

Planning permission

Name and address of applicant

Moore Recycling Ltd
Glebe Farm
Glebe Lane
Sibson
CV13 6LD

Name and address of agent (if any)

GP Planning Ltd
iCon Innovation Centre
Eastern Way
Daventry
NN11 0QB

Part I - Particulars of application

Date of application

4th March 2025

Application no.

2025/0195/04 (2025/VOCM/0027/LCC)

Particulars of development:

S73 PLANNING APPLICATION TO VARY CONDITION 5 (INCREASE IN THE DELIVERIES OF GREEN WASTE); CONDITIONS 7 AND 9 (TO ENABLE SOME FINAL COMPOST PRODUCT TO BE TAKEN/SOLD FROM SITE), CONDITION 10 (TO SEEK AN INCREASE IN THE VOLUME OF COMPOST MATERIAL PROCESSED ON SITE) AND CONDITION 11 (HOURS OF OPERATION) OF PLANNING PERMISSION 2017/0467/04 FOR THE PROPOSED USE OF LAND FOR COMPOSTING ACTIVITIES INCLUDING STORAGE OF HARDCORE AND COMPOST RELATED WASTES TOGETHER WITH THE PROVISION OF LANDSCAPING BUNDS.

Location of development:

GLEBE FARM, GLEBE LANE, SIBSON, CV13 6LD

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990 the **Leicestershire County Council** grants planning 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:

Conditions

1. The development hereby permitted shall be deemed to commence from the date of this permission.

Reason: For the avoidance of doubt and in accordance with Section 91 of the Town and Country Planning Act 1990

2. Unless otherwise required by this permission the development shall be carried out in accordance with the following details:

- Drawing No. GPP/MR/S/25/01 'Site Location Plan' Rev 1 - Dated 03/02/25;
- Drawing No. GPP/MR/S/25/02 'Site Layout Plan' Rev 1 - Dated 03/02/25
- Drawing No. GPP/MR/S/25/03 'Visibility Splays Plan' Rev 2 - Dated 16/04/25;
- Planning Statement, Ref. M021-01, Dated February 2025
- Transport Statement, Ref. PN/0407/24/25, Dated February 2025

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

3. The landscape bunds to the north, east and south of the composting area, denoted by a green hatched area, on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25, shall be retained and maintained as constructed for the lifetime of the development

Reason: *In the interests of visual amenity and to ensure a satisfactory form of development in accordance with policies DM2 and DM5 of the LMWLP.*

4. Compostable materials and clean hardcore shall only be stored within the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' Dated 03/02/25. Incidental arisings of non-compostable materials (not hardcore) shall be placed in an enclosed container prior to their removal from the site.

Reason: *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

5. No containers or skips shall be stored in the area denoted with a solid red line on drawing no. GPP/MR/S/25/02 'Site Layout Plan' other than the enclosed container referred to in condition 4.

Reason: *In the interests of visual amenity and to safeguard the amenities of nearby residents and the rural environment, in accordance with policies DM2 & DM5 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

6. A maximum of 5000 tonnes per annum of composted material may be sold to commercial operators and there shall be no public sales of compost material at any time. Records of sales shall be made available to the Waste Planning Authority within five working days of such a request being made. All records shall be kept on site for at least 12 months.

Reason: *In the interests of highway safety and the amenity of nearby residents in accordance with policies DM2 & DM9 of the LMWLP and policy DM17 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

7. At all times, the volume of compost materials being processed on site shall not exceed 4000 cubic metres and the volume of wood waste (natural/untreated) on site shall not exceed 1500 cubic metres. The hardcore stockpile shall not exceed 500 cubic metres. No stockpiles shall exceed 3 metres in height when measured from adjacent ground levels.

Reason: *To ensure the stockpiles do not impact on the amenities of the local area and nearby residents, in accordance with policies W6, DM2 and DM5 of the LMWLP.*

8. No deliveries of compostable materials, hardcore materials, or shredding of such materials shall take place except between the hours of 07.00 to 18.00 Monday to Friday; and 08.00 and 16.30 on Saturday.

Only deliveries of green waste arising under the Environmental Protection Act 1990 Section 51(1)(b) shall take place on Sundays or Bank or Public Holidays between the hours of 08:00 to 17:00.

There shall be no shredding or treatment of green waste before 08.00 Monday to Saturday and at no time on Sundays, Public or Bank Holidays.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

9. Any deliveries which need to be dealt with outside the specified hours must be treated as emergency cases only and notified to the Waste Planning Authority within 48 hours of the occurrence together with details of the reasons why it was necessary.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.*

10. In the event of any complaint, relating to noise, dust, odour, vermin or illumination emanating from the site and considered to be reasonable by the Waste Planning Authority a scheme of mitigating measures shall be submitted to the Waste Planning Authority for written approval within two weeks of the complaint occurring. The scheme of measures shall seek to minimise the effects of the nuisance and mitigate the offending circumstances. The scheme of measures shall be implemented within 7 days following written approval.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

11. In the event of the approved scheme of measures agreed under condition 10 above, failing to address the effects of the nuisance to the satisfaction of the Waste Planning Authority then the operation hereby approved shall cease. Re-commencement of operations shall then only occur once it can be demonstrated that it can be done to the satisfaction of the Waste Planning Authority.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

12. All compostable heaps must be situated on an impermeable surface with suitable drainage to a collection container.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP and policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

13. Any contaminated effluent from the composting operation shall be collected in a sealed system.

Reason: *To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP policy DM7 of the Hinckley & Bosworth Site Allocations and Development Management DPD.*

14. No windrows shall be turned on site if the wind is blowing towards Sibson from within the arc between 60° and 120° as set out on the drawing submitted with the letter dated 23rd January

2001 from M.E and A.A Caton. A diary shall be maintained on site recording the weather information for each day. This information will be made available to the Waste Planning Authority upon 7 days of such a request.

Reason: To safeguard the amenities of nearby residents and the rural environment, in accordance with policy DM2 of the LMWLP.

Statement of Positive and Proactive Engagement

In determining this application, the Waste Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of Environment, Transport and Regions, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to him that having regard to sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.
 - In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
3. **Purchase Notices**
 - If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
 - In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation**
 - In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
 - These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
5. The permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a listed building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority will also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.
6. **SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS.** The Local Planning Authority is required to bring to your attention the requirements of the Chronically Sick and Disabled Person's Act 1970 (Sections 4, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons with the building. Your attention is also drawn to the Code of Practice, BS 5810 : 1979, "Access to the Disabled to Buildings" available from the BSI, Customer Services, 389 Chiswick High Road, London W4 4AL (Tel. 0208-996-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Education Buildings".

The buildings to which these requirements apply are:-

- (a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies.
- (b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within that Act.
- (c) Factories as defined by Section 175 of the Factories Act 1961.
- (d) Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

S.50 LEICESTERSHIRE ACT 1985 – ACCESS FOR FIRE BRIGADE

Where the permission granted is for or includes the erection of extension of a building and plans for the work are deposited with the district council in accordance with Building Regulations the district council will be obliged to reject the plans unless, after consulting the Fire Brigade, they are satisfied that the plans show:

- (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.

Submitting another planning application?

If you have further planning projects in Leicestershire, we can provide you with advice before you submit a planning application to the County Council. Whilst we do have some information on our website, [our pre-application advice service](#) can provide you with more detailed advice on whether planning permission or other consent may be required. If it is required, we can advise whether the development is likely to comply with policy and whether there may be technical issues.

This can often help resolve issues and make submitting a valid application easier, saving time and expense in the long run.

How to apply for pre-application advice?

We now operate a streamlined digital service.

- Complete the online [pre-application advice application form](#) and online via the form. You will receive an instant receipt for confirmation.



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Benefits of pre-application advice

- Greater certainty on whether you need to make an application
- Lower the chance of your application being invalid
- Help understanding how planning policies and other requirements affect your proposals
- Greater certainty of the outcome of a planning application
- A more efficient application process

Questions?

Please send any enquiries to our Planning team via email

at planningcontrol@leics.gov.uk or contact us by telephone on 0116 305 1085.