Hampshire County Council

Town and Country Planning Act 1990

To: Veolia Environmental Services
Poles Lane
Otterbourne
Winchester
Hampshire
SO21 2EA

Application No: **P/10/1152/MW**

HCC Ref: FA025

For: Veolia ES Hampshire Ltd

Date of Application: 17 December 2010

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: **Change of use to composite use for wood waste storage, sorting and transfer; highways salt store; and bin storage**

Site address: **Down End Quarry, Down End Road, Fareham Hampshire PO16 8TR**

Plans and particulars: **DOU COU P 2010 01, DOU COU P 2010 02**

Reason for Approval

Whilst the proposals do not fully comply with the requirements of policy DC13, as this is not a brown field site, it does reuse the existing built infrastructure. With the recent cold weather events additional highway salt storage would be beneficial and the site has the necessary infrastructure to prevent pollution to water resources (DC10). There is a need for wood waste sorting to maximise recycling and minimise landfill, and the proposals utilise the existing concrete hardstanding. Similarly the limited bin storage proposal utilises the existing hardstanding. The site has good access to the strategic road network via the private haul road (DC6) and proposals would not have a visual impact (DC3) and so would not prejudice the local gap (C12), the proposed uses are unlikely to give rise to odour and noise would be within existing standards (DC8), however a temporary period will enable assessment of the impacts for local residents.

All enquiries should be referred to the Economy, Transport & Environment Department,
The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

RICHARD READ

on behalf of
Director of Economy, Transport & Environment
26 July 2011

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Planning Conditions

Commencement

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

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

Duration

2. The permission hereby granted shall be for a limited period expiring on 31 July 2013. Thereafter within 6 months all buildings, plant, machinery, foundations, hardstandings, access roads and waste shall be removed from the site, and the site shall be restored to agriculture in accordance with a scheme to be submitted by 31 December 2012 and approved by the Waste Planning Authority.

   Reason To allow for a reassessment of the impacts of the proposed uses for local residents and ensure satisfactory restoration of the site.

Hours of Working

3. With the exception of the exportation of highway salt, no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday, 0800-1700 Saturday, 0900 - 1400 Sunday and 0900 - 1300 public/bank holidays unless otherwise agreed in writing by the Waste Planning Authority .

   Reason: In the interests of local amenity.

4. Notwithstanding condition 3 above the mechanical sorting of waste wood and removal of empty bins shall only take place between the hours of 0900 and 1600 Monday to Friday and the only activity permitted on Sunday or public/bank holidays other than exportation of salt is the delivery and tipping of waste wood.

   Reason: In the interests of local amenity.

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Planning Conditions

Type of Waste

5. No waste other than waste wood for storage, sorting and transfer shall be brought to the site.

   Reason: In the interest of local amenity

Layout

6. The areas for salt storage, wood waste storage and transfer and bin and container storage shall be as shown on drawing DQ/COU/P/2010/001.

   Reason: To satisfactorily control development.

Highways

7. Measures shall be implemented for the duration of the development to ensure that no lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

   Reason: In the interests of highway safety.

8. Vehicular access to and from the site shall be via the current access onto Downend Road only. All lorries travelling to and from the site shall use the haul road to Boarhunt Road/Junction 11 of the M27. No lorries shall turn left out of the site, and a 'no left turn' sign shall be erected and maintained at the site entrance.

   Reason: In the interests of highway safety.

Noise and Dust

9. At all times during the operation of the site measures shall be taken, including use of water bowsers and water sprays, to ensure there are no dust emissions from the site.

   Reason: In the interests of local amenity.

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Planning Conditions

10. 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.

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

11. Prior to the implementation of this consent background noise levels shall be taken at Calx Lodge. Following implementation a noise report shall be submitted to the Waste Planning Authority assessing noise levels from the site when operational. If the assessment concludes that impacts are at or above 'marginal significance' level as contained in BS4142 then additional mitigation measures shall be taken to reduce the impact to below this level.

    Reason: In order to ensure the development does not create noise nuisance.

Storage

12. The storage of waste wood and stacking of skips and containers shall not exceed 4 metres in height.

    Reason: In the interests of visual amenity.

13. Salt shall only be stored within the building.

    Reason: In order to prevent contamination to water resources.

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Planning Conditions

Protection of Water Environment

14. 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.

15. All areas where salt is stored or handled shall be underlain by impervious hardstanding with dedicated drainage to a sealed tank.

    Reason: To prevent pollution of the water environment

16. Before the proposed uses commence, any residue resulting from the previous composting use shall be removed from the existing lagoon.

    Reason: To prevent pollution of the water environment and in interests of local amenity.

Advice Note

1. There is a Liaison Panel for this site.

2. 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.