

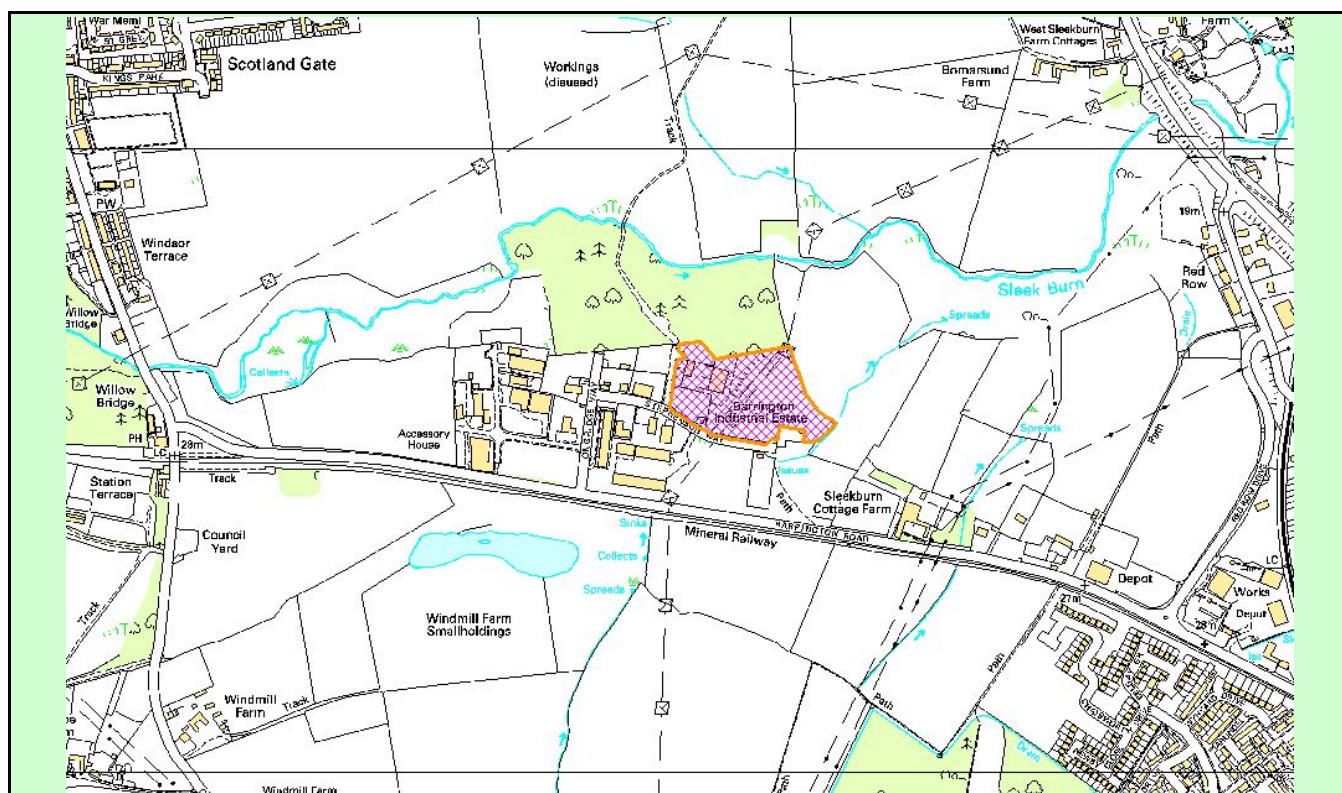


Northumberland

County Council

Strategic Planning Committee - 7 August 2018

Application No:	18/02052/VARCCM		
Proposal:	Variation of Conditions 1 (approved plans) and 3 (operational times) pursuant to planning permission 12/02414/VARCCM to allow a second weighbridge to be introduced on the site and for operations to run 24-hour within the buildings and an area immediately adjacent to improve the efficiency of the site and extract more from the waste materials to reduce the residual waste.		
Site Address	J B T Waste Services, Longridge Way, Barrington Industrial Estate, Bedlington NE22 7DL		
Applicant:	JBT Waste Services Ltd C/O Agent	Agent:	Karen Read Lugano Building, 57 Melbourne Street, Newcastle NE1 2JQ
Ward	Stakeford	Parish	Choppington
Valid Date:	12 June 2018	Expiry Date:	11 September 2018
Case Officer Details:	Name: Mrs Katherine Robbie Job Title: Senior Planning Officer Tel No: 01670 622633 Email: katherine.robby@northumberland.gov.uk		



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1. Introduction

- 1.1 This application is being reported to the Strategic Planning Committee as it is a County Matter (waste) development.

2. Description of the Proposals

- 2.1 Planning permission is sought for the variation of conditions 1 and 3 of the extant planning permission for the site in order to introduce a second weighbridge and extend the operating hours for the site.
- 2.2 The application has been submitted following the refusal of planning permission earlier in the year (17/02871/VARCCM) to increase the hours which vehicles can enter and leave the site and to introduce a second weighbridge.
- 2.3 The site is currently operated by Remondis who acquired JBT Waste Services Ltd during 2017. This has led to a wish to invest in the site and make operations more efficient through the introduction of the second weighbridge. The extension in operating hours is also associated with increased efficiency of the operations on site and changes to the shift patterns of staff.
- 2.4 The site currently functions as waste transfer station and materials recycling facility and recycles household recyclables, industrial and commercial waste and also construction and demolition waste under an Environmental Permit issued and regulated by the Environment Agency. The site has operated as a waste management site for a considerable number of years and has a current planning permission to operate.
- 2.5 The application requests for the site to operate 24 hours a day to process waste within the two (existing) main buildings on the site. This would allow the recovery of waste to occur at a slower rate thereby increasing the amount of waste which is recovered, and as a result decreasing the amount which goes to landfill at the end of the process. The hours that vehicles would be allowed to enter and leave the site would remain as per the current planning permission and the number of vehicles permitted to enter and leave the site would also not change.
- 2.6 The proposed second weighbridge would be located at the existing entrance to the site parallel to the existing weighbridge and would involve the relocation of car parking spaces in order to accommodate the facility. The purpose of introducing a second weighbridge is to assist with traffic flows into and out of the site and avoid the queuing of HGV's on the public highway waiting to access the site.

3. Planning History

Reference Number: C/96/CC/13

Description: Construction of waste and recycling materials transfer station

Status: Application permitted

Reference Number: C/99/CC/79

Description: Extension to existing recycling facility including processing of inert material to produce secondary aggregates

Status: Application permitted

Reference Number: 03/00236/FUL

Description: Extension to waste transfer station building to provide paper processing plant

Status: Application permitted

Reference Number: 05/00301/FUL

Description: Erection of steel framed building with associated cladding and building works to form single office extension and new workshops with provision for additional car parking spaces.

Status: Application permitted

Reference Number: 05/00557/FUL

Description: Proposed extension to waste recycling building at JBT Waste Services Ltd

Status: Application permitted

Reference Number: C/07/00030/CCM

Description: Extension of existing site to allow construction of a material recycling facility for the recycling of mixed construction and demolition waste, conversion of existing open storage bays to covered storage facility and change of existing condition to increase HGV movements from 100 to 150

Status: Application permitted

Reference Number: 07/00179/FUL

Description: Change of use of existing storage building to workshop. New doors fitted to side and door removed from gable. Complete with all associated cladding and building works

Status: Application permitted

Reference Number: 12/02414/VARCCM

Description: Variation of conditions 2 (in accordance with approved plans), 3 (materials imported into site), 7 (pre-sorted waste on site), 9 (restriction of materials stored on site), 11 (height restriction of externally stored materials) and 12 (restrictions of crushing/screening equipment/machinery) relating to planning permission 07/00030/CCM

Status: Application permitted

Reference Number: 13/01033/DISCON

Description: Discharge of conditions 15 and 19 of 12/02414/VARCCM (Variation of conditions 2 (in accordance with approved plans), 3 (materials imported into site), 7 (pre-sorted waste on site), 9 (restriction of materials stored on site), 11 (height restriction of externally stored materials) and 12 (restrictions of crushing/screening equipment/machinery) relating to planning permission 07/00030/CCM).

Status: Application permitted

Reference Number: 17/02871/VARCCM

Description: Variation of Condition 1 (Approved Plans), Condition 3 (Operating Times) and Condition 4 (Loaded Vehicles) relating to planning application 12/02414/CCM

Status: Application refused

4. Consultee Responses

Choppington Parish Council	Concerns over noise and dust causing a nuisance to nearby residents. General concern regarding highway safety along Barrington Road. The Parish Council are working with NCC to understand the measures required to make Barrington Road safe and could not support any planning application that could act at a future date to increase road activity.
Highways	Subject to the imposition of conditions and amendment of existing conditions no objection.
Public Protection	Do not object to the application subject to the measures detailed in the application document s being implemented as stated.
Environment Agency	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	68
Number of Objections	13
Number of Support	3
Number of General Comments	1

Notices

A site notice was posted on site on 19th June 2018

A press notice was placed in the News Post Leader on 21st June 2018

Summary of Responses:

13 letters of objection have been received to the application.

Of these 11 make comments relating to transport movements or highway safety which are not material to this application.

Material concerns raised include:

- Dust caused by the operations
- Noise from the site
- Odour from the site
- Proposal contrary to Policy EP2 of the Northumberland Waste Local Plan

Other concerns raised relate to:

- Litter in the area
- Concerns caused by a recent fire at the site
- Vermin
- Water bowser used to damp down highways causing spray

3 letters of support have been received.

6. Planning Policy

6.1 Development Plan Policy

Northumberland Waste Local Plan (2001)

- S3 Protecting communities and the environment
- EP2 Local communities
- EP20 Protecting and maintaining employment
- EP23 Ensuring acceptable site operations
- RE3 Material recycling facilities
- RE4 Recycling industrial & commercial waste
- RE5 Recycling construction & demolition waste
- DP5 Transfer stations
- SM1 Ensuring good site management

Wansbeck District Local Plan (2007)

- GP23 Development causing pollution and nuisance

6.2 National Planning Policy

- National Planning Policy Framework (2018)
- National Planning Policy Guidance (2014, as amended)
- National Policy for Waste (2014)

- 6.3 The revised NPPF was published on 24 July 2018. Paragraph 213 states that existing policies should be afforded due weight according to their degree of consistency with the NPPF. The policies of the Wansbeck Local Plan (2007) and the Waste Local Plan (2001) are considered to be consistent with the aims and guidance set out in the NPPF (2018) and are afforded due weight in the assessment and determination of the application.

7. Appraisal

- 7.1 The main issues for consideration in the determination of this application include:
- The principle of the development; and
 - Impact on amenity and the environment.

The Principle of the Development

- 7.2 The principle of the operation of a waste transfer and processing facility at this location has been long established and the site has been in operation for a considerable number of years. The facility is located on a site allocated for industrial use in the Wansbeck District Local Plan (2007) along with a number of other industrial and commercial uses including a vehicle salvage yard and car repair business amongst others. There is an extant planning permission in place under which the site currently operates and can continue to do so under this permission. The current proposal would not affect that permission
- 7.3 National and local waste planning policies seek to reduce the amount of waste being disposed of via landfill site and to increase the amount of waste being reused or recycled and the operations on this site provide an important contribution to the County's recycling activities
- 7.4 Policy RE3, RE4, RE5 and DP5 of the Northumberland Waste Local Plan promotes the type of operations carried out by this operator. The NPPF has a presumption in favour of sustainable development and the National Policy for Waste expects Waste Planning Authorities to prioritise recycling waste rather than sending it to landfill. The policies of the Northumberland Waste Local Plan are considered broadly consistent with the guidance contained in the NPPF and the National Policy for Waste.
- 7.5 The principle of the use of the site as a waste recycling facility has been established by the extant planning permission for the site and the current proposal accords with the principles of sustainable development as set out in the NPPF and policies RE3, RE4 and RE5 of the Northumberland Waste Local Plan in terms of the recycling and re-use of waste over landfilling. The facility was considered in line with relevant planning policies at the time that permission was granted and the original planning permission for the use of the site as a recycling facility pre-dates the current waste Local Plan. The principle of the use of the site is therefore not under consideration at the present time.
- 7.6 The proposal to introduce a second weighbridge is aimed at reducing congestion at the gate where conflicts between incoming and outgoing vehicles can occur and can lead to vehicles queuing on the public highway to gain access to the site and is not directly in conflict with policies in the Waste Local Plan.
- 7.7 The proposed alterations to increased hours of operation would enable a larger volume of waste to be recycled and reduce the amount sent to landfill. The principle of which is acceptable subject to any unacceptable impact caused by the proposal as set out in policy EP2 of the Waste Local Plan.

- 7.8 It is considered that the proposal accords with guidance in NPPF and policies RE3, RE4, RE5 and DP5 of the Northumberland Waste Local Plan and the principle of development is acceptable.

Impact on Amenity and the Environment

- 7.9 Paragraph 7 of the National Policy for Waste states that in determining planning applications waste planning authorities should concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes, which are a matter for the pollution control authorities. Waste Planning Authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced and should consider the likely impact on the local environment and on amenity and the locational implications of any advice on health from the relevant health bodies.
- 7.10 Policies EP2 of the Northumberland Waste Local Plan states that proposals for waste facilities are acceptable where surrounding land uses can be adequately safeguarded from unacceptable impacts. Policy S3 of the plan states that waste management facilities are only acceptable where they would not cause significant adverse impacts on local communities and the environment.
- 7.11 Over recent years the site has operated with very little complaint in respect of the operations on the site and effects from the site, until the most recent planning application was submitted when there has been a flurry of complaints made to both the Council and the Environment Agency. Complaints have been investigated and have been unfounded in respect of compliance with planning conditions relating to the operation of the site. Compliance with legislation regulated by other departments of the Council or other agencies cannot be taken in to consideration in determining planning applications.
- 7.12 In terms of the potential effects of amenity arising from sources including noise and dust the Council's Public Protection Officer has been consulted on this application and has assessed the information submitted by the applicant in relation to noise and air quality. No objection has been raised to the application provided that the measures proposed are implemented.
- 7.13 The proposed increase in operating hours would apply to existing buildings indicated on the submitted plan and forklift movements between the buildings. The forklifts are fitted with white noise reversing beepers to eliminate excessive noise and reduce the effects of noise travelling beyond the site boundary. All processing operations would otherwise be contained within the buildings beyond the existing permitted operating hours. The hours which the site is permitted to use the crushers, which are located externally would be reduced to exclude any use on a weekend.

- 7.14 Noise assessments have been carried out in relation to the extension in working hours and the predicted noise levels are considered to be acceptable and would be in line with the current noise limits set for the site by the previous noise assessment for the site. This has been updated as part of the current proposal. As noise limits are unlikely to breach current limits set for the site and the noise assessment predicts noise levels to not cause any adverse impact on residential properties nearest to the site the proposal is considered acceptable and in accordance with policies in the Waste Local Plan and the Wansbeck District Local Plan (2007).
- 7.15 The site has existing measures in place to control dust on site and these are considered adequate in the context of the location of the facility. The current conditions are considered by the Council's Public Protection Officer to be appropriate for the operations proposed and do not require alteration. The proposal is therefore considered to be in accordance with Policies in the Waste Local Plan and the Wansbeck District Local Plan (2007).
- 7.16 Concerns have been raised regarding odour from the site. The type of waste processed at the site is regulated by the Environment Agency under the Environmental Permit for the site. Under the permit the site is allowed to operate as a transfer station for household, commercial and industrial waste. Under this regime the operator must have an Odour Management Plan in place. The Environment Agency would be able to take action under this plan if it believed that odour pollution is occurring.
- 7.17 From site visits undertaken to the site by Planning Officers and observations of the waste being brought onto and processed at the site, the majority of which is inert, odour is unlikely to be increased by the proposal to operate the site 24 hours a day and therefore is considered to be in accordance with Policy EP2 of the Waste Local Plan in that respect.
- 7.18 The proposal is therefore considered to accord with Policies S3 and EP2 of the Northumberland Waste Local Plan and Policy GP23 of the Wansbeck Local Plan and is in line with the aims of the NPPF in this respect.

Other Matters

Transport and Highways considerations

- 7.19 A number of the objections to the application have raised issues relating to highway safety and nuisance caused by HGVs on the highway. These are not considered to be material to the determination of this application as the proposal is not to amend either the numbers of vehicles permitted to enter and leave the site during the approved hours or the approved hours relating to vehicle movements. The site has an extant permission which would not be affected by the determination of this application. Whilst concerns of residents are recognised, it is not something which can be controlled through planning legislation at the present time. The proposal to introduce a second weighbridge at the site would not have an adverse impact on highway safety in the area and therefore is in accordance with guidance set out in the NPPF in this respect and is also in accordance with Policy SM1 of the Waste Local Plan which promotes good site management.

Equality Duty

- 7.20 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.21 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.22 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.23 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.24 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 National and local planning and waste management policies encourage the provision and operation of the type of facility operated by Remondis (JBT Waste Services) which reduces the amount of waste disposed of to landfill provided that they do not result in unacceptable adverse impacts on the local area, visual amenity or residential amenity. The proposed variation to conditions 1 and 3 would allow for the site to operate more efficiently. Any impacts which may be caused by the proposal are considered to be adequately safeguarded against in line with the requirements of Policy EP2 of the Northumberland Waste Local Plan

- 8.2 The principle of the development in this location is established and therefore acceptable and it is not considered that the proposed changes would result in an unacceptable impact on visual or residential amenity and the increase in operating hours would not result in an unacceptable impacts on residential amenity. The development therefore accords with the relevant policies of the Northumberland Waste Local Plan, the Wansbeck Local Plan (2007) and the aims of the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be carried out in complete accordance with the plans and specifications approved by the Waste Planning Authority and specified as follows.
- (a) Plans and specifications submitted under planning reference 07/00030/CCM including drawing number:
- (i) E4201 - 04
 - (iii) 127/05-02
 - (iv) E4201-01 Rev A
 - (v) E4201-03
 - (vi) 2006-118A G1 Rev A
- (b) Plan submitted under planning reference 12/02414/VARCCM: including:
- (i) PL 01A
- (c) Plans submitted under planning reference 18/02052/VARCCM:
- (i) 17717-07 Operational Plan
 - (ii) JN1359-Dwg-0008A Swept Path Analysis Large Artic Vehicle Proposed Site Access
 - (iii) JN1359-Dwg-0006A Proposed Site Access
 - (iv) SD/003 Heavy Vehicle Use Type C Commercial/HGV Use Access Plan and Construction Detail
- (d) Documents:
- (i) JBT Supporting Statement - February 2007
 - (ii) Wardell Armstrong – noise assessment for JBT Waste Services Ltd – June 2018
 - (iii) Flood Risk Assessment by Shadbolt and partners for JBT Waste services Ltd – April 2007
 - (iv) Supplementary information from JBT on operation of the Material Recycling Facility (MRF) received by email on 23 April 2007.
 - (v) JN1359-REP-0003.0 Site Access – Technical Note
- Reason: To ensure that the development is carried out accordance with the approved.
02. The materials to be imported into the site shall be limited solely to:
- (i) household waste and recyclables
 - (ii) electrical products and appliances listed in categories 1 to 7 and 9 to 10 in Schedule 2 of The Waste Electrical and Electronic Equipment Regulations 2006
 - (iii) non-hazardous commercial and industrial waste
 - (iv) non hazardous construction and demolition waste

- (v) road sweepings for recycling
- (vi) green waste

Consisting of cardboard, paper including newspapers and magazines, mixed plastics (including UPVC doors and window frames), soft plastics (including plastic wraps and films), aluminium and steel cans, metal, glass (including bottles), green waste, carpets and textiles, wood and timber, plasterboard and gypsum, hardcore, inert soils, aggregates (including masonry, bricks, paving and tiles), Waste Electrical Equipment (WEEE), tyres and leachate and other non-hazardous liquids as set out in the Supporting Statement dated July 2012.

No other waste shall be brought into the site.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

03. No operations shall be carried on the site, no plant shall be operated, no maintenance shall be carried out and no vehicles shall enter or leave the site (other than within Buildings A and B and the external areas shown hatched red on plan reference 17717-01A) outside the following hours:

Monday to Friday 0700 – 1900

Saturday 0700 – 1200

And at no times on Sundays, Bank holidays or public holidays.

Operations within Buildings A and B and the external areas shown hatched red on plan reference 17717-01A shall be permitted to operate from 0700 - Mondays to 1200 – Saturdays inclusive (and at no times on Bank Holidays or Public Holidays). Within the external areas, as shown hatched red on plan reference 17717-01A, operational activity is restricted to the use of one forklift truck and one loading shovel during the following times:

Monday 1900 - Tuesday 0700

Tuesday 1900 - Wednesday 0700

Wednesday 1900 - Thursday 0700

Thursday 1900 - Friday 0700

Friday 1900 - Saturday 0700.

Crushing activity on the site is only permitted to take place between the following hours only : Monday to Friday 0700 – 1900.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

04. (a) The maximum number of loaded HGVs (exceeding 7.5t) entering the site shall not exceed 150 and the maximum number of loaded HGVs (exceeding 7.5t) leaving the site shall not exceed 150 during the operating hours authorised by condition 3 from Monday to Friday.
- (b) The maximum number of loaded HGVs (exceeding 7.5t) entering the site shall not exceed 50 and the maximum number of loaded HGVs

(exceeding 7.5t) leaving the site shall not exceed 50 during the operating hours authorised by condition 3 on a Saturday.

- (c) No HGVs (exceeding 7.5t) shall enter or leave the site outside the operating hours authorised by Condition 3 and not at all on a Sunday or Bank Holiday.
- (d) A vehicle log shall be kept at the site and made available to the Waste Planning Authority within 14 days of a written request being received.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

05. All materials arriving on site with the exception of pre-sorted materials and inert construction waste must be unloaded inside the Waste Transfer Station or Material Recycling Facility buildings.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

06. Pre-sorted waste arriving on site may, where vehicle size permits, be unloaded directly within the covered storage areas associated with the recycling plant and the storage bays defined on drawing PL 01A. No pre-sorted material shall be unloaded in any uncovered outdoor area for transfer into covered storage areas 1 and 2. Where vehicle size does not permit direct unloading within the covered storage area, pre-sorted material shall be unloaded within the Waste Transfer Station or Material Recycling Facility buildings.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

07. Inert construction and demolition materials may be unloaded directly for storage within the eastern inert material storage area as defined in green on plan E4201-04 received on 15 June 2007.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

08. (a) Inert stone, inert hardcore or inert soils shall only be stored externally within the eastern inert material storage area as defined in green on plan E4201-04 received on 15 June 2007.
- (b) All other loose inert and non inert materials as listed in the JBT Supporting Statement - February 2007 and the Supplementary Information from JBT on operation of the Material Recycling Facility(MRF) received by email on 23 April 2007 shall at all times be stored within the buildings and covered areas on site.
- (c) Notwithstanding part (b) above, segregated wood, green waste, glass, scrap, cardboard, electrical equipment, plastics (hard and soft) and

tyres can be stored within designated storage bays shown on PL 01A. No materials listed above shall be stored outwith these designated storage bays.

- (d) All baled material shall be stored internally or within the designated storage area shown on PL 01A. The stored baled material shall not exceed 5m in height.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

09. No mixed storage or mixed tipping is permitted within the storage bays or storage area shown on PL 01A.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

10. All material on site shall be processed within the buildings and covered areas on site with the exception of inert stone, inert hardcore and inert soil which may be processed in the eastern inert material storage area as defined in green on plan E4201-04 received on 15 June 2007.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

11. At no time shall any materials stored externally exceed a height of 0.5 metres below the maximum height of the closest section of perimeter soil bunding.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

12. During external processing of materials permitted by condition 8, no crushing or screening equipment or machinery used for the loading of this equipment shall be positioned or operated at a height exceeding 1 metre below the permitted maximum height of the stored material. Machinery not in use should also be stored in compliance with these siting requirements.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

13. Within three months of the date of this permission details of the colour treatment to be used on the timber panels sited on the north east boundary of the site and for screening to the south east of the site shall be submitted in writing for approval by the Waste Planning Authority. The screens shall then be finished and maintained in accordance with these approved details.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

14. The development hereby approved shall be carried out in complete accordance with the landscape management scheme agreed on 4 March 2008.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

15. The development hereby approved shall be carried out in complete accordance with the Dust Action Plan agreed on 7 April 2009.

Reason: In the interests of the amenity of the area (Policy EP23 of the Northumberland Waste Local Plan)

16. The Dust Action Plan shall be reviewed annually during April in consultation with the Waste Planning Authority. A scheme for detailing any additional mitigation required as a result of the review shall be submitted to and agreed in writing with the Waste Planning Authority within July of that year. The agreed mitigation shall then be implemented in full within 3 month of the date of approval.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

17. The dust control equipment within the site and on machinery used on site shall be used at all times to suppress dust arising from all operations. At such times, when the equipment provided is not sufficient to suppress dust arising from leaving the site all operations, with the exception of those required for dust suppression shall cease in accordance with the provisions of the approved Dust Action Plan.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

18. There shall be no burning of materials on site at any time.

Reason: In the interests of the amenity of the area (Policy EP2 of the Northumberland Waste Local Plan)

19. Within 3 months of the date of this decision a scheme to prevent the trailing of mud, dust and debris onto the highway shall be submitted to and agreed in writing with the Waste Planning Authority. The agreed scheme shall be implemented in full for the lifetime of the site.

Reason: To prevent mud, stones and other debris being carried on to the adjoining carriageway, which may cause a hazard to other users of the highway

20. All loaded vehicles leaving the site shall be sheeted or otherwise treated to prevent the spread of dust/debris onto the highway.

Reason: To prevent mud, stones and other debris being carried on to the adjoining carriageway, which may cause a hazard to other users of the highway.

21. The areas allocated for parking on the plan 17717-01 dated 07/08/17

and replacement parking shown on the plan JN1359-DWG-0006A dated January 2018 shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of the amenity of the area and road safety (Policy EP2 of the Northumberland Waste Local Plan)

22. A turning area shall be provided within the curtilage of the site to enable vehicles to join the highway in a forward direction at all times.

Reason: In the interests of highways safety

23. No works shall commence on the widened access to the highway and provision of the second weighbridge until the replacement car and cycle parking for the site has been implemented in accordance with the approved plans. Thereafter, the replacement car parking area shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

24. The second weighbridge shall not be brought into use until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

25. Prior to the second weighbridge being brought into use, details of surface water drainage to manage runoff from private land shall be submitted to and approved by the Waste Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the second weighbridge is brought into use and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water runoff in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

Informatives

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants.

Applicants / Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at blythdepot@northumberland.gov.uk

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Date of Report: 18/07/2018

Background Papers: Planning application file(s) 18/02052/VARCCM