Hampshire County Council

Town and Country Planning Act 1990

To: Raymond Brown
Minerals and Recycling Ltd
Lee lane
Nursling
Southampton
Hants
SO16 0AD

Application No: **13/00661/CMAN**

HCC Ref: TV231

Date of Application: 25 March 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 13 conditions:

Development:	**Application for new office accommodation, car and cycling parking with associated landscaping**
Site address:	**A303 Recycling facility, Barton Stacey, Hampshire SO21 3QS**
Plans and particulars:	**Location Plan, A2/RB/3/01, A2/RB/3/02, A2/RB/3/03, A2/RB/3/04**

Reasons for Approval

It is considered that whilst part of the site is still classified as countryside in the local plan (SET 03, SET 10 Test Valley Borough Local Plan 2006) and so is 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, DC12), cause any adverse highway impact (DC6) or adverse amenity impacts (DC8).

The proposal also accords with the ambitions of Policy S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment) and S9 (Recycling and Secondary Aggregates) as it is associated infrastructure.

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
11 June 2013

Hampshire County Council

Town and Country Planning Act 1990

Application No: **13/00661/CMAN**

Planning Conditions

Commencement

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.

Layout

3. The site shall be set out in accordance with the approved site layout drawing no.A2/RB/3/03, dated 11/03/2013.

   Reason: In the interests of visual amenity.

Hours of Working for Lorries and Construction

5. No heavy goods vehicles shall enter or leave the site except between the following hours: 0600-1900 Monday to Friday and 0600-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

   Reason: In the interests of local amenity.

Hampshire County Council

Town and Country Planning Act 1990

Application No: **13/00661/CMAN**

Planning Conditions

6. No plant or machinery shall be operated outside except between the following hours: 0700-1800 Monday to Friday and 0700-1300 on Saturday. There shall be no working on Sundays or recognised public holidays.

   Reason: In the interests of local amenity.

Highways

7. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the building works being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the building 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.

Landscaping

8. Planting shall be carried out within the first planting season from the date commencement, as set out in drawing no A2/RB/3/05 dated 15/03/13. 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. Planting and landscaping shall be retained for the duration of the development.

   Reason: In the interests of visual amenity.

Hampshire County Council

Town and Country Planning Act 1990

Application No: **13/00661/CMAN**

Planning Conditions

Bicycle Shelter

9. Details of a bicycle shelter and it's location shall be submitted to the Waste Planning Authority for approval in writing. The details shall be implemented as approved for the duration of the development.

   Reason: In the interests of sustainable travel.

Protection of Water Environment

10. 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.

Lighting

11. The lighting on site shall be low level lighting as detailed in the supporting statement dated 21 March 2013, S R G Cole.

    Reason: In the interests of local amenities.

Materials

12. The building shall be olive green in colour. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed building shall be submitted to and approved by the Waste Planning Authority in writing before the development commences.

    Reason: In the interests of visual amenity and to secure a satisfactory development.

Hampshire County Council

Town and Country Planning Act 1990

Application No: **13/00661/CMAN**

Planning Conditions

Cessation of use and Restoration

13. At such time as the development is no longer used for the purpose of providing administrative support for the adjacent Materials Recovery Facility; the office, hardstanding, lighting and access roads shall be removed from the site and the land restored back to agricultural use. The restoration details for the site shall be submitted within three months of the recorded cessation date (as determined by the Waste Planning Authority) for written approval by the Waste Planning Authority. The restoration shall be completed in accordance with the approved details within six months of approval.

    Reason: To prevent the retention of a development in the countryside that is no longer providing a benefit in sustainability terms and contributing to reducing waste and offsetting the associated environmental impacts.

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 lorry routing agreement that is already in force for the existing site shall be carried forward and remain in force, ensuring that lorries accessing and egressing the site, apart from local deliveries to and collections from nearby villages, do so via the A303.