

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. J. Kelly, Edge Power Ltd, Units 1-2 Tollgate Business Park, Tollgate West, Stanway, Colchester. CO3 8AB	Mr. S. Bradshaw, C/O Edge Power, 1-2 Tollgate Business Park, Tollgate West, Stanway, Colchester. CO3 8AB

Part I - Particulars of Application

Date received	Application Number
04/04/2018	S/079/00348/18

Particulars and location of the development

- PROPOSAL: Planning Permission - Erection of a standby electricity generation plant and installation of ancillary equipment, perimeter fencing to a maximum height of 2.4m, bunding to a maximum height of 3.0m and construction of a vehicular access.
- LOCATION: ELECTRICITY SUB STATION AT HATTON HALL FARM, PANTON ROAD, HATTON

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans;

EP/002/PA001	Received by the LPA on the 27/03/2018.
EP/002/PA002	Received by the LPA on the 27/03/2018.
EP/002/PA003	Received by the LPA on the 27/03/2018.
EP/002/PA004	Received by the LPA on the 27/03/2018.
EP/002/PA005	Received by the LPA on the 27/03/2018.
EP/002/PA007	Received by the LPA on the 27/03/2018.
EP/002/DD001	Received by the LPA on the 27/03/2018.
EP/002/DD002	Received by the LPA on the 27/03/2018.

EP/002/DD003 Received by the LPA on the 27/03/2018.
EP/002/DD006 Received by the LPA on the 27/03/2018.

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

3. Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999, SP10 of the new Local Plan 2018, and paragraphs 8, 127 and 170 of the National Planning Policy Framework.

4. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
 - a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
 - b) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - c) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: In order to ensure a satisfactory sustainable drainage scheme is provided and maintained on the site in accordance with SP16 of the new Local Plan 2018, and paragraphs 8 and 163 of the National Planning Policy Framework.

5. Within 12 months of the site no longer being used for electricity generation purposes, all plant must be removed from the site and the site must be returned to its previous state in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that character of the area is protected in the long term. This condition is imposed in accordance with SP10 and SP11 of the new Local Plan 2018, and paragraphs 8, 127 and 170 of the National Planning Policy Framework.

6. The mitigation measures set out in section 8 of the Air Quality Impact Assessment carried out by entrant and received by the Local Planning Authority on the 27th March 2018 must be carried out in full during the construction phase of the development hereby approved.

Reason: In order to protect amenity and biodiversity of the area. This condition is imposed in accordance with SP10 and SP24 of the new Local Plan 2018, and paragraphs 8 and 127 of the National Planning Policy Framework.

7. The construction of the development hereby approved must be carried out in accordance with the traffic and transport management plan set out in the Planning, Design and Access statement, received by the Local Planning Authority on the 27th March 2018, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction traffic is properly managed in the interests of protecting the safety of highway users. This condition is imposed in accordance with SP22 of the new Local Plan 2018 and paragraphs 8 and 102 of the National Planning Policy Framework.

8. Before any work commences on site, details of where vehicles visiting the site will park and wait on the public highway before entering the site must be submitted to and approved in writing by the Local Planning Authority. Any works to improve the highway to allow vehicles to wait must be completed in full prior to the first delivery vehicles to the site arriving, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that suitable access arrangements for vehicles are provided in the interests of protecting the character of the area and in the interests of highway safety. This condition is imposed in accordance with SP10 and SP22 of the new Local Plan 2018 and paragraphs 8 and 102 of the National Planning Policy Framework.

9. Notwithstanding the approved details, the access into the site and storage

compound must be constructed in full prior to any deliveries arriving at the site relating to the construction, associated plant, and bunds. The compound must be removed in its entirety and the land restored to its former state within three months of the power generating plant becoming operational, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that suitable access arrangements for vehicles are provided and that the land is restored to its former state in the interests of protecting the character of the area and in the interests of highway safety. This condition is imposed in accordance with SP10 and SP22 of the new Local Plan 2018 and paragraphs 8, 102, 127 and 170 of the National Planning Policy Framework.

10. Before the development hereby approved first becomes operational, the earth bund must be constructed in full and must be retained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the character of the area. This condition is imposed in accordance with SP10 of the new Local Plan 2018 and paragraphs 8, 127 and 170 of the National Planning Policy Framework.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), the approved fence to be installed at the site must be finished in a dark green colour within one month of it being installed and must be retained as such thereafter.

Reason: To ensure that a suitable finish is achieved that ensure the fence sits comfortably within its surroundings in order to protect the character of the area within which it is set. This condition is imposed in accordance with SP10 of the new Local Plan 2018 and paragraphs 8, 127 and 170 of the National Planning Policy Framework.

12. Construction of the development hereby approved must only be carried out between the hours of 07:00-18:00 Monday to Friday, 8:00 – 13:00 Saturday and must not be carried out at any time on Sundays, Bank or Public Holidays without the written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with SP10 of the new Local Plan 2018 and the requirements of paragraphs 8, 127 and 170 of the National Planning Policy Framework.

13. Deliveries relating to the construction of the development hereby approved must only be taken at the site between the hours of 07:00-18:00 Monday to Friday, 08:00-13:00 on Saturday and must not be taken at any time on Sundays, Bank or Public Holidays without the written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is

imposed in accordance with SP10 of the new Local Plan 2018 and the requirements of paragraphs 8, 127 and 170 of the National Planning Policy Framework.

14. The noise rating level emitted by all fixed plant on the site shall not exceed 35 dBA at the nearest residential property without financial interest in the site. The measurement and assessment shall be made according to BS 4142:2014.

Reason: To ensure that the amenity of the occupants of nearby properties is not harmed. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

NOTES TO APPLICANT:

1. The applicant's attention is drawn to the attached guidance document relating to construction work that may affect National Grid assets.
2. Prior to the submission of details for any access works within the public highway you must contact the Lincolnshire County Council Highways Authority on 01522 782070 for application, specification and construction information.
3. The applicant's attention is drawn to the response from Cadent Gas Ltd and the requirements in relation to protected assets.

Dated: 22/08/2018

Signed:



Mr. Chris Panton
Service Manager – Development Control

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, Lincs, LN11 8UP.