

HAMPSHIRE COUNTY COUNCIL
Decision Report

Decision Maker:	Regulatory Committee
Date:	16 December 2020
Title:	Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (No. 16/10618) (Site Ref: NF269)
Report From:	Head of Strategic Planning

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Recommendation

1. That an extension of time until 31 March 2021 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution made at the meeting held on 19 June 2019.

Background

2. This report relates to a planning application for extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at land at Roeshot, Christchurch. (Application No. 16/10618) (Site Ref: NF269).
3. The application was considered by Regulatory Committee on 19 June 2019 when it was resolved that: -
 - a. The Head of Law and Governance be authorised to draw up a Section 106 Agreement to secure the Ecological Protection and Restoration, the revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and permissive path.
 - b. Provided that by 31 December 2019 all parties enter into the Section 106 Agreement with the County Council, authority be delegated to the

Director of Economy, Transport and Environment to GRANT permission subject to the conditions listed in Appendix A.

- c. In the event that the Section 106 Agreement is not completed by 31 December 2019 then the Director of Economy, Transport and Environment be authorised to refuse planning permission for that reason.
4. Due to the complexity of the required Agreement, completion by 31 December 2019 was not possible and at the meeting of the Regulatory Committee held on 11 December 2019 it was agreed to extend the period for completion of the Agreement to 30 June 2020. This was subsequently extended at the 17 June 2020 Committee meeting until the 30 December 2020 due to delays in completion due to covid-19.
5. Since that decision, despite County Council officers and the applicant working together proactively to secure the necessary obligations, the Section 106 Agreement has still not been completed.
6. Agreement has been reached on many of the issues and the applicant and their consultants are continuing to engage in discussions on the outstanding issues. The Agreement is still at an advanced stage, but the Covid-19 pandemic has had an impact on the ability of all parties to progress at the pace originally anticipated.
7. It is therefore requested that a further period until 31 March 2021, is provided for the satisfactory completion of the Section 106 Agreement. This will be the last request to the Committee to extend the time period for this process. If agreement is not reached, the planning application and its associated resolution will need to be reconsidered by the Committee.

Recommendation

8. That an extension of time until 31 March 2021 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution made at the meeting held on 19 June 2019.

Link to the application

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=17204>