



## Notice of Planning Decision

### Town and Country, Planning Act 1990

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

**APPLICATION REF. NO.:** 3/18/01223/FULR3N

**APPLICANT:** Oakwood Fuels

**DEVELOPMENT:** Expansion of current site use including new buildings, plant, tanks, flood lighting, resurfacing, drainage and associated works.

**LOCATION:** Oakwood Fuels, Brailwood Road, Bilsthorpe, NG22 8UA

Following consideration of an application for the above development as shown on the submitted plans, NOTTINGHAMSHIRE COUNTY COUNCIL, in pursuance of their powers under the above Act, hereby

### GRANT PLANNING PERMISSION

for the development in accordance with the application, subject to compliance with the attached conditions and for the following reasons.

**Failure to comply with the terms of this permission may render the development unlawful.**

Date of decision 17 September 2018

Authorised to sign on behalf of the County Council

# **NOTIFICATION OF COMMENCEMENT OF DEVELOPMENT**

**TOWN AND COUNTRY ( DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**FROM:-**

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**TO:- NOTTINGHAMSHIRE COUNTY COUNCIL, DEVELOPMENT MANAGEMENT,  
COUNTY HALL, WEST BRIDGFORD, NOTTINGHAM. NG2 7QP**

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**PROPOSED DEVELOPMENT:** Expansion of current site use including new buildings, plant, tanks, flood lighting, resurfacing, drainage and associated works.

**LOCATION:** Oakwood Fuels, Brailwood Road, Bilsthorpe, NG22 8UA

**APPLICANT:** Oakwood Fuels

**PLANNING PERMISSION No. 3/18/01223/FULR3N**

**SITE CODE: 3695/W**

**I hereby notify the County Planning Authority that the above development  
will commence on \_\_\_\_\_**

**as required in our letter dated 17 September 2018 and Condition 2 of the  
above planning permission.**

**Signed \_\_\_\_\_ Dated \_\_\_\_\_**

This matter is being dealt with by:

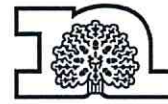
**Joel Marshall**

3/18/01223/FULR3N

T 0115 9932578

E [development.management@nottscc.gov.uk](mailto:development.management@nottscc.gov.uk)

W [Nottinghamshire.gov.uk](http://Nottinghamshire.gov.uk)



**Nottinghamshire  
County Council**

Oakwood Fuels  
Oakwood Fuels, Brailwood Road  
Bilsthorpe  
NG22 8UA

Dear Sir/Madam

17 September 2018

**PROPOSED DEVELOPMENT: Expansion of current site use including new buildings, plant, tanks, flood lighting, resurfacing, drainage and associated works.**

**LOCATION: Oakwood Fuels, Brailwood Road, Bilsthorpe, NG22 8UA**

**APPLICANT: Oakwood Fuels**

With reference to the above application please find the enclosed decision notice confirming that planning permission has been formally granted.

I would remind you that the granting of this permission is subject to compliance with all conditions set out in the decision notice, as well as the approved plans and other documents. Please ensure that all parties involved in the development are made aware of these requirements.

Some conditions may require the submission of details, for approval, in writing by the County Planning Authority (CPA) prior to commencement. **It is essential that these details are submitted and approved before any works commence on site.** Compliance with other conditions may be required during the development stage, prior to occupation of the completed development or within a prescribed period of time after completion. **Failure to comply with the requirements of any of the conditions may render the development unlawful and may be subject to enforcement action.**

If at any stage it becomes necessary to vary any of the approved plans or details you should contact the CPA in advance of implementing any changes to confirm whether the proposed amendments require further planning approval.

It is essential that you notify the CPA when the development is due to start to enable the development to be monitored. A proforma is enclosed for this purpose, please complete and return it to the CPA **at least 7 days** for group Manager (Planning) prior to commencement, unless otherwise stated by a specific condition.



## STATEMENT OF POSITIVE AND PROACTIVE ENGAGEMENT

In determining this application the Waste Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework

## SCHEDULE OF CONDITIONS AND REASONS

Planning permission is granted subject to the following conditions under delegated powers:

1. This permission is for the change of use of land denoted in the application as sites 1b, 3 and 4 as part of the expansion of the waste management business and revised operational hours (subject to the limits in condition 10) and for the erection of buildings (comprising drivers' cabin; two-storey offices; laboratory; and WC unit) new oil storage tanks; generator; weighbridge; floodlighting and concrete resurfacing with associated drainage works as detailed under the following conditions. This permission comes into effect on the date of issue.

*Reason: For the avoidance of doubt and to define the permission. The permission is deemed to come into immediate effect as a result of its partially retrospective nature.*

2. The development hereby permitted shall only be carried out in accordance with the following plans and documents, except where amendments are made pursuant to other conditions below or through the approval of a non-material amendment to the permission:

- a) Planning application forms and certificates received by the Waste Planning Authority (WPA) on 14 May and 23 May 2018.
- b) Appendix 1 - Site location plan received by the WPA on 1 June 2018.
- c) Appendix 2 –Project supporting information (revised) received by the WPA on 27 July 2018.
- d) Appendix 3 'Oakwood Site June 2018' received by the WPA on 18 June 2018.
- e) Appendix 4 and 5 showing tanks received by the WPA on 14 May 2018.
- f) Appendix 6 and 7 drainage details received by the WPA on 14 May 2018.
- g) Appendix 8 and dwg Q-00422 Rev A showing details of office and welfare units received by the WPA on 14 May 2018.
- h) Appendix 9 showing generator received by the WPA on 14 May 2018.
- i) Appendix 10 – Light locations received by the WPA on 14 May 2018.
- j) Appendix 11- Laboratory Building received by the WPA on 14 May 2018.
- k) Appendix 12- additional weighbridge details received by the WPA on 14 May 2018.

*Reason: For the avoidance of doubt and to define the permission.*

3. Prior to their installation/erection details of the proposed external finishes/colours for the following items of development shall be submitted to the WPA for its written approval. The development shall thereafter be carried out in accordance with the approved details.

- i) storage tanks;
- ii) laboratory building;
- iii) office/welfare accommodation building.

*Reason: In the interests of visual amenity in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.*

4. Prior to the erection of the floodlighting under condition 2i) a detailed scheme of lighting including details of the hours of illumination, shall first be submitted to and approved in writing by the WPA. The floodlighting scheme shall be installed and operated in accordance with the approved details.

*Reason: In the interests of local amenity and to mitigate impacts to protected species in accordance with Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.*

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the WPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the WPA. The remediation strategy shall be implemented as approved.

*Reason: To ensure the site is suitable for its intended use and to protect surface and groundwater quality in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

6. All areas of concrete surfacing hereby approved shall include the provision of surface water drainage as set out on appendix 3 (Site Layout) and appendix 2 (the supporting statement). There shall be no discharge of foul or contaminated drainage from the site, into either the groundwater system or any surface waters, whether direct or via soakaways. Surface waters shall first pass through interceptors before final discharge at a rate which shall not exceed 5 litres per second.

*Reason: To protect surface and groundwater quality in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

7. Construction of the hard surfacing crossing over the culvert between sites 2, 3 and 4 as shown on the site location plan shall ensure that the culvert/watercourse is safeguarded and/or reconstructed so to ensure it retains equal or greater flow capacity on completion of the works.

*Reason: In the interests of maintaining the integrity of the watercourse and to provide surface water drainage in accordance with Policies W3.5 and W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.*

8. Except in an emergency, which shall be notified to the WPA in writing within no more than 48 hours of its occurrence, the site shall be operated in accordance with the following table:



	Monday to Fridays	Saturdays	Sundays and Bank/ public holidays
HGV movements and associated loading of vehicles.	06.00 to 19.00hrs	06.00 to 14.00hrs	Not at all
Waste transfer/ processing operations and unloading	07.00 to 19.00hrs	07.00 to 14.00hrs	Not at all

*Reason: In the interests of safeguarding local residential amenity and in accordance with Policies W3.14 and W3.15 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.*

9. HGV movements between 06.00 and 07.00hrs shall be limited to no more than 20 HGV movements (one movement being either one in or one out). Written records of these HGV movements shall be kept, copies of which shall be made available to the WPA within 7 days of a written request from the WPA. HGVs departing from the site shall be prepositioned to enable their departure in a forward gear. Any necessary loading of these vehicles between 06.00-07.00hrs shall only use loading equipment fitted with broadband reversing alarms.

*Reason: In the interests of safeguarding local residential amenity and in accordance with Policies W3.14 and W3.15 of the Nottinghamshire and Nottingham Waste Local Plan and Policy WCS13 of the Nottinghamshire and Nottingham Waste Core Strategy.*

10. The storage and recycling of wastes shall only take place on site 1 (excluding 1b) and site 2 as shown on appendix 1- site location plan.

*Reason: To define the permission for the avoidance of doubt and so that any future changes are subject to assessment.*

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the compound capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. There must be no drain through the bund floor or walls.

*Reason: To protect surface and groundwater quality in the area in accordance with Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.*

12. Materials, goods, plant or equipment shall not be stacked or deposited to a height exceeding 5m above original ground level, unless otherwise agreed in writing by the WPA.



*Reason: In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.*

13. The site shall be kept in a clean and tidy condition at all times. Materials shall be stored within their designated areas and/or in appropriate containers at all times. In the event that materials become removed from their containers they shall be replaced immediately.

*Reason: To ensure the site is maintained in a clean and tidy condition at all times in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.*

## NOTES TO APPLICANT

1. The development hereby permitted must be carried out in accordance with the conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution.
2. If, at any stage, it becomes necessary to vary any of the approved plans or details you should contact the County Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.
3. Where appropriate there is a fee payable currently £116 where a written request is made for the discharge of one or more conditions on the same permission or for confirmation that condition(s) on a permission have been complied with. The fee is payable for each request and not for each condition. When submitting a fee, please provide the planning application reference number making cheques payable to Nottinghamshire County Council and send them to the Planning Support Officer in Planning Services at, Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford Nottingham, NG2 7QP.
4. Drivers of HGVs accessing the site shall be reminded of the weight limit and speed limit restrictions in Bilsthorpe, ensuring they adhere to the designated lorry route via Eakring Road.
5. With reference to Condition 4 the lighting scheme shall be designed to accord with the Bat Conservation Trust's 2014 publication 'Artificial lighting and wildlife – Interim Guidance: Recommendations to help minimise the impact of artificial lighting'.
6. Where pre-commencement conditions may be specified in this decision notice, the justification as to why such conditions are imposed and need to be discharged prior to the commencement of development is stated in accordance with Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 7. Your attention is drawn to the Standing Advice from The Coal Authority dated 1 January 2017 set out below.**

DN1-673.



**IMPORTANT NOTICE: STANDING ADVICE**  
**Planning Application Consultations with the Coal Authority**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*This Standing Advice is valid from 1<sup>st</sup> January 2017 until 31<sup>st</sup> December 2018*