Hampshire County Council

Town and Country Planning Act 1990

To: Mr C Stone
Lily Annie House
Silchester Road
Tadley
RG26 3PZ

Application No: **13/00167/CMA**

HCC Ref: BA041

For: John Stacey and Sons Ltd

Date of Application: 5 April 2013

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 BDB/70669 (to retain 5 passing bays)**
Site address:	**Skyers Wood Chalk Pit, Lloyds Lane, Ewhurst, Ramsdell, Tadley**
Plans and particulars:	**130/619/02**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan Hampshire Minerals and Waste Core Strategy DPD 2007 (summary attached), Policy DC6 (Highways) as it would be acceptable in terms of highway safety and convenience. It would not materially harm the character of the area DC3 (Impact on Landscape and Townscape) and it would not prejudice the purpose of the designated sites (DC2) or the amenity of local residents.

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
13 June 2013

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Planning Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written confirmation shall be given to the Waste Planning Authority within seven days of commencement.

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

2. The only tipping operations permitted are those in association with the restoration of the site, as detailed in Condition 17, and required during the aftercare period.

   Reason: In the interests of amenity.

Hours of Working

3. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday and 0730-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

   Reason: In the interests of local amenity.

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Protection of Water Environment

4. 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.

5. There shall be no importation or storage of waste at the site other than clean, inert, soils and stone (European Waste Management Code 170504).

   Reason: To protect the amenities of the area.

6. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

   Reason: To prevent pollution of the water environment.

Highways

7. The haul route to the site shall be clearly defined. Any damage to the field that occurs as a result of the use of the haul road shall be remediated.

   Reason: To ensure that lorries do not damage any hedgerows or leave any rutted wheel tracks.

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8. All vehicles shall turn right into the site, and turn left out of the site. Vehicles shall approach the site from the A339 (Kingsclere Road).

   Reason: In the interests of highway safety and local amenity.

9. For the duration of the development, visibility splays of 2.4 metres by 90 metres at the junction of the haul road with the public highway shall be provided in accordance with approved plan STH2323-001. These splays shall be kept free of obstacles.

   Reason: In the interests of highway safety.

10. The five passing bays (numbered 2-6) shall be created in accordance with Plans STH2323-005, STH2323-006, STH2323-007, STH2323-008, STH2323-009 and STH2323-010 (as approved under permission BDB/70669).

    Reason: In the interest of highways safety and amenity.

11. The baseline condition survey of the section of Ewhurst Road (known as Lloyds Lane) between the haul road (as shown on Plan 130/619/02) and the A339 shall be used for evaluating the condition of the road in connection to this development.

    Reason: In the interests of highway safety.

12. The highway surface of the section of Ewhurst Road (known as Lloyds Lane) between the haul road (as shown on Plan 130/619/02) and the A339 shall be maintained to the baseline standard as agreed under Condition 11, for the duration of the operations hereby permitted by, and at the expense of the applicant. Upon cessation of works a condition survey shall be carried out by, and at the expense of, the applicant to a standard agreed by the Waste Planning Authority.

    Reason: In the interests of highway safety and amenity.

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13. The Construction Management Plan as provided by JMP (dated 05/05/09 and 06/07/09) shall be implemented for the duration of operations hereby permitted.

    Reason: In the interests of highway safety.

14. Measures shall be taken to prevent mud and spoil from vehicles leaving the site being deposited on the public highway. These measures, including the wheelwasher (Plan STh2323-004) shall be implemented before the development commences and thereafter maintained. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to 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.

Nature Conservation

15. No tree, shrub or hedgerow clearance should be carried out in the bird nesting season (March to August).

    Reason: In the interests of nature conservation.

16. The widening of passing bays, hedge clearance for improved visibility (Plans STH2323-011, STH2323-012, STH2323-013, STH2323-014, STH2323-015, STH2323-016, STH2323-017) and visibility splays at the access shall be carried out in accordance with the methodology in 'Methodology for displacing trees' (dated 08/07/09).

    Reason: In the interests of nature conservation and landscape.

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Restoration

17. The scheme of landscaping for the restoration of the site, plus the hedgerows along Ewhurst Road (known as Lloyds Lane) which are to be augmented by additional planting (Plan STH2323-003) and additional hedgerows linking Skyer's Wood & May's Copse (as detailed on Plan N18070), shall be implemented as approved under permission BDB/70669. Any trees or shrubs which, within a period of five 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. The scheme shall be implemented as approved.

    Reason: In the interests of biodiversity and visual amenity.

Advice Notes

1. 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.

2. 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.

3. The applicant should note that a Section 278 agreement to secure the Highways Authority's approval for the temporary highway works to Lloyds Lane is also required.