: Reuse, recycling, waste transfer and composting facilities, WCS10: Environmental protection

WCS14: Transportation of waste

WDC8: Health and amenity and

WDC10: Transportation of waste

Hinckley & Bosworth Local Plan (saved policies)


EMP3: Land for employment development

Summary of the reasons for the grant of planning permission as follows:

The proposal accords with the thrust of national, regional and local policy objectives for the location of non-strategic waste operations. It is acceptable on grounds of its amenity, highway and visual impacts, subject to appropriate conditions.

Date:

11/06/2010


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