

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting – 27 July 2022

Update Report from the Assistant Director of Minerals, Waste and Environment

Item No 6:

Variation of condition 23 (vehicle movements) of Planning Permission 20/10282 at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 22/10075) Site ref: NF271

1) Amendments to the report and clarification:

Update to paragraph 31 (change highlighted in *italic*):

All HGVs travel north and south along Fawley Road between the site's access point and the Hardly Roundabout junction with the A326 Hythe Bypass (~~see Appendix E – HGV route~~) (see Appendix E - Vehicular Access).

Update relative to paragraph 115 (updates highlighted in *italic*):

Changes to onsite wheel wash facilities are being implemented. More information on this is set out in [Complaints about site operations](#). *Following the Member site visit in June 2022, the applicant has now installed and is now using a replacement 'wheel cleaner/wash facility' within the application site. This facility, a water-based one, replaced the former dry system known as a 'rumble strip', and is to be employed for the remainder of the consented period, until July 2027. All HGVs exiting the site are required to use this facility to ensure accordance with Condition 27 of planning permission [20/10282](#), which would be retained should planning permission be approved for the application being considered by the Regulatory Committee today.*

2) Other updated conditions on Planning Permission 20/10282

Replace paragraph 158 with the following:

Beyond any condition/s being applied for a formal variation by an applicant, all Local Planning Authorities should review and update, where needed, all other conditions on that permission being varied, provided that there are material planning grounds for doing so.

These grounds can include legislative changes passed since the extant planning permission was granted, new development nearby since the extant planning permission was granted affecting the site's operations / being affected by the

site's operations or can simply be to update conditions to accord with schemes approved through the discharge of planning conditions. For example, where the extant permission has had a conditionally required scheme approved / discharged since permission was granted or where an approved scheme needs updating, this is usually undertaken under the guidance of the relevant consultee, and with the agreement of the applicant. The affected conditions on planning permission 20/10282 here are 16 and 31.

3) Other updated conditions on Planning Permission 20/10282

The amendments are highlighted in **bold** as follows:

16. Notwithstanding the provisions of Schedule 2, Part 4, Class B and Part 17 Classes A and B, of the Town & Country Planning (General Permitted Development) Order 2015 (or any subsequent amendment to the order), On-site plant and machinery shall comprise only:

- One 25 tonne excavator;
- One 13 tonne excavator;
- One dump truck;
- One screener as approved under Condition 38 of permission 18/11586 (to screen the quarry's extracted clay-rich sand only);
- One loading shovel; and
- One tractor and bowser.

The following Cell Engineering equipment is only to be permitted on site following the approval of the Revised Noise Assessment and Noise Management Plan detailed in Condition 31 **of this permission and any subsequent updates:**

- One 25 tonne bulldozer;
- One 26 tonne excavator; and
- One 5.5 tonne roller.

Reason: To ensure that the development is implemented in accordance with the details assessed as part of the application and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

31. **Not later than two months following the grant of planning permission, the partially approved (on 20 April 2021) Noise Assessment and Noise Management Plan (ref: 0492 version 1, dated June 2021) and the Long-Term Real-Time Noise Monitoring Report (ref: 0492, dated May 2021) shall be updated and submitted to the Mineral Planning Authority for approval. Once approved, they shall be implemented in full at all times throughout the duration of the development hereby permitted.**

Reason: In the interest of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

ENDS

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