



PEFULZ

Name and address of agent:

Name and address of applicant:

CC Town Planning - Mr Ross Middleton

Scotts Of Thrapston - Mr J Scott

**Newton House
Northampton Science Park
Kings Park Road
Northampton
NN3 6LG**

**Centenary House
Bridge Street
Thrapston
Kettering
NN14 4LR**

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

**Date Valid:
19 August 2022**

**Application Number:
NE/22/01034/FUL**

Location:

Centenary House, Bridge Street, Thrapston, Kettering, NN14 4LR

Description:

Installation of biomass boiler

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act

GRANTS PERMISSION

For the development as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The proposal hereby permitted shall be carried out using materials and treatments as stated on the submitted application form and approved plans.

Reason: To achieve a satisfactory elevational appearance for the development.

3. The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:

- Application Form - Dated 05.08.2022

Received 08.08.2022:

- PROPOSED BIOMASS PLANT SOT - SITE PLAN - PROPOSED
- Planning Justification Statement - Dated July 2022

Received 19.08.2022:

- 000 000 000 001 A LOCATION PLAN
- MWE 199 - ELEVATIONS (Three sheets)
- MWE 199 - FLOOR PLAN
- MWE 199 - LAYOUT
- MWE 199 PROP ELEVATION

Received 16.02.2023:

- Air Quality Assessment - Dated February 2023

Received 03.04.2023:

- Environmental Noise Assessment 22354-1-R1 - BS4142 - Dated March 2023

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

4. The rating level (determined using the guidance of BS 4142:2014 Methods for rating and assessing industrial and commercial sound) (or any amendments or modifications) of noise emitted from the proposed plant and equipment to be installed on the site shall not exceed the existing measured background noise level LA90,T during the day time period.

Reason: To protect the residential amenity of the locality

5. The development hereby permitted shall not operate outside the hours of 07.00 to 17.30 Monday to Friday and at no times on weekends, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: To protect the residential amenity of the locality.

6. There shall be no operation of the biomass boiler until the existing timber treatment permit, reference EPR/EN/9b, has been varied in-line with the requirements of the Environmental Permitting (England and Wales) Regulations 2016 (as amended).

Reason: In the interest of neighbouring amenity, specifically that of Odour.

7. The proposed acoustic barrier as outlined in the submitted and approved Acoustic Report shall be installed and maintained in 'good condition' in perpetuity.

Reason: In the interest of neighbouring amenity.

8. The biomass boiler hereby approved shall only be fuelled with 'feed stock' or 'wood waste' generated as a by product of existing or future operations that occur on site, and shall not be supplied with fuel delivered from off site.

Reason: In the interest of sustainability and highway impacts.

Decision Date:

5 May 2023

Signed:



George Candler
Executive Director Place and Economy

NOTES:

1. In reaching this decision the Council has implemented the requirement in the National Planning Policy Framework to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.
2. A full report is available at:
<https://www.east-northamptonshire.gov.uk/planningapplications>
3. Please note that a formal application is required to approve details reserved by conditions (where applicable). Approval of condition applications made under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. Details of how to apply can be obtained from the Council's website at:
https://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?categoryID=200170&documentsID=1572
4. Planning approvals may be monitored to ensure compliance. If development is found not to be in full accordance with the permission, the Council may stop the work, invite a fresh application and/or take enforcement action against the developer/owner.
5. This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.
6. For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building at BuildingControl.ENC@northnorthants.gov.uk Information can also be obtained from the Council's website at:
<https://www.east-northamptonshire.gov.uk/site/scripts/documents.php?categoryID=200154>

PURCHASE NOTICES:

If permission is refused, whether by the Local Planning Authority or by the Secretary of State 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 reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the 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.

RIGHT OF APPEAL:

If you are aggrieved by the decision of the local planning authority to grant permission subject to the above conditions, then you can appeal to the Secretary of State under s.78 of the Town and Country Planning Act 1990.

The rules for lodging an appeal are set out in Article 37 of Town & Country Planning (Development Management Procedure) (England) Order 2015. The following is a summary of the rules:

1. If you wish to appeal against this decision you must do so on the relevant appeal form. Appeals may be made online for householder applications at <https://www.gov.uk/appeal-householder-planning-decision> and for full planning applications at <https://www.gov.uk/appeal-planning-decision>. If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
2. Completed appeals (forms and supporting documents set out in appeal form) must be received by the Planning Inspectorate within the relevant time scale set out in the table below. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeal Type	Time Period
Appeal against decision where no enforcement action taken or pending	Six months from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none">• Within two years before the date of the planning application, or• Before the date of this planning decision and still in force	28 days from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none">• On or after the date of this planning decision, and• Is still in force	The earlier of the following dates: <ul style="list-style-type: none">• 28 days from date enforcement notice is served, or• Six months from date of this decision notice

These time scales are in relation to the appeal against the planning decision.

The time scales for appeals against the enforcement notice (as set out in the enforcement notice) are not affected by this decision.

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development with 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.

4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

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