

**Hampshire County Council  
Director of Economy, Transport & Environment**

**Applicant: Raymond Brown Minerals & Recycling Ltd**

**Extension of time (to September 2013) to allow completion of works and restoration at Owls Lodge Shooting School, Barton Stacey, Winchester SO21 3QS (No.12/02647/CMAN)**

**(Received: 30 November 2012)**

## **General**

The site is located off the A303 near the Barton Stacey slip road and approximately 1.5 kilometres south of the village of Longparish. The wider site is accessed by an access road owned by the applicant. The whole area is remote from residential properties and well screened from public view by existing bunds to the east, south and west. The bunds were built to reduce the noise impact from the adjacent shooting grounds. The nearest houses to the site are located approximately 600 metres to the southwest on the southern side of the A303 and, approximately 750 metres to the north.

There are no controlled waters nearby but the site is within the Groundwater Vulnerability Zone. The source protection zone is actually over 1km to the north west and there are no landscape or ecological designations covering the site. Drayton Down is a Site of Importance for Nature Conservation (SINC), and is approximately 250ms to the south east. A gas 'pig' station is located to the south-east.

To set the bund site in context, in 2009 planning permission 09/01292/HCC3N was granted for a permanent recycling facility to the south, and planning permission was granted in April 2010 for additional offices and units on the site (10/00030/CMAN). The material recovery facility (MRF) has been operating since April 2011 and is operating under a further revised permissions 10/02691/CMAN and 12/02445/CMAN. Access to the application area would be in conjunction with ongoing attenuation bund construction via the recycling facility and through the cut in an existing screening bund.

Planning permission is sought for the extension of time to allow the completion of the noise bunds using inert waste in order to reduce the noise impact from the adjoining clay pigeon shooting ground. The requirement for the bund was based on the need to reduce the noise impact from the clay pigeon shooting activities on the local community of Longparish and it is expected that the local residents are still keen to see the development completed to achieve this objective.

Planning permission for this bund was initially granted in May 2009 (09/00148/HCC3N) for the construction of a four metre high bund around the northern boundary of the Owls Lodge Shooting Ground, and tipping was required to cease by 31 October 2010. The imported waste comprises of soils, sub-soils, chalk, clay concrete and bricks and additional material recovered and supplied by the adjacent inert and farm waste recycling centre operated by Raymond Brown. The construction process of the bund throughout 2010 was initially slow due to the downturn in the construction industry and a

further application was made (10/02309/CMAN) for an extension of time in which to complete the bund until 31<sup>st</sup> December 2011.

Unfortunately, there had been no significant improvement in construction activity or the availability of fill for the completion of the bund as permitted. At the end of December 2010 it was estimated that there was 48,000m<sup>3</sup> of materials required to complete the bund. In the period up to November 2011, approximately 5,400m<sup>3</sup> of fill was imported and used in the construction of the bund. Therefore, approximately 42,000m<sup>3</sup> was required to complete the bund. It had not been possible to complete the construction of the bund by 31<sup>st</sup> December 2011 and therefore a further extension of time for completion until 31<sup>st</sup> December 2012 was granted under permission 11/02791/CMAN.

At the end of December 2011 it was estimated that there was approximately 38,000m<sup>3</sup> of materials required to complete the bund. In the period up to November 2012 some 4,400m<sup>3</sup> of fill was imported and used in the bund construction. This leaves approximately 34,000m<sup>3</sup> required to complete the bund.

## **Development Plan**

The most relevant policies from the Hampshire Core Strategy (adopted July 2007) are:

DC3 (Landscape);  
DC6 (Highways);  
DC8 (Amenity);  
DC14 (Landfill) and  
S6 (Landfill).

Test Valley Borough Local Plan 2006: Policies SET03 (Overriding need for development in the countryside) and ESN24 (Noisy Sports).

## **Consultations**

**Councillor Gibson** has been informed but not chosen to comment.

**Test Valley Borough Council** has no objection.

The **Environmental Health officer** at Test Valley Borough Council has no objection.

The **Environment Agency** has been informed but not chosen to comment.

The **Highway Authority** has no objection subject to highway conditions.

**Barton Stacey Parish Council** has been informed but not chosen to comment.

**Longparish Parish Council** has no objection.

## **Commentary**

It is acknowledged that the site is currently technically classified as countryside (SET 03), but it has already been given permission for a noise attenuation bund and there is a permanent waste facility (the MRF) to the south. It is well screened from the creation of a collection of attenuation bunds (Policy DC3).

The extension in time to complete these works will not impact upon the amenity of residents in the wider area as the site is not near any sensitive receptors (Policy DC8) and there is good access for the transport of infill material (Policy DC6). The construction of the bund will serve as a public benefit (DC14, S6 and ESN24) and so needs to be completed and completed in an acceptable manner (DC3). It will be landscaped and planted and so will not have an adverse impact to the countryside location.

Due to the need for the development, the existing bunds of a similar nature and the isolated location of the site and its remoteness from neighbours, the extension in the time to complete works is acceptable. Therefore, as there are no significant adverse environmental or amenity impacts, planning permission is recommended subject to conditions.

## **Recommendation**

That temporary permission be granted subject to the following reasons for approval and conditions:

## **Reasons for Approval**

1. It is considered that whilst part of the site is still classified as countryside in the local plan (SET 03, Test Valley Borough Local Plan 2006) and so a minor departure, in all other respects the proposal would be in accordance with the development plan Hampshire **Minerals and Waste Core Strategy** (adopted July 2007) (summary attached). It would not materially harm the character of the area (DC3), cause any adverse highway impact (DC6) or adverse amenity impacts (DC8).

The construction of the bund will serve as a public benefit (DC14, S6 and ESN24) and so needs to be completed in an acceptable manner.

## **Conditions**

### Timescale

1. The tipping operations hereby permitted shall cease on or before 31 December 2013, and the bunds shall be seeded and planted as appropriate in accordance with the landscape scheme approved under condition (4) of this permission in the next available planting season.

Reason: To minimise the duration of disturbance from the tipping operations.

### Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

### Hours of Working

3. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated for the purposes of constructing the bund subject of this permission 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.

#### Landscape

4. Within six months of the date of this permission details for the landscaping of the bund shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall be implemented as approved.

Reason: In the interests of visual amenity.

#### Noise and Dust

5. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: To minimise noise disturbance from operations at the site.

6. All construction and earth moving and grading machinery used on the site for the purposes of carrying out and constructing the bunds subject of this permission shall be fitted with low tonal white noise type reversing alarms.

Reason: In the interests of local amenities.

#### Material

7. The development shall be constructed from clean, uncontaminated inert waste and soils only.

Reason: In the interests of the local environment.

#### Highways

8. Lorry movements to and from the site shall be restricted to 50 per day. A daily record of lorries entering and leaving the site shall be kept at the site and made available to the Waste Planning Authority on request.

Reason: To limit the volumes of traffic in the interests of the amenity of residents on and near the approaches to the site.

9. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the works being deposited on the public highway. These measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

Reason: In the interests of highway safety.

10. All lorries entering the site carrying waste or soils shall be fully sheeted.

Reason: In the interest of highway safety.

After-Care

11. After-care of the seeded bund and the associated planting shall take place for a period of five years in accordance with a detailed scheme to be submitted and agreed in writing by the Waste Planning Authority within three months of the bund completion. Aftercare shall begin when planting is completed in accordance with condition (4) above.

Reason: To ensure the satisfactory restoration of the site.

Advice Note

In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner 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.

**Case Officer** .....  
**Katherine Snell**

**Date**.....13/02/2013.....

**Authorised on behalf of the Director of the Economy, Transport & Environment**

.....P Errington.....

**Date**.....13/02/2013.....

**Annexe to Reason for Conditions**  
**(as required by Article 31 of the Town and Country Planning**  
**(Development Management Procedure) (England) Order 2010)**

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**Hampshire Minerals and Waste Core Strategy DPD 2007**

**S6 - Landfill**

During the period to 2020, up to 5.3 million tonnes of non-hazardous landfill capacity will be provided within the Landfill Potential Area shown on the Key Diagram. By 2015, the landfilling of untreated municipal waste will cease. Where technically and environmentally appropriate, non-hazardous landfill void will be conserved by the reuse of inert daily cover materials, or the use of alternative daily cover materials.

During the period to 2020, 18.5 million tonnes of non-recyclable inert waste will be used:

- a. in restoring mineral excavations and for landfill engineering, or
- b. for civil engineering and other infrastructure projects, or
- c. beneficially at the site of production.

Additionally, provision for London's landfill requirements post 2016 will be considered by a review of the Strategy.

**Policy DC3 –Impact on Landscape and Townscape:**

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

**Policy DC6 - Highways:**

Major mineral extractions, landfills and 'strategic' recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or route to the minerals and waste lorry route as illustrated on the Key Diagram.

In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether these could be carried out satisfactorily without causing unacceptable environmental impact.

**Policy DC8 – Pollution, health, quality of life and amenity:**

Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

**Policy DC14 - Landfill:**

Planning permission will be only be granted for landfill provided the site:

- a. Is identified for landfill use, as part of the restoration of a mineral site, in the Hampshire Minerals Plan, or pending its adoption is an existing or proposed un-restored mineral void, and in the case of non-hazardous landfill is within the non-hazardous landfill potential area shown on the Key Diagram, and
- b. Appropriate provision is made for the pre-treatment or sorting of waste, either on or off site, to substantially reduce its biodegradable and recyclable content, and
- c. It does not pose an unacceptable environmental risk, including risk to groundwater, and
- d. It is close to, and with good access to, the minerals and waste lorry route, as shown on the Key Diagram.

**TEST VALLEY BOROUGH LOCAL PLAN 2006:**

**Policy SET03 (overriding need for development in the countryside):**

Development in the countryside (i.e. outside the boundaries of settlements defined by Policy SET 01 and shown on the Inset Maps) will only be permitted if:

1. there is an overriding need for it to be located in the countryside; or
2. it is of a type appropriate in the countryside as set out in Policies SET 06 – 13, ESN 05-09, ESN 11, ESN 13 - 14, ESN 23 -25 and ESN 27 - 33.

For developments that require a building or buildings, it must be demonstrated that in the locality there are no existing buildings:

1. which are adequate for the proposed use;
2. which reasonably could be made available;
3. which have been severed from an existing farm unit; or
4. which have recently changed from the proposed use.

## **Policy ESN 24: Noisy sports**

In the countryside proposals for noisy sports will be permitted provided that:

1. there would be no adverse impact on landscape character or conflict with the conservation of the countryside;
2. there would be no adverse impact on the amenity of nearby residents;
3. there would be no adverse impact on the amenity of users of public rights of way or other sites with public access;
4. noise emissions would not be unacceptable by virtue of location and/or attenuation measures;
5. the site is of sufficient size to accommodate any landscaping required to reduce the impact on the countryside;
6. conditions are imposed to restrict use of the land to outdoor recreational use and specifying a return to agriculture should the recreational use cease; and
7. any building provided is no larger than is essential to the function of the sport and is designed and located to minimise its impact on the countryside.