

Application No: WSCC/036/14/BE
COUNTY MATTER

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

To G R Ayling Ltd
c/o GP Planning Ltd
The Stables
Long Lane
East Haddon
Northampton
Northamptonshire
NN6 8DU

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

Change of use to a Waste Transfer Station and Materials Recycling Facility. At Elbridge Farm Business Centre, Elbridge Farm, Chichester Road, Bersted, Bognor Regis, West Sussex, PO215EF

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 9 June 2014 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Date 04/09/14 Signed 
Strategic Planning Manager

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

Continuation Sheet

Approved Plans

2. The proposed development shall not take place other than in accordance with the approved drawings and documents:
- Site Plan (drawing GPP/GRA/BR/14/02 Rev.1);
 - Proposed Site Layout Plan - with vehicle movement (drawing GPP/GRA/BR/14/04 Rev.6); and
 - Elevations - Portacabin (drawing GPP/BRA/BR/14/05 Rev.1);
- along with supporting information, including the Flood Risk Assessment (Craddy Pitchers Davidson ref. 9819w0001); Assessment of Environmental Noise (Ian Sharland Limited, Ref. M3022-v2); Transport and Access Statement (Gateway TSP, May2014), and Planning Statement (GP Planning Limited, version 2), as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

PRIOR TO COMMENCEMENT CONDITIONS

Surface Water Drainage Scheme

3. No development shall be carried out until a surface water drainage scheme, including the provision and implementation of a surface water regulation system, has been submitted to and approved in advance and in writing by the County Planning Authority. The scheme shall include:
- Design for 1:100 year return period;
 - Inclusion of 30% peak run-off and 20% additional volume for climate change;
 - Infiltration rates and groundwater levels shall be determined by site investigation and/or testing during the winter period.
 - Inclusion of a suitable freeboard above the seasonal high groundwater table (minimum 1m unless otherwise agreed by the County Planning Authority).
 - Consideration of overland flows (pluvial impact).
 - Inclusion of pollution/siltation control measures.

Thereafter, the surface water drainage details shall be implemented in full as approved throughout development hereby permitted.

Reason: To accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that impacts through flooding and pollution are not caused.

Date04/09/14.....

Signed
Strategic Planning Manager 

Continuation Sheet

Foul Drainage Scheme

4. Prior to the commencement of development a scheme of foul water drainage has been submitted to and approved by the County Planning Authority. Those details shall include:

- Evidence of loading for foul domestic sewage effluent to septic tanks and/or package treatment plants.
- Evidence of agreement with the Environment Agency with regards to the permit/exemption for discharge of domestic sewage effluent.

Thereafter, the drainage scheme shall be implemented in full as approved.

Reason: To protect the water environment.

Dust Suppression Scheme

5. Prior to the commencement of this development, a Dust Suppression Scheme shall be submitted to and approved in writing by the County Planning Authority. Thereafter, the approved scheme shall be implemented in full.

Reason: In the interests of the amenity of local residents, and the environment.

Landscaping Scheme

6. Prior to the commencement of the development, a landscape scheme shall be submitted in writing to the County Planning Authority for approval in writing. The scheme shall include details of species, planting sizes, soil amelioration and planting spacing. Once approved the scheme shall be implemented in full in the first planting season (November - February) following the commencement of the development. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interests of minimising views into the site from the surrounding countryside.

Hardstanding

7. Prior to the commencement of development, details of the extent, level and type of additional hardstanding shall be submitted in writing to the County Planning Authority for approval. Once approved, the details shall be implemented in full.

Reason: To protect the landscape and biodiversity of the surrounding area.

Fencing

8. Prior to the commencement of development, details of fencing shall be submitted in writing to the County Planning Authority for approval. The approved details shall thereafter be implemented in full.

Reason: To protect the landscape of the surrounding area.

Date 04/09/14

Signed
Strategic Planning Manager 

Continuation Sheet

OPERATIONAL CONDITIONS

Lighting

9. Any floodlights shall not be illuminated other than during the approved operating hours of the site set out in condition 13. No lighting, other than specified in the application and supporting documents, shall be used on the site without prior written approval of the County Planning Authority.

Reason: In the interests of the amenities of the locality.

Waste Types

10. No putrescible/odorous waste shall be imported to the site.

Reason: To ensure that residential amenity and the environment is protected.

Site Throughput

11. No more than 30,000 tonnes of waste shall be managed at the site in any year.

Reason: To protect the environment and amenity.

12. A record shall be kept on site of the tonnes of waste managed at the site each working day. The record shall remain on site and be made available for inspection upon request of the County Planning Authority.

Reason: To protect the amenities of local residents by controlling the site's throughput.

Hours of Operation

13. No operations associated with the development hereby permitted, including deliveries of waste, shall take place outside the hours of:

07.00 and 18.00 Monday to Friday;

08.00 to 14.00 Saturdays;

with the exception of crushing which shall not take place before 09:00 hours. No operations whatsoever as authorised by this planning permission shall occur on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents.

Noise


14. Vehicles coming to and operating at the site that are required to emit reversing warning noise, shall use only white noise/broadband alarms rather than single tone alarms.

Reason: To protect the amenities of local residents.

Date04/09/14.....

Signed

Strategic Planning Manager



Continuation Sheet

Storage of Materials

15. Prior to the commencement of development, details of the storage of materials and skips shall be submitted to and approved in writing by the CPA. External stockpiles of materials shall be no more than 3 metres in height. The approved details shall thereafter be implemented in full.

Reason: To minimise the impact of the development on the surrounding area.

Signage and Markings

16. Prior to commencement a scheme showing the details and location of warning signage and markings, advising drivers of all vehicles exiting the site of the existence of the cycle lane has been submitted to and approved in advance and in writing by the County Planning Authority. The approved details shall thereafter be implemented in full and maintained throughout the existence of the development

Reason: In the interest of highway safety.

INFORMATIVES

- A. The proposed operations fall under the Environmental Permitting Regulations and a Permit will be required from us prior to commencement of operations. Likely permit conditions will include requirements such as:
- all bulking, transfer or treatment of waste shall be carried out inside a building;
 - all waste shall be stored in a building or within a secure container.
 - all waste shall be stored and treated on an impermeable surface with sealed drainage system.
 - Specified waste shall be stored and treated on hard standing or on an impermeable surface with sealed drainage system.

The applicant should contact the EA to discuss these requirements. Further information and contact details are available here:

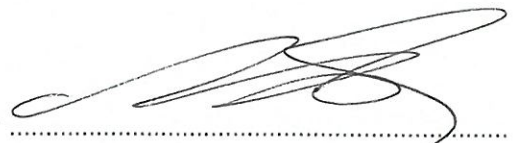
<https://www.gov.uk/environmental-permit-how-toapply/overview>

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at <http://www.westsussex.gov.uk/ePlanning>

Date04/09/14.....

Signed

Strategic Planning Manager



YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3** Further correspondence about this application should quote the reference number at the top right hand corner of the form.