



Reference No. 20060920

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

Agent:  
Nathaniel Lichfield & Partners  
Generator Studios  
Trafalgar Street  
Newcastle Upon Tyne  
NE1 2LA

Applicant:  
Egger (UK) Ltd  
Anick Grange Road  
Hexham  
Northumberland  
NE46 4JS

Under the above Act, Tynedale District Council hereby grants planning permission for:

Amendments to planning permission reference 20050453:-Extension to chipboard manufacturing plant onto 9.7 hectares of land to east of existing site, and upgrading of existing plant . Total application site area (including the existing site) is 29 hectares. Works to include construction of new 53 metre high chimney with pollution abatement system, construction of new buildings, demolition of existing buildings, landscaping proposals, realignment of access track to sewage treatment works and construction of new vehicular and pedestrian access from Anick Grange Road (Environmental Statement submitted) (Revised Scheme)  
Egger UK Ltd Anick Grange Road Hexham Northumberland NE46 4JS

as described in application reference 20060920 and in the plans and drawings attached to it, subject to the following conditions:

- 1 The development hereby permitted shall not be carried out other than in complete accordance with the approved plans.

Reason: To enable control to be exercised over the development as it proceeds.

- 2 The approved plans for the development are as follows:

Site Location Plan No 104 Rev B  
Site layout existing No 100 Rev A  
Proposed site layout No 101 Rev D  
Overall phase one site layout No 122 Rev C3  
Comprehensive site layout No 123 Rev C3  
Comparative site layout plan No 124 Rev C3  
Existing & proposed site elevations: West No 91 Rev C2  
Existing & proposed site elevations: South No 92 Rev C1  
Existing & proposed site elevations: East No 93 Rev C2  
Existing & proposed site elevations: North No 94 Rev C2  
CONTIROLL/FINISHING: BUILDING No 35/36  
Ground floor plan; Sheet 1 of 3 No 125.01 Rev C1  
Ground floor plan; sheet 2 of 3 No 125.02 Rev C1  
Ground floor plan; sheet 3 of 3 No 125.03 Rev C1  
Upper floor plan No 126 Rev C1  
Roof Plan No 127 Rev C2  
Proposed elevations No 130 Rev C2  
Proposed elevations No 131 Rev C2  
Proposed elevations No 132 Rev C1  
Proposed elevations No 133 Rev C2

Ground floor plan No 144 Rev C2  
Upper floor plan No 145 Rev C1  
DRIER AND ENERGY BUILDINGS: No 33  
Ground floor plans No 150 Rev C3  
Roof plans No 151 Rev C2  
West elevation No 155 Rev C3  
East elevation No 156 Rev C3  
South elevation No 157 Rev C1  
DRYCHIPPING BUILDING: No 34  
Floor plan No 175 Rev C3  
Roof plan No 176 Rev C2  
East elevation No 180 Rev C3  
West elevation No 181 Rev C3  
North elevation No 182 Rev C3  
South elevation No 184 Rev C2  
RECYCLING BUILDING: No 06  
Ground floor plan No 200 Rev C1  
Roof plan No 201 Rev C1  
Section d-d, g-g No 208 Rev C1  
SAWDUST BUILDING: No 31  
Ground floor plan No 225 Rev C3  
Roof plan No 226 Rev C3  
East and north elevations No 230 Rev C3  
West and south elevations No 231 Rev C3  
WAREHOUSE LL BUILDING No 37  
Ground floor plan No 250 Rev C1  
Roof Plan No 251 Rev C1  
West and south elevations No 255 Rev C1  
East elevation No 256 Rev C1  
Typical section No 260 Rev C1

3 The approved plans for the development are:

WET CHIPPING BUILDING No 32  
Ground floor plan No 275 Rev C4  
Roof plan No 276 Rev C3  
Upper floor plan No 277 Rev C4  
West and north elevations No 280 Rev C3  
East and south elevations No 281 Rev C3  
TIMBER PURCHASING OFFICE/QA LAB BUILDING No. 38  
Proposed elevations No 305 Rev C2  
ADMIN OFFICE BUILDING No.41  
South and east elevation No 355 Rev A  
North and West elevations No 356 Rev A  
SUB STATION EXTENSION  
General Arrangement No 380  
LANDSCAPE PLAN  
Landscape Plan (Application 2) (including addendum to schedule of trees removed) No LL(98)02  
Landscape plan details for Northumbrian Water No LL(98)03

Reason: To relate the permission to the correct plans.

4 The development shall be constructed using the following materials, unless otherwise agreed in writing by the Local Planning Authority:

a) Wall cladding: Meadowland 12B17 profiled metal cladding by Euro Clad

b) Roof membrane: Single ply elastomeric bituminous sheeting, colour Green, by Vedaproof

c) Fascia/eaves/feature strips - Merlin Grey 12B25 coated steel by Euro Clad.

d) Roof cladding: Moorland Green 12B21 profiled metal cladding by Euro Clad

Reason: In the interests of the appearance of the area. In accordance with Policies GD2 and NE16 of the Tynedale District Local Plan.

- 5 The only raw materials for chipboard production to be stored externally within the site shall be round wood logs, woodchips (hack chips), and recycled wood.

Reason: To minimise opportunity for fugitive dust emission and in the interests of the amenities of the area. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 6 Sawdust, wood shavings and recycled wood fibre shall only be unloaded, stored and handled within enclosed buildings or plant. There shall be no external storage of these materials.

Reason: To minimise opportunity for fugitive dust emission and in the interests of the amenities of the area. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 7 All liquid storage tanks within the site shall be adequately bunded and delivery points to these tanks shall be designed to contain potential spillages, to the satisfaction of the Local Planning Authority.

Reason: To prevent pollution. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 8 The transfer of wet wood chips from the wet chip storage silos to the wood chip dryers shall be carried out in accordance with the following drawings, unless otherwise agreed in writing by the Local Planning Authority:

4.32/09: Layout and Sections: Conveyors to Dryer Proposal C. Dated 07.02.06.

4.32/15: Views: Steel Support Conveyor Bridge. Dated 07.02.06.

The conveyor system shall be fully acoustically enclosed and belt driven. The conveyors shall be fully dust proof, eliminating the release of sawdust particles during transit.

Reason: To reduce dust and noise impact in the interests of the amenities of the area. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 9 The Wet Electrostatic Precipitator (WESP) shall be capable of effectively treating the whole of the emissions from the upstream processes at all times when the plant is operating, and shall, as a minimum, comply with the emission standard required by the Integrated Pollution Prevention and Control Guidance Note SG1 (September 2006) for this industry (Table 3) during both normal WESP operation and WESP cleaning cycles, to the satisfaction of the Local Planning Authority.

Reason: To ensure a continuous high standard of air pollution control. In accordance with Policies GD10 and NE27 of the Tynedale District Local Plan.

- 10 Noise from the development hereby approved shall not cause the ambient noise levels stated below to be exceeded at the nearest boundary to the plant from the following residential properties:

The Timbers, Anick Road, Hexham NE46 1JT

12 Denelands, Hexham NE46 1HL

11 Eastwoods Grange Court, Hexham NE46 1TL

1-10 Tyneview Terrace, Hexham NE46 1RE  
Oaklands, Anick Road, Hexham NE46 4JR  
Fairfield, Oakwood, Hexham NE46 2LF  
1-15 Woodlands Terrace, Corbridge Road, Hexham NE46 1HT  
Sunningdale House Care Centre, Corbridge Road, Hexham NE46 1HW

Noise level (free field):

LAeq 16 hours (0700 to 2300 hours) 50 dB  
LAeq 8 hours (2300 to 0700 hours) 42 dB  
LAmax fast (2300 to 0700 hours) 60 dB

There shall be no discernible tonal character or impulse character in the noise from the plant detected at the noise sensitive premises indicated.

Reason: In the interests of the amenities of local residents. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 11 Noise from the use of the proposed weighbridge forming part of the development hereby approved, including the vehicular access to and from it, shall not cause the ambient noise levels stated below to be exceeded when measured at the boundary of the buildings comprising the Oaklands Residential Care accommodation at Anick Road, Hexham NE46 4JR with the Anick Road:

Noise level (free field):

LAeq 1 hour (0700 to 2300 hours) 50 dB  
LAeq 15 minutes (2300 to 0700 hours) 42 dB  
LAmax fast (2300 to 0700 hours) 60 dB

Reason: In the interests of the amenities of local residents. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 12 Prior to the construction of the log handling facility and primary chipping and flaking hall, details of the noise protection measures to be installed for log handling operations and primary chipping and flaking operations at the input to the production process, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To minimise noise impact in the locality and in the interests of the amenities of local residents. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 13 All buildings and new buildings hereby approved containing machinery or plant, capable of producing noise audible beyond the site boundary shall be fitted either with automatically self-closing access doors or the doors shall be electronically operated and shall be in the closed position except for maintenance or periodic access. Prior to the installation of these doors, details of the doors to be used shall be agreed in writing with the Local Planning Authority. The doors shall be fitted to the satisfaction of the Local Planning Authority, and shall be retained as such in perpetuity.

Reason: To minimise noise impact in the locality and in the interests of the amenities of local residents. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 14 All vehicle reversing alarms used on the site shall not be audible outside the site boundary between the hours of 18.00 and 8.00 (evening and night time periods).

Reason: In the interests of residential amenity. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 15 The development shall be carried out in accordance with the Environmental Management Plan Rev C produced by Whittfield UK (dated June 2006), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high level of protection to local residents and others from noise, dust, traffic and other impacts caused by the development. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 16 The applicant shall notify the Local Planning Authority within two working days of the issue of the manufacturers' warranties for all the manufacturing equipment within the development hereby approved. (For the purposes of this condition and condition nos. 20, 21, 22, 24, 28 and 43. Warranties are issued following satisfactory completion of the manufacturing installation and an acceptance by all parties that the manufacturing equipment is performing to the standard required under the terms of the contract).

Reason: To inform the Local Planning Authority.

- 17 Hours of construction for activities audible at the following noise sensitive properties shall be limited as set out below:

The Timbers, Anick Road, Hexham NE46 1JT  
12 Denelands, Hexham NE46 1HL  
11 Eastwoods Grange Court, Hexham NE46 1TL  
1-10 Tyneview Terrace, Hexham NE46 1RE  
Oaklands, Anick Road, Hexham NE46 4JR  
Fairfield, Oakwood, Hexham NE46 2LF  
1-15 Woodlands Terrace, Corbridge Road, Hexham NE46 1HT  
Sunningdale House Care Centre, Corbridge Road, Hexham NE46 1HW.

Hours of construction  
0745 - 1900 hours Monday to Friday  
0745 - 1300 hours Saturday

No working audible at the above noise sensitive properties shall take place outside these times or on Sundays or Bank Holidays. Work restricted by this condition may only be undertaken outside of the stated hours by the prior written agreement of the Local Planning Authority.

Reason: In the interests of the amenities of local residents. In accordance with Policies GD10 and CS22 of the Tynedale District Local Plan.

- 18 The Wet Electrostatic Precipitator (WESP) hereby approved at a height of 53 metres shall be designed, installed, operated and maintained to ensure the maximum odour emission rate shall not exceed 1.17 million odour units/second.

The odour emission rate shall be determined in accordance with BS EN13725: 2002 Air Quality - Determination of Odour Concentration by Olfactometry and with reference to the Integrated Pollution Prevention and Control (IPPC) H4 guidance, Horizontal Guidance for Odour Parts 1 & 2.

Reason: To ensure a continuous high standard of air pollution control. In accordance with Policies GD10 and NE27 of the Tynedale District Local Plan.

- 19 Monitoring of dust and air pollutant levels (including VOCs/Carbonyls) at the development site boundary and at the boundary of a sensitive receptor (residential property) shall be carried out in accordance with a timetable to be submitted to, and approved by, the Local Planning Authority. The monitoring shall be carried out prior to any emission to air from the new process as part of commissioning trials and for at least twelve months post commissioning using certified equipment (i.e. traceable to agreed

standards). The form, extent, locations, parameters and reporting of monitoring shall be agreed with the Local Planning Authority and the monitoring shall be carried out in accordance with the agreed details. Monitoring shall be carried out under conditions representative of plant operations.

Reason: To establish, using equipment of known and recognised standard, the current quality of the site air emissions before development and the quality of the site air emissions post development, in order to demonstrate to the public and to Tynedale Council that there has been no detrimental effect due to the development. In accordance with Policies GD10, CS19 and CS22 of the Tynedale District Local Plan.

- 20 Following final commissioning and on receipt of the manufacturers warranties for all manufacturing equipment the applicant shall carry out monitoring of the following to verify compliance with the modelled emissions set out in the Environmental Statement dated April 2005, the BMT Redevelopment Addendum dated 10 August 2005, BMT Odour Impact Assessment dated 23 November 2005 and BMT Revised Odour Impact Assessment dated 21 December 2005 submitted with the application:
- Atmospheric emissions
- (a) Emissions from the WESP, and;
  - (b) Odour assessment outside the process boundary at the positions predicted as worst case and control positions where odour was predicted, and;
  - (c) Ambient monitoring at a worst case position.
- Noise emissions
- (d) Noise measurements at noise sensitive premises to confirm emissions meet the standards set out in condition 10.

Water emissions

(e) Water sampling and analysis to confirm discharges from all new discharge outlets to river meet the standard currently required under the IPPC permit for discharges B & D.

The form, extent, parameters and reporting of monitoring shall be agreed with the Local Planning Authority and the monitoring shall be carried out in accordance with the agreed details. Monitoring shall be carried out under conditions representative of plant operations and a variety of local meteorological conditions.

Reason: To verify the modelling predicted in the Environmental Impact Assessment dated April 2005, the BMT Redevelopment Addendum dated 10 August 2005, BMT Odour Impact Assessment dated 23 November 2005 and BMT Revised Odour Impact Assessment dated 21 December 2005, and to demonstrate 'no detriment' in ambient air quality by benchmarking against Tynedale Council's historic ambient survey results (and those obtained through monitoring under condition 19), and in the interests of the amenities of the area. In accordance with Policies GD10, CS19 & CS22 of the Tynedale District Local Plan.

- 21 Following final commissioning and on receipt of the manufacturers warranties for all manufacturing equipment the applicant shall submit details of a scheme of post commissioning monitoring of emissions to air, noise and water. This scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Monitoring shall be carried out under conditions representative of plant operations and a variety of local meteorological conditions. A monitoring programme shall be devised over a period of a minimum of three years from the date of receipt of all of the manufacturers' warranties for all manufacturing equipment and shall be carried out in accordance with the agreed details.

Reason: To demonstrate continuing compliance over time and in varying meteorological conditions and confirm 'no detriment' in ambient air quality by benchmarking against Tynedale Council's historic ambient survey results, and in the interests of the amenities of the area. In accordance with Policies GD10, CS19 and CS22 of the Tynedale District Local Plan.

- 22 Following final commissioning and on receipt of the manufacturers warranties for all manufacturing equipment the following equipment shall be discontinued:
- The existing chipping and flaking machinery and round wood feed hopper
  - The two external rotary driers
  - The existing combustion plant serving the rotary driers and presses
  - The two press lines Johannes XV and XVI
  - The existing EWK WESP
  - The existing press hall extraction system and scrubber
- This equipment and ancillary silos, conveyors, ducts and other apparatus shall be dismantled and removed from site in accordance with the application details within 18 months from receipt of all of the manufacturers' warranties for all manufacturing equipment. After dismantling all external ground surfaces shall be rendered impervious.
- Reason: To ensure existing plant is dismantled and removed to prevent pollution and achieve visual improvement. Any porous ground surfaces thereby released are not allowed to cause contamination of land or groundwater. In accordance with Policies GD2 and GD10 of the Tynedale District Local Plan.
- 23 Unless otherwise agreed in writing by the Local Planning Authority, external surface finishes within the site shall be constructed in accordance with the details set out in Drawing no. C2009 Revision A. All Bitmac and concrete shall be laid to provide an impervious surface finish unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To prevent pollution. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.
- 24 The Landscaping Strategy shall be carried out in accordance with Plans LL(98)02 and LL(98)03 and shall be completed within the nearest available planting season following final commissioning and on receipt of the manufacturers warranties for all manufacturing equipment . The Landscaping Strategy shall incorporate existing landscape features wherever possible and shall use a MG5 lowland meadow mix of local wild origin. It shall include the establishment of a new landscaped woodland area comprising native species to be established in the designated landscaping areas and shall be carried out in accordance with the approved Landscaping Strategy.
- Reason: In the interests of the appearance of the area and to mitigate against the loss of broadleaved trees and hedges from the site. In accordance with Policies NE33 and NE37 of the Tynedale District Local Plan.
- 25 In this condition "retained tree" means an existing tree within the application site boundary which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of one year from the date of the occupation of the building for its permitted use.
- (A) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
  - (B) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
  - (C) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In the interests of the health of the trees. In accordance with Policies NE33 and NE34 of the Tynedale District Local Plan.

- 26 Unless otherwise agreed in writing by the Local Planning Authority, the boundary fencing shall be carried out in accordance with the following details:

Fencing Document by Whittfeld UK including Heras 151 temporary fencing shown on Whittfeld fence plan Phase 1 and Fence plan Phase 2.  
Aedas Drawing no. LD(93)001: 1.2m high stockproof fence.  
Aedas Drawing no. LD(93)002Rev A: Perimeter security fencing with rabbit proof netting.

Reason: In the interests of the appearance of the area and to control vermin. In accordance with Policies GD2 and NE16 of the Tynedale District Local Plan

- 27 All reasonable measures shall be undertaken to ensure the protection of badgers during the construction phase of the development. Such measures will include the provision of a means of escape from any large deep excavations, eg with a wooden plank or similar; undertaking all heavy, noisy and vibration type activities such as piling within daylight hours, and any new lighting schemes should be aimed away from the eastern boundary of the site.

Reason: To prevent harm occurring to protected species such as badger. In accordance with Policies GD10 and NE27 of the Tynedale District Local Plan.

- 28 Ten nest boxes designed for use by swallow and house martin, of a design and in locations submitted to and agreed in writing by the Local Planning Authority, shall be erected within six months following final commissioning and on receipt of the manufacturers' warranties for all manufacturing equipment .

Reason: To offset the loss of nesting habitat. In accordance with Policies GD10 and NE30 of the Tynedale District Local Plan.

- 29 All retained hedgerows within the application site shall only be trimmed in January or February and not trimmed more often than once every two years.

Reason: To avoid the destruction of bird nests and to allow any berry crop to be used by wintering birds. In accordance with Policies GD10 and NE30 of the Tynedale District Local Plan.

- 30 A grass strip of at least 1 metre in width will be maintained between the access road hereby approved and new planting.

Reason: To provide a thick vegetation base for nesting birds. In accordance with Policies GD10 and NE30 of the Tynedale District Local Plan.

- 31 Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the Land Contamination Report produced by BMT Cordah and agreed by the Local Planning Authority in a letter dated 19 April 2006.

Reason: To ensure that the proposed site investigation and remediation will not cause pollution of Controlled Waters. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 32 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 Local Planning Authority) shall be carried out until the developer has submitted and agreed in writing with the Local Planning Authority a report detailing how this unsuspected contamination shall be dealt with.

Upon completion of the remediation agreed in the report detailing how any unsuspected contamination shall be dealt with a completion statement shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the agreed details. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard. In accordance with Policies GD10 and CS19 of the Tynedale District Local Plan.

- 33 Unless otherwise agreed in writing by the Local Planning Authority, the drainage scheme for dealing with both surface water and foul water on site shall be carried out in accordance with the following details

The Drainage Strategy,  
Drawing nos. C2004 rev A Drainage Construction Details,  
Drawing no. C2011 rev F Detailed Drainage Layout Sheet 1 of 3,  
Drawing no. C2012 rev E Detailed Drainage Layout Sheet 2 of 3,  
Drawing no. EPG/EGGER/02 rev B Forebay and Wetland Cross Sections,  
EPG/EGGER/01 rev O Proposed Log Yard Drainage System.

The agreed drainage scheme shall be implemented prior to receipt of the manufacturers warranties for all manufacturing equipment.

Reason: To avoid pollution. In accordance with Policies CS27 and CS28 of the Tynedale District Local Plan.

- 34 Details of a safe exit route, not adversely affecting the flood regime, to land outside the 1 in 100 year flood plain, shall be submitted to and agreed in writing by the Local Planning Authority. This route must be in place prior to final commissioning and receipt of the manufacturers' warranties for all manufacturing equipment.

Reason: To provide safe access and egress during flood events and reduce reliance on emergency services. In accordance with Policies CS32 and CS33 of the Tynedale District Local Plan.

- 35 Finished floor levels of the development allowed by this permission shall be no lower than existing ground levels.

Reason: To reduce the risk of flooding as this site is protected by a barrier bank which may breach or overtop. In accordance with Policies CS32 and CS33 of the Tynedale District Local Plan.

- 36 Unless otherwise agreed in writing by the Local Planning Authority, development shall be carried out in accordance with the Traffic Management Plan rev A dated 13 April 2006 prepared by Wittfeld UK, and in accordance with Traffic Plan Phase 1 and 2 drawing nos. 1 and 2 dated 14 March 2006.

Reason: In order to assess and control the level of traffic generated during the construction phase and in the interests of highway safety. In accordance with Policies GD2, GD4 and GD7 of the Tynedale District Local Plan.

- 37 Unless otherwise agreed in writing by the Local Planning Authority, all works and associated works eligible for adoption shall be carried out in accordance with the Drawing no. C2016 rev B and no. C2017 Rev B produced by White Young Green.

Reason: To achieve a satisfactory form of development in the interests of highway safety. In accordance with Policies GD2 and GD4 of the Tynedale District Local Plan.

- 38 Provision shall be made within the site for a temporary car park and works area to accommodate operatives and construction vehicles during the development of the site and no parking or operational activity shall take place on the highway.
- Reason: To avoid obstruction of the adjoining highway. In accordance with Policies GD2 and GD7 of the Tynedale District Local Plan.
- 39 Wheel washing facilities detailed in the Wheel Wash Facility statement by Whittfeld UK (April 2005) shall be retained in the agreed position for the duration of construction work for use by construction traffic, or as otherwise agreed in writing by the Local Planning Authority.
- Reason: In the interests of highway safety and amenity. In accordance with Policies GD2 and GD4 of the Tynedale District Local Plan.
- 40 Unless otherwise agreed in writing by the Local Planning Authority, development shall be carried out in accordance with the Phasing Programme document (April 2005) produced by Whittfeld UK
- Reason: In the interests of the proper programming of the development. In accordance with Policy GD2 of the Tynedale District Local Plan.
- 41 The proposed service road access shall be modified and made up generally in accordance with Type 6 of the Northumberland County Council standard specifications incorporating vision splays of 4.5 metres x 120 metres, entry width of 7.3 metres and 10.0 metre radii. The development hereby permitted shall not be brought into use until the said access has been so completed.
- Reason: In the interests of highway safety. In accordance with Policies GD2 and GD4 of the Tynedale District Local Plan.
- 42 The visibility splays shall be kept free of obstruction above a height of 600 mm at all times.
- Reason: In the interests of highway safety. In accordance with Policies GD2 and GD4 of the Tynedale District Local Plan.
- 43 Prior to final commissioning and receipt of the manufacturers warranties for all manufacturing equipment a Travel Plan for staff shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented within 6 months following final commissioning and receipt of the manufacturers' warranties for all manufacturing equipment and shall be reviewed at such times to be agreed in writing with the Local Planning Authority. The approved changes shall be subsequently implemented to a timetable agreed with the Local Planning Authority.
- Reason: To ensure that with respect to occupiers the development will provide safe and direct routes for pedestrians and cyclists, will increase the patronage of public transport, reduce the reliance upon private cars, ensure the proper management of parking and foster alternative modes of travel such as cycling and walking. In accordance with Policies GD4 and GD6 of the Tynedale District Local Plan and in accordance with Government guidance in PPG13.
- 44 Development shall be carried out in accordance with the details of the Written Scheme of Investigation for Archaeological Work included in the Environmental Statement. The approved scheme of investigation shall be implemented subject to any variations agreed in writing with the Local Planning Authority.
- Reason: The site is of archaeological interest. In accordance with Policies BE27 and BE28 of the Tynedale District Local Plan.

45 A means of access to the Hexham Sewage Treatment Works shall be maintained at all times during the construction of the development hereby approved and once the development hereby approved is in operation.

Reason: In the interests of amenity. In accordance with Policy GD2 of the Tynedale District Local Plan.

#### Summary of reasons for the grant of Planning Permission

The principle of development has been accepted with the granting of planning permission Reference 20050453. The development would accord, in principle, with Government guidance and would be in general conformity with RPG1 and with the emerging Regional Spatial Strategy. The development would also accord, in principle, with Joint Structure Plan Policy ED12 that encourages Local Plans to facilitate the development of the forestry industry subject to the consideration of environmental effects. The redevelopment of the existing site would accord, in principle, with Local Plan Policy ED5.1 and with Policy ED6 that permits general employment uses (Class B2) on sites allocated for such uses. A departure from Local Plan Policies NE1 and ED9 for the development of the remainder of the application site has already been accepted on economic grounds with the granting of planning permission Reference 20050453.

The revised proposals would have no greater visual impact than that already approved under the 2005 application, and would offer some limited visual improvements with the reduction in the size and massing of the overall development, and a tighter on-site configuration. However, as with the approved scheme, any improved visual effects of the development are limited and overall the proposal would have an adverse impact upon the landscape character of the locality. The development would, therefore, conflict with Local Plan Policies GD2 and NE16. Notwithstanding this, however, it is considered that on balance, any adverse visual impacts would be outweighed by the economic benefits and the need for the proposed development. The applicant also has a fall back position whereby the 2005 permission could be implemented. As such, it is considered that a departure from Local Plan Policy is acceptable.

As with the approved scheme, Health and Public Protection has advised that the proposed stack would generally reduce the current ground level concentrations of pollutants. A scope of works to monitor air quality would be agreed with the Council and carried out should the application be granted. Planning conditions would secure such monitoring. An olfactory odour assessment has been carried out and this has demonstrated that the proposal would not cause problems in terms of odour. Conditions to prevent the open storage of sawdust, wood shavings and recycled wood fibre are recommended. Subject to appropriate safeguards through both the planning system, with the use of conditions, and through the terms of the IPPC permit, it is considered that the proposed development does offer an opportunity to achieve a substantial reduction in atmospheric emissions, and so would accord with the relevant criteria in Local Plan Policies GD10 and CS19. Subject to appropriate noise conditions, the development would not conflict with Local Plan Policies CS19 or CS22.

The amended proposal would have no greater impact in terms of traffic generation or parking requirements and so, as with the approved scheme, would accord with Local Plan Policies GD4 and GD7.

The development would have no greater impact in terms of habitat loss, protected species or designated sites than that approved under application 20050453. With respect to ecology and nature conservation, it is considered that, whilst the proposal would result in the loss of some habitat, appropriate compensatory measures would ensure no long-term harm to the biodiversity of the area, and so the development would not conflict with Local Plan Policies NE26, NE30, NE31, NE33 or NE34. Also it is not considered that there would be significant adverse impacts on protected species or on breeding birds or wintering birds, and so the development would not conflict with Joint Structure Plan Policy N2 or with Local Plan Policy NE27. As no adverse impacts are predicted on designated sites the development would accord with Local Plan Policies NE19, NE20 and NE21.

The developer has indicated their unwillingness to make a contribution towards the percentage for art scheme. However, as Local Plan Policy GD12 only encourages such contributions, and a formal response has been received, it is not considered that the proposal would be contrary to this Local Plan Policy.

The development would have no greater impact than that approved on Hadrian's Wall or its landscape setting, or on nearby scheduled ancient monuments and so the development would not conflict with Joint Structure Plan Policy HC1, or with Local Plan Policies BE25, BE26 or NE17.

The development would have no greater impact than that approved on any Listed Buildings or their settings to the extent that this would cause a conflict with Joint Structure Plan Policy HC6, or with Local Plan Policy BE22. As with the approved scheme, the predicted impact upon Conservation Areas is not sufficient to create a conflict with Joint Structure Plan Policy HC5, or with Local Plan Policy BE18. Subject to a condition requiring an approved scheme of investigation to be implemented, the proposal would accord with Local Plan Policies BE28 and BE29.

Subject to conditions the development would accord with Local Plan Policies CS32 and CS33 with regards to flood risk. In addition, subject to an appropriate condition requiring the agreed drainage scheme to be implemented the proposal would accord with Local Plan Policies GD10 and CS28.

### **Summary of Development Plan Policies and Proposals Relevant to this Decision**

#### **Adopted Joint Structure Plan**

L6 Flood Risk  
L7 Water Quality  
L11 Forestry  
N2 Protected Species  
N4 Biodiversity Action Plans  
HC3 Regionally and Locally Important Archaeological Sites  
HC4 Archaeological Assessment and Evaluation  
HC5 Conservation Areas  
S14 Visual Arts  
S1 Settlement Strategy  
S4 The Northumberland Green Belt  
S7 Main Settlements  
S11 Scale of Development in Settlements  
S12 Planning Obligations  
ED1 Employment Land Allocations  
ED3 General Employment and Business Park Sites  
ED5 Strategic Employment Sites  
ED7 Business Clusters  
ED12 Forestry Industry  
M2 Criteria for Assessment of Major Development  
M12 Waste Hierarchy  
T6 Non Motorised Transport

#### **Tynedale District Local Plan**

GD2 Design Criteria for development, including extensions and alterations  
GD4 Range of transport provision for all development  
GD7 Car parking standards within the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge  
GD10 Development and regard for the natural environment  
GD12 Percent for Art scheme  
GD13 Planning Obligations and development  
NE1 Restricting new development in the open countryside  
NE16 Development in the Areas of High Landscape Value  
NE18 Protection of Agricultural land  
NE27 Protection of Protected Species  
NE33 Protection of Trees, Woodlands and Hedgerows

NE34 Tree felling  
NE36 Planting of trees and hedgerows  
NE37 Landscaping in developments  
BE18 Development affecting the character and setting of a Conservation Area  
BE27 Regional and Locally important archaeological sites and settings  
BE28 Archaeological Assessment  
ED4 Expansion land  
ED6 Control of B2 Uses which could cause potential harm to the environment  
ED9 15 ha safeguarded land at Beaufront Road, Hexham  
CS15 Undergrounding of services in new developments  
CS19 Location of development either causing or adjacent to pollution sources  
CS22 Location of noise generating uses  
CS28 Protection of surface water quality  
CS32 New development in flood risk areas  
CS33 Impact on surface water run off from new development

Dated this: 29 November 2006

A handwritten signature in black ink, appearing to read 'H. Went', with a long horizontal flourish extending to the right.

**Director of Planning**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this planning permission has not been implemented and any works are unauthorised.**

## NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal must be given on the appropriate form which may be obtained from Customer Support, RM 3/15A Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk), tel. 0117 3726372. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county borough or county district in which the land is situated, a purchase notice requiring that 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 Country Planning Act 1990.