

16. WASTE TRANSFER STATION AT BARFIELD CLOSE, BAR END INDUSTRIAL ESTATE, WINCHESTER

(APPLICATION NO: 13/00793/HCS) (SITE REF: WR193)

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the Minute Book) which set out an application to handle construction and demolition/skip waste (10,000tpa) and the continued use of the site for recycling metal, paper, cardboard and plastic (15,000tpa).

The officer introduced the item and explained that several members of the Committee had visited the site on 30 May 2013 to assess its relationship to the surrounding landscape and neighbouring properties. The application had subsequently been considered by the previous meeting of the Committee (held 6 June 2013), where Members had agreed to defer the item. This was to seek further information about potential conditions, to better protect the amenity of local residents through the increased control of noise and dust.

The Committee noted that, since its previous meeting, four new representations had been received from local residents against the application and the officer explained that these raised the same issues as already highlighted in the Committee Report.

The officer explained that revisions to the application had been received subsequent to the previous meeting, involving additional building insulation and an acoustic fence to be erected along the western boundary of the site (where the boundary drops steeply to Domum Road below) and returning for approximately ten metres along part of the southern boundary, adjacent to the footpath.

The officer explained that further noise level information had been submitted and that Winchester City Council had undertaken some background noise levels. Their Environmental Health Officer was present at committee to question Members' questions. The result of this was that the EHO was receiving a revision to the noise condition as members had before them in the papers.

The Committee received two deputations on this item. Michael Thompson (a local resident) and Councillor Mather both spoke against the application. In summary, Mr Thompson raised the following concerns:

- That the site was an inappropriate location for the proposed activity.
- Notwithstanding the new conditions, the additional noise and dust from the site would have a detrimental affect on local residents. He raised concerns about the noise from reversing lorries, machinery within the site and loud bangs as the lorries unload, which he considered would be amplified by the topography of the site.
- That a number of residents of Bar End Road had objected to the application, but were unable to attend the meeting. He highlighted their concerns regarding increased HGV traffic serving both the application site and the adjacent depot site.

In summary, Councillor Mather welcomed the new conditions as an improvement to the scheme, but, in highlighting the special character of the area, still had concerns regarding the appropriateness of the location. She suggested that noise from the site (in particular, reversing lorries) would disturb neighbours' enjoyment of their gardens and recommended that the hours of operation should exclude Saturdays completely.

In response to Members' questions, Winchester City Council's Environmental Health Officer explained that the positioning of the acoustic fence had been chosen where sound would not otherwise be deflected and absorbed by the banks or surrounding buildings. He had conducted a noise survey in the area to ascertain the level of background noise, against which the effect of the new use could be measured. As a result of this work, officers recommended a replacement to proposed Condition 7 to read:

"The noise level at the south west boundary closet to 1 New Bridge Cottages from the operations hereby permitted shall not exceed LAeq, 15 min of 45dB.

A formal assessment of compliance shall be performed and submitted to the Waste Planning Authority every 3 months where the noise level is checked on at least two occasions during the day separated by a minimum of 1 hour.

Reason: To prevent noise disturbance to the residents of the nearest houses."

During the debate on noise, the Committee raised concerns regarding the noise of reversing HGVs. The officer highlighted to Members that there was a low tonal alarm condition in the Report and it was noted that the level of the alarms could be adjusted. It was also clarified that a condition was proposed in the Report preventing the use of a concrete crusher on site.

At the conclusion of debate, the Committee agreed that, subject to Conditions set out in the Report as amended above, the application be approved.

RESOLVED:

It was agreed that:

- i) Subject to a Highway Contribution of £5,520, permission for the construction and operation of a waste transfer station to handle construction and demolition/skip waste (10,000tpa) and continued use of the site for recycling metal, paper, cardboard and plastic (15,000tpa) at Barfield Close, Bar End Industrial Estate, Winchester (13/00793/HCS) be granted, subject to the conditions listed in Integral Appendix B of the Report and as amended above regarding Condition 7.
- ii) Footpath No 6 is diverted to an alignment approved and displayed on the Hampshire County Council Rights of Way definitive map.

Voting:

In favour: 13

Against: 0

Abstained: 2