

**The Town and Country Planning Act 1990**  
**Approval of Minerals & Waste Application with Conditions**

**Application Reference Number: 21/01717/WCM**

**Decision Date: 25 May 2021**

<b>Applicant:</b>	Hills Waste Solutions Ltd Wiltshire House, County Park Business Centre, Shrivenham Road, Swindon, SN1 2NR
<b>Particulars of Development:</b>	Variation of condition 4 & 6 for application 20/06202/WCM "Retention and Change of use of Concrete Products Factory to Mixed Employment, Industrial, Waste and Ancillary Uses"
<b>At:</b>	Sands Farm, Abberd Lane, Calne, SN11 8TJ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (11)

- 1 The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the following approved plans and as stipulated in the conditions set out below together with those further details required to be submitted for approval:
  - Drawing No: 18546-1000-002 - Site Plan - dated Aug 2017
  - Drawing No: CA-13-08 Sheet 1 - Existing Calne Factory Plan and Elevations – dated 10.10.13
  - Brunel Surveys Ltd drawing titled 'South East Elevation' dated April 2017
  - Drawing No: D2515 L.200 A - Combined Landscape and Ecological Mitigation & Enhancement Arrangement Plan -Sheet 1 of 3 - dated Sep '17
  - Drawing No: D2515 L.201 A - Combined Landscape and Ecological Mitigation & Enhancement Arrangement Plan -Sheet 2 of 3 dated Sep '17
  - Drawing No: D2515 L.202 A - Combined Landscape and Ecological Mitigation & Enhancement Arrangement Plan -Sheet 3 of 3 dated Sep

'17.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The use shall not commence until the construction of the HGV Relief Road permitted under application reference 17/10550/WCM has been completed. No other access shall be used by traffic entering or leaving the site.

REASON: To ensure that the access is brought into use before any other part of the development proposals are commenced in the interests of highway safety and safeguarding local amenity and to ensure that the development that takes place substantially accords with the development that was the subject of Environmental Impact Assessment.

- 3 Signs advising drivers of vehicle routes to be taken upon exiting the site shall be maintained at the site exit for the duration of the development hereby permitted in accordance with the approved scheme ref: 'Details of signs v1.0 07 06 19'.

REASON: In the interests of highway safety and safeguarding local amenity.

- 4 The total tonnage of waste material delivered to the Sands Farm Material Recovery/recycling Facility shall not exceed 52,000 tonnes in any twelve month period.

REASON: To ensure that the development that takes place substantially accords with the development that was the subject of Environmental Impact Assessment.

- 5 A record of the quantities (in tonnes) of waste materials delivered to the site and all waste and waste-derived products despatched from the site shall be maintained by the operator at all times and made available to the Local Planning Authority upon request. All records shall be kept for at least 36 months.

REASON: In order that the Local Planning Authority can monitor the approved development.

- 6 Operations authorised by this permission shall be restricted to the following

durations:

Use	Days	Operating Hours
Materials Recycling Facility (MRF)	<ul style="list-style-type: none"> <li>• Monday to Friday</li> <li>• Bank Holidays (excluding Christmas Day, Boxing Day and New Year's Day)</li> <li>• The Saturday immediately following:               <ul style="list-style-type: none"> <li>○ Good Friday</li> <li>○ Easter Monday</li> <li>○ May and August bank holidays</li> <li>○ Any additional bank holidays issued in a given year</li> </ul> </li> <li>• The two consecutive Saturdays immediately following New Year's Day</li> </ul>	06:00 to 22:00
	<ul style="list-style-type: none"> <li>• Saturday (except those listed above)</li> </ul>	07:00 to 13:00
	<ul style="list-style-type: none"> <li>• Sunday</li> <li>• Christmas Day</li> <li>• Boxing Day</li> <li>• New Year's Day</li> </ul>	No operation
Receipt of waste from household recycling centres	<ul style="list-style-type: none"> <li>• Saturday</li> </ul>	13:00 to 20:00
	<ul style="list-style-type: none"> <li>• Sunday</li> </ul>	07:00 to 18:00
Workshop	<ul style="list-style-type: none"> <li>• Monday to Friday</li> </ul>	06:00 to 22:00
	<ul style="list-style-type: none"> <li>• Saturday</li> </ul>	06:00 to 12:00
	<ul style="list-style-type: none"> <li>• Sunday</li> </ul>	No operation
<u>Other</u> site uses	<ul style="list-style-type: none"> <li>• Monday to Friday</li> </ul>	07:00 to 18:00
	<ul style="list-style-type: none"> <li>• Saturday</li> </ul>	08:00 to 13:00
	<ul style="list-style-type: none"> <li>• Sunday</li> </ul>	No operation

REASON: In the interests of limiting the effects on local amenity and to control the impacts of the development.

- 7 The development shall be carried out in strict accordance with the following approved details:
- Access Road Maintenance Plan Lower Compton - Sands Farm Facility Link Road v1.5 dated 11 07 19.
  - Drg. No. LC/WWLP/001 -'WHEELWASH LOCATION PLAN' - dated 01/07/19 by Brunel Surveys Ltd
  - Drg No. YLER011 Rev A - '10m Wheel wash Bath & Ramps' - dated Nov 18 by Yofil Ltd.

REASON: In the interests of road safety for public users of the road network.

- 8 The development shall be carried out in strict accordance with the following approved details:
- Travel Plan for Relocation of Existing MRF to Sands Farm, Calne [Issue 6] dated December 2018 prepared by Cole Easdon Consultants Limited.

REASON: In the interests of reducing vehicular traffic to the development and to encourage sustainable travel to and from the site.

- 9 The development shall be carried out in strict accordance with all recommendations and procedures set out in Section 5 of the Ecological Impact Assessment prepared by Johns Associates Limited dated October 2017.

REASON: To secure the mitigation measures contained in the Environmental Statement in the interests of protecting the biodiversity of the environment.

- 10 All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges or hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on the site in accordance with relevant British Standards for the duration of the works on site. In the event that trees become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

REASON: To ensure the continuity of amenity afforded by existing trees, hedges and hedgerows.

- 11 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the building; all shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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.

REASON: To ensure a satisfactory landscaped setting for the development.

Informatives: (1)

- 12 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 3rd August 2018.

*Sam Fox* - Director Economic Development & Planning

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
  - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
  - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
  - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals> ).