County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118

**Application No: WSCC/072/15/L**
**COUNTY MATTER**

## TOWN AND COUNTRY PLANNING ACT 1990
## TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

To Rabbit Waste Management Limited
Unit 1-2
37 Chartwell Road
Lancing Business Park
Lancing
West Sussex BN15 8TU

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:-

**Variation of Conditions 2, 3, 14 and 17 of planning permission L/127/98 to regularise external operational practices (including the external storage of recycled materials) and siting of external plant/equipment at Unit 1-2, 37, Chartwell Road, Lancing Business Park, Lancing, West Sussex, BN15 8TU**

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 18 November 2015(and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

1. The use hereby permitted shall not take place other than in accordance with the following plans:

   - Location Plan ('Location Plan Existing Waste Transfer Station' (ref. Appendix 2, 21/09/2015);
   - Site Plan ('Site Plan Site & Equipment Additions/Modifications from 2000 up to May 2015' (ref. BN030615B-01, dated 16/02/2016);
   - Proposed Expansion of Site Elevations East/West (ref. GB/X/04, Nov 98);

   along with the planning application form dated 12 November 2015 and accompanying information including the Supporting Statement (Rabbit Waste Management Limited, November 2015), as modified by the conditions attached to this planning permission.

   *Reason: To secure satisfactory development.*

Signed
Date ..... **18 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

***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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## Continuation Sheet

2. No waste transfer, sorting, or separating of waste materials or storage or deposit of sorted or unsorted waste materials shall take place outside the buildings, except in the areas identified on the approved Site Plan (ref. BN030615B-01, dated 16/02/2016) as the 'recycled material storage bays'; 'recycled material storage containers' and 'metal storage areas' dated 3rd June 2015 so as to minimise the risk of pollution.

   *Reason: to minimise the risk of pollution and off-site impact.*

3. Waste accepted at the site shall only be from the construction industry, commercial and industrial wastes, and no readily-biodegradable, household or special wastes shall be delivered to the site.

   *Reason: to control the type of waste managed at the site, to ensure that the use does not result in unacceptable odours or contamination.*

4. Notwithstanding the provisions of Article 3, and Part 7, Class L of the Town and Country Planning (General Permitted Development)(England) Order 2015, the existing buildings shall not be replaced, altered or extended beyond those authorised by this permission.

   *Reason: to control the scale of the development to ensure it does not adversely affect the environment or local amenity.*

5. There shall be no more than 200 Large Goods Vehicles (as defined within paragraph 1 of Schedule 5 to the Goods Vehicle (Licencing of Operators) Act 1995 or any re-enactment or modification thereto, or any vehicle which exceeds that definition) loads entering the site each day for any purpose between the hours of 0700 and 1800 on Mondays to Fridays, and no more than 100 loads between the hours of 0700 and 1300 hours on Saturdays. No Large Goods Vehicles shall enter or leave the site outside these hours.

   *Reason: to protect the local environment and ensure the use does not compromise highway safety or capacity.*

6. The area identified for staff parking on the approved Site Plan (ref. BN030615B-01, dated 16/02/2016) shall be maintained for such use the operation of the site under this permission.

   *Reason: to ensure sufficient parking is available on site so that the surrounding road network is not adversely affected by the use.*

7. The vehicle wash shown on the approved Site Plan (ref. BN030615B-01, dated 16/02/2016) shall be retained in working order and operated throughout the course of operations so as to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the public highway.

   *Reason: to protect the local highway from mud which may cause highway safety concerns.*

Signed

Date …… **18 May 2016** …… Strategic Planning Manager …… **Michael Elkington** ……

## Continuation Sheet

8. Access to the site shall only be gained via Chartwell Road at all times. The Marlborough Road entrance shall not be used to gain access to the site other than for pedestrian and emergency access only.

   *Reason: to ensure the site access used is of an appropriate standard for the use permitted.*

9. No operations authorised or required under this permission shall take place except between the hours of:

   0700 hours and 1800 hours on Mondays to Fridays inclusive,

   0700 hours and 1300 hours on Saturdays

   and no working, including the maintenance of vehicles, plant and machinery shall take place on site outside these hours or on Sundays and Public Holidays.

   *Reason: to minimise the disturbance to local residents.*

10. No mobile plant or machinery shall be used on the site unless fitted with silencing or noise reduction equipment to a standard not less than the manufacturer's recommendations and specification for the equipment, and be operated with that equipment in good working order at all times.

    *Reason: to minimise the impact of the operations on local residents and the environment.*

11. The site shall not be used as an operating base for any Large Goods Vehicles, or for the repair and/or maintenance of Large Goods Vehicles and equipment which are not under the direct control of the operator and not normally used for the delivery, handling, and sorting of wastes to or within the site.

    *Reason: to ensure the use of the site for waste purposes is safeguarded, and to minimise the impact of the use on the local environment.*

12. A notice shall be maintained at the site exit throughout the course of the operations requiring drivers to leave the site in accordance with the traffic routeing the subject of an agreement between the County Planning Authority and the applicant. A plan of the traffic route shall be fixed adjacent to the ticket office hatch at all times, to ensure that drivers are aware of the agreed route.

    *Reason: to ensure drivers know the routing which has been agreed to protect local amenity and highway safety.*

Signed

Date ..... **18 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

## Continuation Sheet

13. No skips, bins or containers, whether full or empty, shall be placed or stored outside the buildings other than in the areas identified as 'skip storage areas' on the approved Site Plan (ref. BN030615B-01, dated 16/02/2016). These areas shown on the approved Site Plan shall not be used other than for the storage of empty skips, bins or containers and shall be kept free of waste materials and litter at all times. No skips, bins or containers shall be placed, stacked or stored in such a manner as to exceed a height of 4 metres above ground level.

    *Reason: to ensure the use of the site is contained and the visual amenity of the area protected.*

14. The level of noise emitted from the site shall not exceed 65dB(A)$_{1\ hour\ LAeq}$ at the boundaries of the site (for the avoidance of doubt, the boundaries of the site relate to the application site boundaries indicated in red on the approved Location Plan (ref. Appendix 2, 21/09/2015)).

    *Reason: to protect residential amenity and the environment from unacceptable noise emissions.*

15. The approved details for increased sound insulation and protection from damage for the main building on the site, approved by the County Planning Authority on 29 September 2000, shall be maintained throughout the course of operations.

    *Reason: to protect residential amenity and the environment from unacceptable noise emissions.*

16. The operations shall not take place other than in accordance with the 'Group Dust Management Plan' (Rabbit Group, revised March 2013) or any revisions to the Dust Management Plan which have been approved in advance and in writing by the County Planning Authority.

    *Reason: to ensure that the impacts of the use are contained within the site, to protect the environment and local amenity.*

17. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether directly or via soakaways.

    *Reason: to protect the water environment from potential pollution.*

18. Facilities for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls, in accordance with the details approved by the County Planning Authority on 29 September 2000.

    *Reason: to ensure that potential contaminants are appropriately contained.*

Signed
Date ..... **18 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

## Continuation Sheet

19. The site shall not be artificially illuminated except during the permitted hours of working and no lighting fitment shall be installed or at any time operated on the site from which the source of light is directed towards a public highway or nearby premises. Only the lighting approved by the County Planning Authority (dated 29th September 2000) shall be installed and used, or any such lighting approved in advance and in writing by the County Planning Authority.

*Reason: to protect the local area from light spill.*

20. There shall be no importation or storage or retail or trade sales of primary aggregates whatsoever at the site.

*Reason: because the site is not appropriately set up to ensure members of the public could access the site safely, and without impact on the environment or highway.*

21. There shall be no burning of any waste or other material whatsoever on the site.

*Reason: to protect the local environment and people from emissions to air.*

22. A copy of this decision notice with the approved plans and any subsequently approved documents shall be kept at the site offices at all times and the terms and contents of them shall be made known to supervising staff on site to ensure that site operatives are conversant with the terms of the planning permission.

*Reason: to ensure that the controls set out through the planning permission are known and enforced in daily site operations.*

**INFORMATIVE**

A. The County Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure)(England) Order 2015.

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

Signed

Date ..... **18 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

**Appendix A**

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.