

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 16 December 2020

Update Report from Head of Strategic Planning

Item No: 6

Provision of two new grass pitches (with no floodlighting), retention of large areas of the existing natural habitat, provision of fencing to control access and new gated link paths from the main school campus at Robert Mays School, West Street, Odiham Hook RG29 1NA (Application No. 20/01082/HCC Site Ref. HRE006)

1) Amendments to the report and clarification:

The applicant has submitted additional information to address issues raised by the Lead Local Flood Authority. Any additional conditions considered necessary will be reported verbally at the Committee meeting.

2) Revisions to conditions**Condition 6 reworded from:**

Prior to commencement, an updated Ecological Appraisal and Ecology Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include the creation of species rich grassland over the creation of woodland/trees within the site and include the siting of approximately 2000m² of habitat to be managed as grassland habitat (managed as a meadow).

To:

Prior to commencement an updated Ecological Appraisal and Ecology Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include the creation of species rich grassland within the site and include the siting of approximately 2000m² of habitat to be managed as grassland habitat (managed as a meadow).

The applicant is confident they can provide the grassland as well as provide woodland and have requested the condition rewording to clarify the situation.

The following informatives to be added in relation to the Public Right of Way

i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.

ii. Any damage caused to the surface of the public Right of Way by construction traffic will be required to be restored to the satisfaction of the Countryside Area Access Manager on the completion of the build.

iii. There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.

iv. No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.

Item No: 7

Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (Application No. 20/01753/CMAS Site Ref. TV066)

Amendments to the report and clarification:

1) Revisions to proposed conditions

12. Any above ground oil/chemical storage tank/container and associated pipe work shall be bunded in a manner so as to retain at least 110% volume of the tank capacity.

Reason: To ensure the protection of land and water in accordance with Policy 10 (Protecting public health, safety and amenity) in the Hampshire Minerals and Waste Plan (2013).

Replaced with:

12. *Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points,*

vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To ensure the protection of land and water in accordance with Policy 10 (Protecting public health, safety and amenity) in the Hampshire Minerals and Waste Plan (2013).

13. The development hereby permitted shall continue to be undertaken in accordance with the approved operational drainage systems at all times during permitted site operations as approved in Appeal Decision APP/Q1770/A/11/2161324 comprising:
- Drainage Statement (dated 10 April 2014, ref: LL/v1.3);
 - Drainage, Hardstanding & Bay Construction Plan (dated July 2006; ref: 396/DRAIN/1; and
 - Surface Water Management Plan (dated December 2020; Drawing No. 01 Rev 1).

The approved operational drainage systems shall be implemented in full.

Reason: To ensure the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) in the Hampshire Minerals and Waste Plan (2013).

Updated to read:

13. The development hereby permitted shall continue to be undertaken in accordance with the approved operational drainage systems at all times during permitted site operations as approved in Appeal Decision APP/Q1770/A/11/2161324 comprising:
- Drainage Statement (dated 10 April 2014, ref: LL/v1.3);
 - Drainage, Hardstanding & Bay Construction Plan (dated July 2006; ref: 396/DRAIN/1);
 - *Email from Lesley Loane to Fay Eames at Hampshire County Council (dated 20 June 2013);*
 - *The drainage systems approved (10 June 2015) under Condition 7 of planning permission 15/00006/CMAS (granted 22 April 2015); and*
 - Surface Water Management Plan (dated December 2020; Drawing No. 01 Rev 1).

The approved operational drainage systems shall be implemented in full.

Reason: To ensure the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) in the Hampshire Minerals and Waste Plan (2013).

20. No more than 150,000 tonnes of waste shall be imported to the site per annum.

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

Updated to read:

20. No more than 150,000 tonnes of waste shall be imported to the site per annum. *Records of imported waste volumes shall be kept and made available for inspection at the request of the Waste Planning Authority.*

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

24. The wash plant hereby permitted shall cease operations within 12 months of its first soil washing use. Confirmation of the date of this first use shall be provided in writing to the Waste Planning Authority not later than seven working days afterward. The wash plant shall be removed from site not later than 2 months following cessation of operations and the land restored to its former condition or to a condition as agreed to in writing by the Waste Planning Authority.

Reason: To ensure that a time-limited development maintains the protection of local residents and the locality from unacceptable amenity impacts in accordance with Policies 5 (Protection of the countryside) and 10 (Protecting public health, safety and amenity)) in the Hampshire Minerals and Waste Plan (2013).

Updated to read:

24. The wash plant hereby permitted shall cease operations within 12 months of *becoming operational*. Confirmation of the date of this first *operation* shall be provided in writing to the Waste Planning Authority not later than seven working days afterward. The wash plant shall be removed from site not later than 2 months following cessation of operations and the land restored to its former condition or to a condition as agreed to in writing by the Waste Planning Authority.

Reason: To ensure that a time-limited development maintains the protection of local residents and the locality from unacceptable amenity impacts in accordance

with Policies 5 (Protection of the countryside) and 10 (Protecting public health, safety and amenity)) in the Hampshire Minerals and Waste Plan (2013).

2) Additional condition/s

25. *Save for the controls on site drainage and surface water management imposed by Conditions 13 and 15 above, at no time during the carrying out of permitted operations shall site drainage and surface water run-off be allowed to leave the site.*

Reason: To ensure the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) in the Hampshire Minerals and Waste Plan (2013).

Item No: 8

Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU (Application No. 20/01765/HCS Site Ref. WR243)

1) Amendments to the report and clarification:

Consultations

Highway Authority: No objection subject to the inclusion of conditions.

Additional Commentary on Highway issues:

The site lies directly adjacent to the A34 which is part of the Strategic Road Network. It is stated that due to the location of the sources of waste material and markets for the recycled product, all HGV traffic would typically arrive and depart via the A34. HGV traffic will only arrive from the north via the A272 or the south via the B3420 (Andover Road) for exceptional local collections or deliveries.

Based on the proposed throughput of up 75,000 tonnes per annum it is anticipated that the operation would generate up to 76 HGV movements per day (38 in and 38 out).

As up to 5 staff will be employed, a worst-case scenario of all staff travelling to work via single occupancy car use would result in a maximum of 5 additional two-way movements per day.

A number of the representations received included concerns relating to the impact of the development on the local highway network and impacts to highways safety. These are noted.

The Highway Authority were consulted on the development and have raised no concern relating to the number of vehicle movements associated with the proposal. However, they did raise concerns relating to the adequacy of details provided relating to the proposed site access. Although they are satisfied that an appropriate access to the site could be achieved, it is stated that further details still need to be provided and agreed upon in association with a S278 Minor Works agreement.

It is also suggested that in order to achieve the appropriate visibility splays, the applicant will likely need to trim vegetation and possibly remove further highways trees which may require CAVAT compensation in line with highway policy.

The Highway Authority are satisfied that the proposal will not have a severe impact on the operation or safety of the local highway network subject to the inclusion of conditions which have been included below. The proposal is therefore seen to be in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013) and Policy CP10 (Transport) of the Winchester District Local Plan (2013) and will have a safe and suitable access to the highway network and not have any significant adverse effects on highway safety, pedestrian safety, highway capacity.

2) Representations

One additional letter from a consultant acting for Littleton Stud raising issues related to the recommended conditions.

3) Amended and additional conditions

Amended conditions

Conditions 2, 3 and 17 in the recommendation to be amended as follows:

2. Except for the provisions in condition 3 below, no heavy goods vehicles (vehicles over 3.5 tonnes gross weight) shall enter or leave the site except between the following hours: 07.00 - 18.00 Monday to Friday and 07.00 - 13.00 Saturday. No plant or machinery shall be operated except between the following hours: 07.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated on Sundays or recognised Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

3. No heavy goods vehicles shall enter or leave the site and there shall be no operation of plant or machinery outside the hours specified in condition 2 above except for on 10 occasions per year on a Monday to Friday only, following the prior written agreement of the Minerals and Waste Planning Authority. Works at this time shall comprise the drop-off of waste material and the collection of recycled product only. For the avoidance of doubt, there shall be no sorting, screening, crushing or other processing of material.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

17. Prior to use of the development, a Lighting Scheme shall be submitted to the Minerals and Waste Planning Authority for approval in writing. The scheme shall include details of all outside lighting, including floodlighting, safety lighting and illumination from within the plant, hours of use of the lighting and measures to prevent light pollution. The Scheme shall be implemented as approved for the duration of the permission.

Reason: In the interests of the protection of fauna, landscape character and visual and local amenity in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) & 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Additional conditions to be added under Highways heading:

Prior to the commencement of development, plans and particulars showing the detailed proposals for any offsite highways works that are required in order to make the development acceptable shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: In the interests of highway safety and in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

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