Hampshire County Council

Town and Country Planning Act 1990

To: SLR Consulting Ltd
Langford Lodge
109 Pembroke Road
Clifton
Bristol
BS8 3EU

Application No: **BDB/77747**

HCC Ref: BA054

For: Basingstoke Skip Hire

Date of Application: 21 February 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 16 conditions:

Development:	**Variation of condition 9 (Site Layout) and 10 (to allow screening activities) of planning permission BDB/75626**
Site address:	**Manor Farm, Monk Sherborne, Tadley RG26 5HW**
Plans and particulars:	**001, 002, GPF/003_REV_A**

Reason for Approval

It is considered that the proposal would be in accordance with the Hampshire Minerals & Waste Core Strategy Development Plan Document 2007 (summary attached) policies DC6 (Highways), DC8 (Pollution, health, quality of life and amenity) & DC22 (Additional plant, buildings and minor development) and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

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
29 July 2013

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Timescale

1. The use of the site for waste transfer and recycling shall cease and all plant, machinery, waste and stockpiles shall be removed and the site reinstated no later than 31 December 2021.

   Reason: To secure the satisfactory restoration of the site

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. Unless otherwise agreed in writing by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0800-1300 Saturday. There shall be no working on Sundays or recognised public holidays.

   Reason: In the interests of local amenity.

Highways

4. For the duration of the development measures shall be taken to clean vehicles leaving the site to prevent mud and spoil from being deposited on the public highway. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway. In the event that mud or spoil is deposited on the highway this shall be removed at the end of each working day.

   Reason: In the interests of highway safety.

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5. The visibility splays at the access with Flat Firs (U252) shown on drawing 'visibility improvements', dated May 2005, shall be maintained for the duration of the development.

   Reason: In the interests of highway safety.

Protection of Water Environment

6. All areas where non-inert waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

   Reason: To prevent pollution of the water environment.

7. 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.

Noise, Dust and Odour

8. 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 and white noise or similar reversing alarms.

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

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9. Within one month of the date of this permission details of dust suppression measures 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.

Working Programme

10. The layout of the site shall be as shown on Drawing Numbers GPF/003_Rev_A and 002 (dated February 2013).

    Reason: In the interests of local amenity

11. Screening operations shall only take place within the area outlined in green on Drawing Number GPF/003_Rev_A (dated February 2013). No crushing operations shall take place on the site.

    Reason: In the interest of local amenity.

12. Skips shall only be stored in the skip storage area shown on plan GBF/003_Rev_A (dated February 2013). Skips shall be stored no higher than 3m in height.

    Reason: In the interests of visual amenity.

Storage

13. Waste or materials stored on site shall be stored no higher than 6m in height in Bays 1 and 2 as shown on plan GBF/003_Rev_A (dated February 2013), and no higher than 3m in height when outside of these bays.

    Reason: In the interests of local amenity and landscape impact.

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Restriction of Permitted Development Rights

14. Notwithstanding the provisions of Parts 4, 8 and 25 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order):

    (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;

    (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

    Reason: to protect the amenities of the area.

Landscape

15. No storage or waste or materials shall take place beneath the canopies of any trees on the northern boundary nor within 2 metres of the centre point of any shrubs or trees on the northern boundary of the site.

    Reason: In the interests of local amenity and landscape impact and to protect those trees and shrubs which are well established on the northern boundary of the site.

16. Within three months from the date of this permission there shall be submitted to and approved in writing by the Waste Planning Authority a scheme indicating the positions, design, materials and type of boundary treatment and a timetable for its implementation for the southern boundary of the site. The development shall be carried out in accordance with the approved details.

    Reason: to clearly delineate the boundaries of the site and to prevent encroachment of waste activities onto the adjacent landfill.

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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. There is a legal agreement attached to this permission restricting the number of lorry movements into and out of the site to 120 (60 in and 60 out) per day in connection with the site and adjoining chalk quarry. The agreement includes the routing of lorries via Flat Firs (U252) and onto the A339.

3. In determining this planning application, the Mineral and 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, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. 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.

4. Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. The applicant must ensure that the operations at the site are in accordance with the Environmental Permitting Regulations 2008. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506 or information can be found through the following link:

   http://www.environment-agency.gov.uk/business/topics/permitting/32330.aspx

   Under the Environmental Permitting (England and Wales) Regulations 2010 the operator of a waste site will require an environmental permit for the importation, storage and treatment of waste. The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.