

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

Applicant: Taurus Waste Recycling Ltd

Variation of condition 1 of Planning Permission 98/00277/CMA (increase height of stockpiles) at Taurus Waste Recycling Ltd, Unit 3 Stubbs Industrial Estate, Hollybush Lane, Aldershot Hampshire GU11 2PX (Application No. 13/00232/HCC)

(Received: 25 March 2013)

General

This proposal is to increase the height of the stockpiles within Unit 3 of the site, to 5m high, (as under permission 98/00277/CMA granted 22 June 1998). The existing permission limits the height to 3 m as set out in Condition 1:

‘No materials shall be stacked or deposited on the external areas of the site to a height exceeding three metres. No plant shall be permitted to climb such stockpiled waste if the total height above ground exceeds three metres.’

The planning unit (unit 3) has a long history of waste uses and a series of permissions: Permission RSH/CM/4 (use of land as waste transfer station for builder’s rubble) was varied by 95/00398/CMA (change to operational hours), varied by 97/00785/CMA (inclusion of household waste and Bank Holiday working hours), varied by 98/00277/CMA (stockpiles upto 3m), varied by 99/0026/CMA (temporary extension for overnight working), varied by 00/00830/CMA (further temporary extension for overnight working).

In addition, in 1996 a new waste transfer building under permission 96/00012/CMA was granted, with inclusion of non-hazardous industrial and commercial waste.

Development Plan

The most relevant policies from the Hampshire Minerals and Waste Core Strategy DPD 2007 are:

DC3 - Impact on Landscape and Townscape;

DC6 – Highways;

DC8 - Pollution, health, quality of life and amenity;

DC10 - Water Resources;

DC13(b,f) - Waste Management and Recycling;

S5 - Capacity Requirements for Recycling, Composting and Recovery and Treatment);

S9 (Recycling and Secondary Aggregates).

Consultations

Councillor Kimber has been consulted but not chosen to comment.

The **Environmental Health officer** at Rushmoor Borough Council has been consulted but not chosen to comment.

Rushmoor Borough Council has no objection subject to conditions.

The **Environment Agency** has no objection.

The **Blackwater Valley Countryside Partnership** has objected as it will have a detrimental visual impact.

The **Highway Authority** has no objection.

Guildford Borough Council has been consulted but not chosen to comment.

Ash Parish Council objects as “the proposal will cause an increase in both dust and noise which is already an issue in the local area, caused by this site”.

Surrey County Council has no objection.

The **Rights of Way Manager** has been consulted but not chosen to comment.

Commentary

It is acknowledged that The Blackwater Valley Countryside Partnership have objected; as they feel that the additional height of stockpiles will have a detrimental visual impact when viewed from the river. However, the site is between 20 to 50m away from the riverside path and most walkers on this short section are expected to be during the summer period, when screening with existing vegetation and trees will be more pronounced. Also, the views seen from the section of the river are seen in the context of the existing industrial landscape and so this increase is not regarded as significant.

Ash Parish Council objects as “the proposal will cause an increase in both dust and noise which is already an issue in the local area, caused by this site”. It is fair to require a review of the dust and litter management of this site, as there have been occasions when this is an issue. As part of the recommended permission, a planning condition is included which would require a dust, noise and litter management scheme to be submitted to the Waste Authority for approval. This is expected to resolve this issue and so is not a reason for refusal.

There have been no noise complaints made against the site and the EHO has not raised any issues. Noise is not expected to be generated in significant harmful levels in association with the proposed increase in stockpile height and there are no local residents or sensitive receptors near the site. As such noise disturbance is not a significant concern.

Therefore, as there are no significant adverse environmental or amenity impacts, planning permission is recommended subject to conditions.

Recommendation

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

Reasons for Approval

1. It is considered that the proposal would be in accordance with the development plan Hampshire Minerals and Waste Core Strategy DPD 2007 (summary attached) as it would not materially harm the character of the area (DC3 - Impact on Landscape and Townscape), the Blackwater River (DC10 - Water Resources) nor the amenity of local users (DC8 - Pollution, health, quality of life and amenity). The site reuses previously developed land (DC13(b,f) - Waste Management and Recycling) and it would be acceptable in terms of highway safety and convenience (DC6 - Highways).
2. The proposal contributes towards the aims of sustainable development Policy S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment) and S9 (Recycling and Secondary Aggregates).

Conditions

Timescale

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

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

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 except between the following hours: 0600-1800 Monday to Friday and 060-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

Landscape

4. Stockpiles of waste and recycled material shall not exceed five metres in height.

Reason: In the interests of visual amenity and to help control windborne dust.

5. The stockpiles shall not be used for the parking/storage of plant and equipment whilst not in active use on the stockpile.

Reason: In the interests of visual amenity.

Protection of Water Environment

6. The waste types approved to be brought onto the site are:
clean inert construction and demolition waste, soil, ballast, sand, dry, non-hazardous commercial and industrial waste and household and putrescible waste.

Reason: To prevent pollution of the water environment.

7. All household and putrescible waste shall be stored and handled within the enclosed waste transfer building.

Reason: To prevent pollution of the water environment.

8. No solid matter shall be deposited within 10 metres of the banks of the River Blackwater or so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

9. 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.

Dust, noise and litter management

10. Within three months of the date of this permission, details of dust and noise suppression measures and litter management shall be submitted to and approved by the Waste Planning Authority in writing. The approved measures shall be implemented for the duration of the development.

Reason: In the interests of local amenities.

Lighting

11. There shall be no floodlighting installed on the site.

Reason: To minimise light pollution in the sensitive location of the Blackwater Valley.

12. There shall be no burning of waste (other than that permitted in the CHP plant).

Reason: In the interests of local amenities.

Advice Note

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 and the 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.

Case Officer
Katherine Snell

Date.....15/05/2013.....

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

.....Peter Chadwick.....

Date.....16/05/2013.....

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

Hampshire Minerals and Waste Core Strategy DPD 2007

S5 - Capacity Requirements for Recycling, Composting and Recovery and Treatment

Waste management capacity (including specialist facilities as detailed in Policy S7) will be provided in the period to 2020, as follows:

Recycling and Composting – facilities for the reception, storage, segregation and processing of 1.86 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up, transfer and contingency storage facilities);

Recovery and Treatment - facilities for the reception, storage and treatment of 0.93 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up and transfer facilities).

S9 (Recycled and Secondary Aggregates)

By 2016, production capacity will be provided for the supply of recycled and secondary aggregates at a rate of 1.7 million tonnes a year, including provision for the reprocessing of 100,000 tonnes of incinerator bottom ash.

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.

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.

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.

DC10 - Water Resources

Non-hazardous landfill developments in areas that overlie major aquifers, and Groundwater Source Protection Zones I , II & III, and mineral extraction or inert landfill in areas that overlie major aquifers and Groundwater Source Protection Zone I will not be permitted .

All minerals and waste developments will only be permitted if they are unlikely to have an unacceptable impact on coastal, surface or ground waters and due regard is given to water conservation and efficiency.

DC13 - Waste Management and Recycling (including Aggregate Recycling Facilities)

Waste management developments (excluding landfill) will be permitted provided that the site:

- a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or
- b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated.