



## Town and Country Planning Act 1990

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To: Land & Mineral Management Ltd  
Roundhouse Cottages  
Bridge Street  
Frome  
Somerset  
BA11 1BE

Application No: **14/10255**

HCC Ref: NF042

For: New Milton Sand & Ballast Ltd

Date of Application: 17 February 2014

**Hampshire County Council**, as Waste Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 17 conditions:

Development: **Variation of condition 10 of planning permission 84776 (noise)**

Site address: **Manor Farm Recycling Facility, Pennington, Lymington, Hampshire SO41 8QZ**

### Reasons for Approval

It is considered that the proposal is in accordance with the local development plan and in particular the revised noise conditions will afford protection to local residents from unacceptable noise impacts (Policy 10 of Hampshire Minerals and Waste Plan (2013)) and meet the provisions of paragraph 206 of the National Planning Policy Framework.

### Commencement

1. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

All enquiries should be referred to the Economy, Transport & Environment Department,  
The Castle, Winchester, SO23 8UD  
Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy,  
Transport & Environment**  
15 January 2016

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#### **Hours of Working**

2. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity to meet the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013).

3. Notwithstanding condition 2 above, there shall be no loading or unloading of vehicles or operation of mobile plant and mobile machinery outside the buildings before 0800 hours Monday to Saturday.

Reason: In the interests of local amenity to meet the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013).

#### **Landscape**

4. The Planting Schedule dated 26th October 2006 produced by Peter Swann & Associates and 1/1,000 Scale SOFT LANDSCAPE DETAILS plan approved by the Waste Planning Authority on 30 November 2006 in relation to planning permission 84776, shall continue to be maintained in accordance with the approved details for the duration of the operation. A detailed scheme of landscaping for the additional proposed planting on the bund shall be submitted to the Waste Planning Authority for approval in writing within three months of the date of this permission. The scheme shall include the planting specification (types, size and species of all trees and shrubs to be planted), identify trees to be retained, phasing and timescales for carrying out the planting, and provision for future maintenance. The scheme shall be implemented as approved. Any trees or shrubs which, within a period of time years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity to secure the aims of Policy 10 of the Hampshire Minerals and Waste Plan 2013.

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5. The location, type and extent of all outside stockpiles of waste and recycled materials shall be as and detailed under plan 739/SK3D (as approved under permission 84776).

Reason: In the interests of minimising visual impact and local amenity and to ensure the purpose of the South West Hampshire Green Belt is not compromised in accordance with Policies 6 and 10 of the Hampshire Minerals and Waste Plan (2013).

6. No materials shall be stockpiled or deposited on the site to a height exceeding three metres.

Reason: In the interest of visual amenity and to ensure the purpose of the South West Hampshire Green Belt is not compromised in accordance with Policies 6 and 10 of the Hampshire Minerals and Waste Plan (2013).

### **Protection of Water Environment**

7. 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 prevent pollution of the water environment to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013).



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8. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse. All drainage from the concrete hardstanding will be drained to collection tanks.

Reason: To prevent pollution of the water environment to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.

### **Noise, Dust and Odour**

9. Within three months of the date of this permission details of dust suppression measures for the entirety of the site shall be submitted to and approved by the Waste Planning Authority in writing. The approved measures shall be implemented in accordance with the approved details prior to the installation of the washing plant and shall remain in accordance with the approved details for the duration of the development.

Reason: In the interests of local amenities to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.

10. The Specific Sound Level emitted from the site shall not exceed 38dB LAeq,1hr during any hour at the intersection of the driveway to Pennington Manor and the footpath to Milford Road at grid reference 43149, 93952 and at the boundary of any nearest noise sensitive premises as approved or directed by the Waste Planning Authority. This level shall be determined in accordance with the principles of BS4142:2014. If the Specific Sound Level is calculated, the method and the reason(s) for the method used shall be stated.

Reason: In the interest of local amenity to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.

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11. For the duration of the development, the operator shall undertake a compliance monitoring assessment at least twice within a period of 12 months. The measurement compliance point shall be at the intersection of the driveway to Pennington Manor and the footpath to Milford Road at grid reference 43149, 93952 or at any other location as approved or directed by the Waste Planning Authority if the current position becomes unavailable for whatever reason. The noise monitoring shall be separated by at least 4 months, be made under downwind conditions and otherwise comply with the requirements of BS4142:2014. A report detailing the assessment methodology to assess compliance with the above condition 10 and the derived results shall be submitted to the Waste Planning Authority within 30 days of the monitoring'

Reason: In the interest of local amenity to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.

12. A noise management plan (NMP) shall be submitted for approval by the Waste Planning Authority within three months of the date of this permission. The NMP shall contain details on site noise reduction methods, continuous monitoring at a proxy location and automated weather station records for the site (wind direction, wind speed and precipitation). All noise measurements shall be undertaken in accordance with the principles of BS4142:2014. The recorded noise levels and weather station records shall be made available to the Waste Planning Authority in a suitable format within one week of any written request from the Waste Planning Authority. The development shall thereafter operate in accordance with the approved NMP.

Reason: In the interest of local amenity to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.

13. All waste recycling and processing, other than sorting and composting, shall be carried out within the approved buildings.

Reason: In the interest of local amenity to ensure the aims of Policy 10 of the Hampshire Minerals and Waste Plan (2013) are met.



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#### Details of Buildings

14. The buildings shall be constructed and maintained in accordance with plans 739/SK6D, 739/SK7B, 5841/03, 5847/04, as approved under permission 84776.

#### Highways

15. All HCVs entering or leaving the site loaded with waste associated with the development hereby permitted shall be securely sheeted.

Reason: In the interest of local amenities and highway safety to ensure the aims of Policies 10 and 12 of the Hampshire Minerals and Waste Plan (2013) are met.

16. Measures shall be taken to prevent mud and spoil from vehicles leaving the site being deposited on the public highway. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned off at the end of each working day.

Reason: In the interests of highway safety to ensure the aims of Policy 12 of the Hampshire Minerals and Waste Plan (2013) are met.

#### Plans

17. The development hereby permitted shall be carried out in accordance with the following approved plans: **107/S73 C10, 107/NM1, PEN-0814-A, PEN-1015A**

Reason: For the avoidance of doubt and in the interests of proper planning.

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#### **Notes to Applicant**

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.