

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY  
COUNCIL held at the castle, Winchester on Wednesday, 14th February, 2018

Chairman:

\* Councillor Peter Latham

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|---------------------------------|--------------------------------|
| * Councillor Judith Grajewski   | * Councillor Alexis McEvoy     |
| * Councillor Christopher Carter | Councillor Russell Oppenheimer |
| * Councillor Charles Choudhary  | * Councillor Stephen Philpott  |
| * Councillor Mark Cooper        | Councillor Roger Price         |
| * Councillor Roland Dibbs       | Councillor Lance Quantrill     |
| * Councillor Jane Frankum       | * Councillor David Simpson     |
| * Councillor Marge Harvey       | * Councillor Roger Huxstep     |
| Councillor Keith House          | * Councillor Wayne Irish       |
| * Councillor Gary Hughes        | Councillor Michael Westbrook   |

\*Present

**44. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor's Oppenheimer, House, Price and Quantrill. Councillor's Huxstep and Irish attended as deputies.

**45. 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.

**46. MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed.

**47. DEPUTATIONS**

It was confirmed that ten deputations had been received for the meeting.

**48. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

49. **FOUR DELLS FARM POLES LANE OTTERBOURNE**

The Committee considered a report from the Head of Strategic Planning (Item 6 in the Minute Book) regarding Four Dells Farm in Otterbourne, which was a retrospective application to regularise the biomass boiler and associated development and the waste operations.

The Chairman introduced the item and gave a Members a brief history of the site. The officer then introduced the application and showed Committee aerial photos of the site, along with location plans and elevations.

It was highlighted that an update report had been circulated, which confirmed the following changes:

**1 Representations:**

*1.1 One additional public representation has been received, making a total of 16. This additional public representation raises concern about the impact on ground water, temperature inversion and environmental impact on the village of Otterbourne.*

**2 Amendments to the report and clarification:**

*2.1 The chairman has requested additional clarification of what development is being considered in this application.*

*2.2 The principle of a biomass boiler being located and operated at this site in the countryside has already been established by Planning Permission 15/02770/HCS. This application is to consider retrospective permission for changes to the development permitted by 15/02770/HCS. The physical changes sought are listed in paragraph 5.2 and the operational changes in chapter 5.3 of the Report.*

*2.3 To aid understanding of the development of the site, attached to this update report are the site plans for the original Planning Permission 10/01128/HCS for the waste recycling operation on the site (appendix A), for subsequent planning permission 15/02770/HCS for the biomass boiler development (appendix B) and for the current application (appendix C). Of particular note are the changes between appendix B and C, namely, the moving of the biomass boiler from the east to the west end of the existing waste building, the additional external development around the existing waste building and the extension of the waste site to the west.*

**3 Site Emission Testing Report**

*3.1 The applicant has submitted an air emission testing report to demonstrate compliance with their Environmental Permit. This information does not materially change the application.*

The Committee received 10 deputations on this item. Paul Murray, Gary Fowle, Ian Johnson, John O'Neill and Ann Bailey all spoke against the application on behalf of local residents due to noise, emissions and effects on local amenity. John Venn spoke as the landowner and talked about many farmers diversifying their land to generate income. The operation was beneficial to society in helping

to reduce waste. Councillor Bob Jordan from Compton and Shawford Parish Council and Councillor Eleanor Bell from Winchester City Council and Hursley Parish Council also spoke regarding their concerns over the site and how it was managed.

Ian Firth and Glynn Brook spoke on behalf of the applicant and confirmed that management issues had been addressed, along with the noise problems linked to the steam let-down, which was now under control. Finally, County Councillor Jan Warwick addressed concerns regarding the site, including the management and out of hours monitoring and enforcement of the Conditions. Councillor Warwick also felt that the site was contrary to Policies 5, 10, 12 and 14 of the Hampshire Mineral and Waste Plan.

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

- The plant was the only one that had had issues out of five run by the applicant, and the steam outages were now under control.
- A JCB was used in exceptional circumstances during weekends/Bank Holidays only to maintain the furnace temperature.
- The applicant was open to starting a liaison panel to improve and build communications between the site and local residents.
- The previous conditions were breached in error due to time pressures in repositioning the boilers on site.
- Vehicle movements were monitored and logged.
- The noise levels on site will continue to be monitored, but were currently felt to be appropriate.

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

- A temporary permission was an option, although investment had already been made on the site and it was not a solution recommended by officers.
- Further expansion on the site would require planning permission should it be sought in the future.
- The majority of the heat produced is used to dry the product.
- The conditions were enforceable by Hampshire County Council.

Members agreed that a liaison panel would be very effective and a good way for the applicant and local residents to communicate with each other regarding an concerns. This would be added as an advice note.

The following minor changes to strengthen Conditions were confirmed:

Condition 6 would be updated to reflect the updated layout of the site. Condition 10 would be amended to reflect that exceptional circumstances would occur on occasion.

Condition 12 would be reworded for clarity

Condition 18 would be amended slightly in line with the updates circulated.

RESOLVED:

Planning permission be granted subject to the conditions listed in integral Appendix B and the updates confirmed at the meeting.

Voting:  
Favour: 13  
Against: 1

50. **MONITORING AND ENFORCEMENT UPDATE**

The Committee received a report from the Head of Strategic Planning (Item 7 in the Minute Book), which updated Members on Monitoring and Enforcement work undertaken by Strategic Planning during the period October 2017 – December 2017.

In the table in Section 4 (Carousel Dairy – Basingstoke AD) it was highlighted that vehicle movements were now being monitored by Automatic Number Plate Recognition (ANPR) cameras, which had been purchased by HCC with contribution from the land owner and applicant.

RESOLVED:

Members noted the report.

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Chairman,