

**Hampshire County Council
Director of Environment**

Applicant: Hampshire County Council

Redevelopment of the Existing Gosport HWRC to remove the Health and Safety Issue of customer vehicles exiting via the bin servicing area at Household Waste Recycling Centre, Grange Road, Gosport Hampshire PO13 8AS (Application No. K8971/5)

(Received: 20 July 2010)

General

Planning permission is sought to redevelop Gosport HWRC, Grange Road to remove the Health and Safety issue of customer vehicles exiting via the bin servicing area, to reduce traffic congestion at the site and to increase the storage area for recyclable materials. It is proposed to achieve this by construction of a new customer vehicle stacking lane, a new customer exit lane, provision of additional bin bays and by creating two new upper levels waste storage areas. Whilst undertaking this redevelopment the site security will be improved by the erection of a 3m high Zuan 'Dual Guard' steel mesh fence and lockable steel gate all painted black, with a 5m high CCTV camera.

Development Plan

Hampshire Minerals and Waste Core Strategy DPD 2007 is the relevant Development Plan Document. The most relevant policies for this proposal are Policy DC 3 (Impact on Landscape and Townscape), DC 6 (Highways), DC 8 (Pollution, health, quality of life and amenity) and 13 (Waste Management and Recycling (including Aggregated Recycling Facilities)).

Consultations

Councillor Snaith Tempia Gosport Borough Council	Has been consulted, no comments received. Have no objection subject to a condition requesting full details are submitted detailing the soft landscaping works and a condition seeking to ensure the approved landscaping works take place within the next planting season.
Environmental Health Environment Agency	Have been consulted, no comments received. Have no objection to the proposal.
Highway Authority	Have no objection subject to conditions ensuring wheel washing will take place, the development of facilities for the parking and turning of operatives and construction vehicles is provided and kept available at all times.

Commentary

The proposal for the redevelopment of Gosport HWRC raises no issues. The site is well landscaped at present and the proposed landscaping works will continue to provide adequate screening, therefore satisfying Policy DC 3. The redevelopment will provide an improved facility for the community and it will not impact on the amenity of the locality, therefore satisfying Policy DC8. The redevelopment seeks to improve highways safety by separating public and service vehicles, as well as the increased vehicle queuing space on site to remove waiting vehicles from Grange Road, consequently the development is in accordance with Policy DC6. The site is an existing HWRC, therefore satisfying Policy DC13. Planning permission is recommended for approval.

Recommendation

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

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (DC13) (summary attached) and would not materially harm the character of the area (DC3) or the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6).

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.

Miscellaneous

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no overhead electricity or service lines shall be erected or placed above ground on the site without the prior approval of the Waste Planning Authority in writing.

Reason: In the interest of local amenities.

Hours of Operation

3. The site shall only be open to the public between 0800 and 1900 hours in the summer (1 April to 30 September) and 0800 and 1700 in winter (1 October to 31 March). The site shall be closed on 25 and 26 December. No vehicles carrying waste or recycled materials shall enter or leave the site and no plant or machinery shall be operated other than during the above hours.

Reason: In the interest of local amenity.

Landscape

4. The trees and hedges to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

5. The approved landscaping works (plan SK1 A and Planting Specification) shall be completed within the next planting season following completion of the works subject of this application and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Waste Planning Authority) during the next planting season.

Reason: In the interests of amenity and the appearance of the locality.

Highways

6. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the demolition works being deposited on the public highway. These measures 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.

7. Prior to commencement of development facilities for the parking and turning of operatives and construction vehicles to be provided and kept available at all times.

Reason: In the interest of highway safety.

8. Development shall be undertaken in accordance with the Works Phasing Plan (incorporation suggested Site Traffic Management) dated 21st September 2010 unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interest of highway safety.

Archaeology

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: In the interests of archaeology.

Advice Note

1. Clearance of vegetation works should be timed to avoid the bird nesting season (March to August inclusive) and to protect reptile hibernation (October to March).

Case Officer
Kristina King

Date.....

Authorised on behalf of the Director of the Environment
Richard Read

Date.....

Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)

Hampshire Minerals and Waste Core Strategy DPD 2007

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.

Policy DC 13 – 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
- c. Is within a planned area of large-scale development, or
- d. Is on employment land, preferably co-located with complementary activities, and
- e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of waste-bourne and rail freight, and

- 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 and used and the by-products, including heat, will be reused or recycled, and
- g. In the case of sites providing public access, the site shall be accessible for use by disabled people.