Planning Services
The Grange
Tower Street
Chichester
West Sussex PO19 1RH
Tel no: (01243) 777623

west sussex county council

Application No: ADC/453/06 (SU)
COUNTY MATTER

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To Viridor Waste Management Ltd
c/o Entec Uk Ltd
Atlantic House
Imperial Way
Reading
Berkshire
RG2 0TD

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:-

Planning Application to operate a bulking station for recyclables for a temporary period of up to six months at the existing Shoreham Household Waste Recycling Site, Brighton Road, Shoreham, BN43 6RJ at Shoreham Household Waste Recycling Centre, Brighton Road, Shoreham by Sea, West Sussex, West Sussex, BN43 6RJ

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 21 November 2006 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

1. The site shall be used only for the reception of household wastes and recyclables delivered by the public, and for the sale of pre-packaged bags of compost derived from recycled green waste, and for a 6 month period only, commencing from the date of this permission, as a temporary bulking station for recyclables and for no other purpose.

   Reason: To control the volumes and types of traffic using the site and to retain control of the types and quantities of wastes handled, in order to protect local amenity.

Date 20th December 2006 Signed for Head of Planning Services [redacted]

***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.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

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2. Unless otherwise agreed in advance and in writing by the County Planning Authority, no deliveries shall be made to the site of wastes or recycled materials removed from the site other than within the hours of 07.30 and 20.00 on any day.

   Reason: In the interests of the amenities of the locality and to minimise traffic movements outside working hours.

3. No plant or machinery shall be operated at the site unless and until fitted with silencing equipment to a standard not less than the manufacturers standard specified for the equipment and they shall be operated at all times with such equipment in full working order.

   Reason: To minimise the effects of operations on the local environment.

4. There shall be no retail or trade sales carried out at the site of salvaged waste materials or recycled materials other than those permitted in Condition 1 of this permission and in complete accordance with the approved plans C/253/013 (June 2000), C/253/014 (June 2000), 17563/CVD/060 A and 17653/CVD/061 A and information save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

   Reason: To accord with both the purpose for which the site is provided and in the interests of the amenities and the character of the area.

5. No external lighting or floodlighting shall be installed or used on the site such that the source of the light is directly visible from the public highway.

   Reason: In the interests of highways safety.

6. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

   Reason: To protect the water environment.

7. Prior to being discharged into any watercourse, surface water sewer, or soakaway system, all surface water drainage from parking areas and hardstandings within the site shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator so installed. Details of any proposed changes to the method of site drainage shall be submitted to and agreed in writing by the County Planning Authority prior to the changes being made.

Date 25th December 2006 Signed for Head of Planning Services [redacted]

Continuation Sheet

Reason: To protect the water environment.

8. The site shall not be used as an operating base for large goods vehicles.

   Reason: To control the use of the site and traffic generated by it.

9. Notwithstanding the provisions of parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or an Order amending, replacing or re-enacting that Order) no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed or replaced within the application site without prior approval and the written agreement of the County Planning Authority.

   Reason: To enable the County Planning Authority to control the development in detail and protect the amenities of the locality.

10. 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.

11. The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans and specifications. For the purposes of clarification, the approved plans are 17653/CVD/060 A, 17653/CVD/061 A, 17653/CVD/062 A, 17653/CVD/063 A and 17653/CVD/063 B.

    Reason: Reason: To accord with the terms of the application and in the interests of the amenities and the character of the area.

12. All compost for resale stored on site shall at all times be contained within pre-packaged sealed bags. In addition at no time shall there be in excess of 3 pallets of compost for resale stored on site unless otherwise agreed in advance and in writing by the County Planning Authority.

    Reason: In the interests of the environment and the amenities of the locality, and to allow the County Planning Authority to control retail activities not usually permitted at such facilities.

13. Before any part of the development hereby permitted is first occupied a Traffic Management Plan incorporating the applicant's 'Additional Mitigation Measures' within their Supporting Statement and in accordance with the approved plans shall be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be maintained for these purposes for the duration of this permission.

    Reason: In the interests of highway safety both within the site and for traffic entering and exiting the site.

Date 28th December 2006

Signed
for Head of Planning Services .....[redacted].....

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INFORMATIVES

Reason for granting planning permission:

The proposed development meets an identified need and complies with the relevant policies of the development plan.

In making this decision account was taken of the following planning policies:

West Sussex Structure Plan 2001 - 2016
LOC2 - Development in the countryside should not be permitted unless it can demonstrate the requirement for such a location.
NE10 - Retail development which cannot be accommodated within the existing town, village, district and neighbourhood centres should not be permitted unless it meets identified needs and criteria.
NE11 - New or improved community facilities and services should be permitted where they meet identified needs of local communities.
ERA1 - Development in West Sussex should not be permitted unless it makes the best use of land.
ERA5 - Seeks to protect the air, soil and water resources of the County.
ERA8 - Proposals for the management of waste should be as close as possible to the point at which waste is generated, impact to the environment must be acceptable.
DEV1 - New development should be of a high quality design, scale and layout.
DEV4 - Development must ensure the travel needs it generates are met, minimises the impacts of motorised journey, ensures highway safety.

West Sussex Waste Local Plan, Revised Deposit Draft (July 2004)
G3 - Proposals for waste management facilities will be permitted provided that they would not have an unacceptable impact on habitats, make efficient use of land.
G4 - Proposals for waste management facilities will be permitted provided that they would not have an unacceptable impact on air quality, soil quality and surface waters
G5 - Proposals for waste management facilities should consider the proximity principle.
G6 - Proposals for waste management facilities will be permitted provided that they have adequate transport links, appropriate facilities for the safety and manoeuvring of vehicles.
G7 - Proposals for waste management facilities will be permitted provided that environmentally sound work practices are employed, there would not be an unacceptable impact to public amenity/neighbouring land use. Additionally appropriate measures should be incorporated to minimise noise, impact of lighting.

Adur District Local Plan (1996)
Policy AP7 - In the interests of minimising pollution.
Policy AS3 - The District Planning Authority will not permit the expansion of, or additions to, large retail sites within the built-up area which themselves would adversely affect the vitality and viability of existing town centres.
Policy AT4 - In considering applications for business or warehousing development on the north side of the Harbour and at Shoreham Beach, the District Planning Authority will permit such

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proposals that they would neither significantly add to the environmental disadvantages suffered as a result of HGV traffic in the area, nor exacerbate existing traffic conditions

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 West Sussex County Council, Planning Services (Development Group) of visiting the website at http://westsussex.gov.uk/ePlanningOPS

Date 20th December 2006

Signed
for Head of Planning Services .....[redacted].....

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 Office of the Deputy Prime Minister 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 from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.

(c) The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 to him 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 him.

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(a) If either the local planning authority or the Office of the Deputy Prime Minister 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and County Planning Act 1990.

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