

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 16th September, 2020

Chairman:

* Councillor Peter Latham

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| * Councillor Lance Quantrill | * Councillor Wayne Irish |
| * Councillor Christopher Carter | * Councillor Alexis McEvoy |
| * Councillor Mark Cooper | * Councillor Neville Penman |
| * Councillor Rod Cooper | * Councillor Stephen Philpott |
| Councillor Roland Dibbs | * Councillor Roger Price |
| * Councillor Jane Frankum | Councillor Jan Warwick |
| * Councillor Andrew Gibson | * Councillor Pal Hayre |
| * Councillor Keith House | |
| * Councillor Gary Hughes | * Present |

212. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Jan Warwick. Councillor Pal Hayre attended as a deputy.

213. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

214. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

215. DEPUTATIONS

There were four deputations, which had 10 minutes each to speak.

216. CHAIRMAN'S ANNOUNCEMENTS

Members were reminded of refresher training that was due to take place virtually on Monday 5 October at 14:00.

217. **FOREST LODGE HOME FARM, HYTHE**

***Variation of conditions 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282)
(Site Ref: NF271)***

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) regarding an application at Forest Lodge Home Farm in Hythe.

The officer introduced the item, and the Committee was shown aerial photographs of the site, along with access points. The nearest residential properties to the west of the site were also identified. There had been no objections from the local Environmental Health Officer on the retrospective application for machinery, but objections had been received from local residents on the grounds of noise and dust.

An update report had been circulated, which confirmed changes to conditions 9 and 31 and also updates to the 106 legal agreement.

The committee received two deputations on this item. Peter Armstrong spoke against the application as the Chairman of the Local Residents Association. There had been many breaches of conditions at the site and communication with local residents had deteriorated, with there being no liaison panel having taken place since 2019. Photos had been sent to Hampshire County Council recently after high winds had covered over 500 houses from the nearby estate in dust following dampening down not being carried out. Councillor Malcolm Wade also spoke against the application, requesting that Committee consider deferring the item until issues on the site had been rectified.

During questions of the deputations, the following points were clarified:

- Equipment had been moved on site without permission and the noise had increased since its appearance;
- No communication had been received from the applicant since the liaison panel in 2019;
- The site entrance was 35metres away from the nearest properties;
- No effort had been made to conceal the additional plant machinery

During questions of the officers, the following points were clarified:

- Whilst the application was retrospective, this was not unusual and not a planning consideration;
- The operator had not maintained a good relationship with local residents, but the site manager had been proactive in working with the County Council;
- Noise issues were covered under conditions, and a management plan had to be submitted and approved;

- There were no plans to increase the number of staff on site;
- The plant machinery was not expected to be used regularly and was only required as part of the restoration process;

Members agreed that the applicant had a poor history of heeding to conditions, and also had concerns that a full assessment had not been completed for the additional machinery brought on site.

It was proposed and seconded that the item be deferred and this was one on a vote.

RESOLVED

The application was deferred to a future Regulatory Committee meeting, for additional noise monitoring/modelling and exploration of potential for additional noise conditions & consideration of real time monitoring

Voting:

Favour: 9

Against: 2

Abstain: 4 (including Councillor Penman, who left before the voting took place)

218. HAMER WARREN QUARRY (BLEAK HILL), NEAR RINGWOOD

- 1) Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025 at Bleak Hill III (No. 19/11326)**
- 2) Variation of Condition 1 of Planning Permission 19/10014 to allow an extension of time for the working of minerals and the tipping of materials at Bleak Hill I and II until 31 December 2025 (19/11325)**
- 3) Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for an aggregate recycling plant and operations at Bleak Hill I until 31 December 2025 (19/11324)**

At Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX (Site Ref: NF091)

Councillor House left the meeting

The Committee considered a report from the Head of Strategic Planning (item 7 in the minute book) on a series of applications relating to Hamer Warren Quarry. It was confirmed that this composed of three separate applications (expanding across Bleak Hill I, II and III) which were all part of a major mineral development.

The Committee was shown elevation photos of the site, along with videos and photos of the access. Highways had no concerns regarding the applications

subject to the contribution of highway maintenance, however the Parish Council had rejected the proposals. The hours of operation would continue 7am-6pm Mon-Fri and 7am-1pm Saturday, but the applicant had since proposed to change to an 8am start on Saturdays. An update had also been provided to Committee regarding one of the recommendations.

The Committee received two deputations on this item. Councillor Lindsay Burtenshaw, Chairman of Ellingham, Harbridge & Iblesey Parish Council shared her concerns, particularly around the inadequate gated facilities at the crossing point of the footpath and also the deterioration of the adjacent road network and Harbridge Drove. The barriers were heavy and cumbersome and the liaison panel hadn't met for many years, making it difficult to address concerns with the applicant. Helen Hudson spoke on behalf of the applicant and emphasised the importance to allow sand extraction works to be completed and followed by suitable restoration. A safety kit had been put in place for the gate but discussions could take place going forwards. Whilst the applicant were not the only traffic on the road, they were willing to contribute to the maintenance of it.

During questions of the deputations, the following points were clarified:

- Liaison meetings would be set up for the future;

The number of complaints regarding the path and Rights of Way were unknown.

RESOLVED:

A) It is recommended that planning permission be granted for planning application 19/11326 subject to a new Section 106 legal agreement providing obligations on lorry routing, groundwater monitoring, management and aftercare and financial contributions for Highway maintenance and the conditions listed in Appendix A.

B) It is recommended that planning permission be granted for planning application 19/11325 subject to a deed of variation to transfer the Section 106 legal obligations to 19/11325 from planning permission 19/10014, and the conditions listed in Appendix B.

C) It is recommended that planning permission be granted for planning application 19/11324, subject to the conditions listed in Appendix C.

Voting:

Each recommendation was voted on individually, but the results were the same for each:

Favour: 12

Abstentions: 1

Chairman,