Hampshire County Council
Director of Economy, Transport & Environment

Applicant: SITA UK

Variation of condition 3 (operating hours) and 4 (area of wood chipping) of Planning Permission P/98/0376/CC at Sita UK Ltd, Enterprise Park, Military Road, Fareham, Hampshire PO16 8TU (No. P/12/0611/CC)

(Received: 16 July 2012)

General

Planning permission is sought retrospectively to vary condition 3 (site operating hours) and 4 (area of wood chipping and associated operating hours) of planning Permission P/98/0376/CC at Sita UK Ltd, Enterprise Park, Military Road, Fareham to ensure that a number of businesses in the local area can deposit their waste during peak Bank Holiday periods.

The site is located in an elevated location off Standard Way, north of Military Road, Wallington due southwest of Motorway 29 Junction 11. The nearest residential property is located approximately y 180 metres to the south-west.

The applicants want to vary the hours of working (condition 3) under the existing 1998 permission to enable all waste permitted at the site , to be delivered between the hours of 0700 hours and 1700 hours on bank holidays but no processing would take place - only delivery inside the building.

Condition 4 of the 1998 permission, which the applicant is also seeking to vary, currently controls the location of the wood chipper in the north- east corner of the site and also limits working hours so that Sundays and Bank Holidays are excluded. The applicant is applying retrospectively to extend the area of the wood chip operation and associated waste storage areas along the full length of the eastern boundary of the site . The hours of working though would remain as existing 0730 to 1800 hours Monday – Saturday.

The applicant states that the material proposed to be imported on Bank Holidays would be the same as is currently dealt with and permitted for the site i.e. a range of trade and inert wastes. The applicant states that the bank holiday deliveries would not increase throughput above the site's consented levels and has estimated that approximate 30 lorry loads would be delivered to the site over the 10 hour bank holiday working period equating to approximately three loads per hour.

With regards condition 4 revising the location of the wood chipping operation as well as its working hours- the applicant states that things have changed since 1998 when the permission was first granted, as there is an active drive to recycle waste wood as a

sustainable fuel, also supported by current legislation and changes in landfill tax. The applicant states, this has meant that a much larger area is needed to process the incoming wood. Accordingly the applicant has constructed concrete block push walls along the eastern boundary where the wood waste operation now takes place.

To reduce dust impacts a dust sprinkler suppression system will be installed.

Development Plan

Hampshire Core Strategy HPSMWCS - No.DC3 (Impact on Landscape and Townscape**),** DC6 (Highways) , DC8 (Pollution, health, quality of life and amenity); DC13 (Waste Management and Recycling (including Aggregate Recycling Facilities) DC22 (Additional Plant, Buildings and Minor Development) ; S1 - Sustainable Design, Construction and Demolition

National Planning Policy Guidance (NPPF) - The NPPF, although not part of the development plan is a 'material' consideration. It was published by the Government in March 2012 and largely replaces former planning policy statements – except for PPS10 (Planning for Sustainable Waste Management). It includes an overarching 'presumption in favour of sustainable development' which means 'approving development proposals that accord with the development plan without delay'. The presumption allows for only refusing permission where adverse impacts clearly outweigh the benefits, or NPPF polices indicate developments should be restricted

Consultations

Councillor Bryant- has been informed of the proposal
Councillor Ellis – has been informed of the proposal
Environmental Health Fareham- no response received
Fareham Borough Council- no objection subject to conditions
Environment Agency Southern- no objection in principle
Highway Authority – no objection subject to existing conditions remaining in place.
Wallington Village Community Association- state that the height of stockpiled wood chip should not exceed 4 metres. The extension of operating hours to include bank holidays should be limited to collections only, with no plant operating and no Sunday collections. The WVCA has asked whether it would be appropriate for the re-instatement of the Annual Recycling Review liaison panel until such time as the new working arrangements have become established.
Portsmouth Water- no response received.

Commentary

The principle of the development is in accordance with planning policy. It is disappointing that the part of the proposal with the expansion of the wood chipping area, is retrospective. It is noted that no recent complaints have, it is understood, been received from members of the public regarding current wood chipping operations at the site.

The main issues raised by the proposal are whether the expansion of the wood chipping operations would have, or indeed have caused (as it is retrospective), any adverse

noise, visual or other significant amenity impacts. The main issues raised by the change in working hours so that deliveries of waste can take place inside the building on bank Holidays, relate to any amenity impacts that would be caused by way of noise or dust generated by the operations and associated HGV traffic.

It is noted that no objections have been received to the proposal subject to conditions requested by Fareham Borough Council, limiting the operations as proposed, for the receipt of waste only inside the existing MRF building on bank holidays.

The Wallington Village Community Association (WCVA) Representative met with the Planning case officer and the operator to visit the site when the application was first submitted.. The WCVA as noted in this report, wish the height of wood waste and chipped wood to be restricted to a maximum of four metres above existing ground level. There is an existing condition restricting height of all on site materials to three metres. Three metres is approximately the difference in level between the bottom edge of the push wall and the height of the bund beyond it. Shrub planting is maturing on top of these bunds which in summer months adds an additional metre and a half or so to the height of the bund. In winter the site is more vulnerable. The applicant has requested that the height of waste wood is 5 metres above the storage area ground level. County Planning considers that this is too high and in winter months especially, when viewed from Swivelton Lane and parts of Paradise Lane , this would impact upon the visual amenity of the area. Accordingly it is recommended that any permission be subject to a condition restricting the height of wood chip and waste wood to 4 metres above the storage are ground level.

This variation application is the first application since 1998 to vary the original conditions . Accordingly all the roriginal conditions have been brought forward and updated.

It is considered, on balance, taking all matters into account , that the development proposed would facilitate sustainable waste management in the locality and that any amenity , traffic, or other impacts would be acceptable or, where there could be some potential impacts, would be mitigated by way of conditions attached to this report. It is noted that there would be no change to hours of working on Sunday when no operations are permitted to take place at the site. It is recommended that permission be granted subject to the conditions in this report.

Reasons for Approval

1. It is considered that the proposal is a sustainable form of development (DC1, S1) n accordance with the development plan (summary attached) and would not materially harm the landscape character of the area (DC3) ; or cause any pollution impacts or significant adverse impacts on the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6).

Conditions

Time Limits

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.

Site and Building details

2. The site (as outlined in red on plan no. Fhm-EGA-0712-01 (July 2012) including the existing waste MRF and associated development , shall be set out and maintained for the duration of the permission in accordance with the details approved under planning permission no. P/98/0376/CC (or as subsequently varied) and as carried forward and/or amended by this permission.

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

Layout

3. The wood chip operation, shall be restricted to the area outlined in red on approved plan number Fhm-WSA-0712-01 .It shall be set out in accordance with the Wood shredding layout plan Fhm-WSA-0712-2 (October 12)

   Reason: In the interests of the efficient operation of the site and local amenity.

4. Concrete block pushwalls shall be constructed no higher than 2.5 metres above existing ground level in the location marked as a blue line on approved Plan No. WSA-0712-01 and Fhm-WSA-0712-2 (October 12) .

   Reason: In the interests of the efficient operation of the site and local amenity

5. The waste container storage that currently takes place across the wood chip operation area hereby approved, shall be relocated just inside and adjacent to the northern boundary of the site as indicated on approved plan no. Fhm-WSA-0712-2 (October 12) .

   Reason: In the interests of the efficient operation of the site and local amenity

Hours of working

6. No external activity, operations, vehicular access or lorry movements shall take place on the site outside of the hours 06:00-22:00 on Monday to Saturday. No external activity or operations shall take place on Bank Holidays except for the delivery of waste only between the hours of 07:00-17:00. No activity shall take place at all on Sundays. Between the hours of 22:00 and 06:00 Mon-Sat the only activities carried out shall be waste management operations wholly within the buildings identified for that purpose, and the use of a loading shovel within the aggregate stockpile enclosure on the north elevation of the main building. During

this period all external doors except the tipping hall door on the north elevation shall be kept closed.

Reason: To protect the amenities of local residents

7. The wood chipper shall only be operated in the area adjacent to the eastern site boundary in accordance with the approved plan and shall operate only between the hours of 07:30-18:00 Monday to Saturday. It shall not operate on Sundays or Bank Holidays.

.

Reason: To protect the amenities of local residents.

Types of waste

8. There shall be no storage, handling or processing of liquid wastes or tyres on the site.

Reason: Waste materials outside these categories raise environmental and amenity issues which would require consideration afresh

Access

9. The site access shall be set out, constructed and maintained (including visibility splays, soft and hard landscaping, vertical and horizontal alignment and drainage) in accordance with the detailed scheme approved under planning permission no. P/98/0376/CC.

Reason: To ensure the access road is constructed with due regard to highway safety and the local environment.

Amenity Control

10. The location and design of the site fencing approved under planning permission no. P/98/0376/CC and carried forward by this permission **,** shall remain and be maintained in a good state of repair for the duration of the development .

Reason: In the interests of the amenities of the locality.

11. The site as outlined in red on plan no. Fhm-EGA-0712-01 (July 2012) shall be operated for the duration of this permission in accordance with the 'site environmental management scheme' approved under planning permission no. P/98/0376/CC . Operations on the site shall not proceed except in compliance with this scheme.

Reason: In the interests of the amenities of the locality

12. All external floodlighting and other illumination shall be located and operated at the site in accordance with the lighting scheme (which includes the times of lighting operation) - as approved under planning permission no. P/98/0376/CC .

Reason: In the interests of the amenity of the locality

13. The weighbridges, wheel cleaning and water bowsing equipment approved under planning permission P/98/0376/CC and carried forward by way of this permission shall be maintained and kept operational for the duration of this permission..

Reason: To consolidate the control of development on the site in the interests of amenities of the locality.

14. Skips, and containers , on the site shall not exceed a height in excess of 3 metres above site ground level at the point where the said containers/skips are permitted to be stored . Waste wood and processed wood shall not exceed a height in excess of four metres above site ground level at the point where the said material or waste is permitted to be stored. For avoidance of doubt waste wood and processed wood shall not be stockpiled higher than four metres above the point where the base of the approved pushwalls join the base of the site adjoining where the said material is stockpiled.

Reason: In the interests of the amenity of the locality and because the base of the site slopes upwards towards the pushwalls..

Drainage and water protection

15. The measures to prevent pollution of groundwater and surface water, including provisions for monitoring, as approved under planning permission P/98/0376/CC shall be maintained and implemented as approved for the duration of this permission and beyond where so approved.

Reason: To prevent pollution of the water environment as the site may be contaminated by the previous use.

16. Drainage of the site shall be undertaken in accordance with the scheme approved under planning permission P/98/0376/CC for the duration of this permission.

Reason: To prevent pollution of the water environment and because the site may be contaminated by the previous use.

17. The surface water drainage system approved under planning permission P/98/0376/CC and carried forward by way of this permission shall be maintained for the duration of this permission.

Reason: To prevent pollution of the water environment.

18. 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.

Landscaping

19. Landscaping on the site shall take place and be maintained and implemented in accordance with the planting scheme and the detailed scheme for the maintenance and management of the landscaped areas and the proposed chalk grassland area, approved under planning permission P/98/0376/CC and carried forward by way of this permission. The scheme includes measures to:

(i) Protect, during the carrying out of the development, any existing trees/shrubs/hedgerows to be retained on the site;
(ii) Ensure no trees or hedgerows on the site are to be felled or removed without the prior written approval of the Waste Planning Authority;

Reason: In the interests of preserving the amenities of the area

Lorry routing

20. The site access (meaning the junction of the internal access road of the site with Standard Way and the internal access road itself) shall be used to receive HGV's entering from Standard Way only and shall not be used to admit such vehicles entering from Pinks Hill . The site access shall only be used to permit egress of HGV's towards Pinks Hill between the hours of 0800 and 0600 Mon- Fridays and from 0900 to 12.30 pm on Saturdays- and at all other times, HGV egress is only permitted to Standard Way.

Reason: In the interests of highway safety and local amenities.

Other

21. The development shall be implemented in accordance with the following approved plans and particulars::

-Details approved under planning permission no. P/98/0376/CC (as subsequently varied by this permission)

-SITA Supporting statement (July 2012) and subsequent submitted additional and clarification details
-Site layout plan no.297/12 (July 2012)
-Wood Shredding red line area plan no. Fhm-WSA-0712-01 (July 2012)
-Wood Shredding detailed site layout plan and container storage area no. Fhm-WSA-0712-01 (October 1012)
-Site red line boundary plan no. Fhm-EGA-0712-01 (July 2012)

Reason: To ensure the development is implemented as approved.

Advice Notes

1. Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

2. The site lies within groundwater protection zone1 for the Maindell Public Water supply. Potable supplies are therefore at risk from activities at the site and all precautions should be taken to avoid discharges and spillages to the ground both during construction and subsequent operation.

Case Officer ……..
Julia Davey

Date……22/10/2012…….

Authorised on behalf of the Director of the Economy, Transport & Environment

……P Chadwick…….

Date…22.10.2012…….

Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)

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.

DC13 - 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 water-borne 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.

DC22 - Additional Plant, Buildings and Minor Development
Additional plant, buildings and minor developments at active minerals and waste sites, or the exploration of minerals (except oil and gas), will be permitted provided, where appropriate, they do not extend the timescale for completion of the development , they are ancillary to the operation of the site or they provide for the co-location of complementary minerals and waste activities.

S1 - Sustainable Design, Construction and Demolition
New built development should facilitate the efficient use of resources through:
a. Designs and layouts that allow the effective sorting, recycling and composting of waste;
b. Design principles and construction methods that minimise primary aggregate use and encourage the use of high-quality building materials made from recycled and secondary sources;
c. Construction and demolition methods that minimise waste production and re-use/recycle materials, as far as practicable on-site.