Hampshire County Council Director of Economy, Transport & Environment

Applicant: Star Energy Ltd

Modifications to the existing site layout from planning permission HDC11399 and the installation of new pipework, additional pipework manifold, separator, vent, GRP cabinet and instrument air package at Humbly Grove X Wellsite, New Odiham Road (B3349) Hants (No. 11/01156/CMA)

(Received: 24 May 2011)

General

Works are required to enhance oil recovery from the Oilfield. In order to improve production a new separator needs to be installed at Wellsite X together with new vent and other equipment. The proposals are:

- A blowdown vent- (maximum of 10 m high0. The vent would consist of a steel support frame within a footprint of 1.3m x 1.3 m up to 9m high with a small vessel 0.5m diameter mounted on the top. The new blowdown vent would be located in the south west corner of the site and is required for emergency use only for the depressurisation of gas. There will be no flame.
- A separator vessel(maximum 7.5m high and 1.5m diameter) located on southern end of wellsite.
- A new GRP cabinet (2m x 2m x 2.5m high)
- A new instrument air package (2m high)
- Installation of new pipework and minor modifications to the existing pipework including a new wellhead manifold skid adjacent to the existing pipework manifold.

In addition there will be some maintenance works to the existing wells on Wellsite X.

Development Plan

HPSMWCS, Policy DC3 (Impact on Landscape and Townscape), Policy DC6 (Highways) and Policy DC22 (Additional Plant, Buildings and Minor Development) are relevant.

Consultations

Councillor Glen comments should be discussed at the Liaison Panel

Hart District Council raises no objection

Environmental Health Officer Hart District Council, no comments received

Environment Agency raises no objection

Highway Authority raise no objection subject to conditions to prevent mud and spoil from being deposited on the highway and provision for parking.

South Warnborough Parish Council raises no objection

Commentary

The application was discussed a meeting of the Humbly Grove Oilfield Liaison Panel at the meeting on 23 June 2011 which was arranged as the application for modifications to Wellsite Humbly X had been received and this new meeting date would give members the opportunity to have any queries answered before the consultation period expires. No objections were received following the Liaison Panel meeting.

The proposals are ancillary to the operation of the oilfield, and are in accordance with policy.

Recommendation

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

Reasons for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) as it is ancillary to the operation of the oilfield (DC22) would not materially harm the character of the area (DC3) 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.

Timescale

2. All plant, buildings, structures, hardstandings and haul roads hereby approved (excluding pipelines) shall be removed at the end of the life of the oilfield, or by 30 September 2025, whichever is the sooner.

Reason: To ensure the restoration of the site

3. Prior to the drilling of any new wells, full details of the drilling operation shall be submitted to and agreed in writing by the Mineral Planning Authority. The total number of new wells to be drilled over the entire oilfield shall not exceed 59 and the total number of wells to be drilled at any wellsite shall not exceed 12.

Reason: In the interests of local amenity.

Restriction of Permitted Development Rights

4. Notwithstanding the provisions of Parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and reenacting that order) no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed or replaced at the oilfield complex without the prior written agreement of the Waste Planning Authority.

Reason: To ensure the development is carried out in a satisfactory manner.

Hours of Working

5. Construction work, pipeline laying and work overs shall only take place between the hours of 0700 and 1800 Monday to Friday (except recognised public holidays) and between 0700 and 1300 on Saturday.

Reason: In the interests of local amenity.

Highways

6. All access roads provided as part of this development shall be maintained to the approved standard throughout the life of the development.

Reason: In the interests of local amenity

7. Notices shall be placed at all points where pipeline works and haul roads cross public rights of way in order to alert riders, walkers and drivers.

Reason: In the interests of safety to the public.

8. There shall be no transport of oil by road tanker except as may be required for the short term testing of new wells. The duration of short term tests shall be agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity.

9. Lines of sight of 4.5 metres by 225 metres shall be maintained at the access of the wellsite to the B3349 (New Odiham Road) throughout the life of the development.

Reason: In the interests of highway safety.

10. 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. These measures shall be implemented before construction commences and shall be maintained throughout the construction period. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

11. Details of the provision to be made for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved by the Mineral Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the development.

Reason: In the interests of highway safety.

Materials

12. All existing or proposed plant, structures and buildings shall be maintained clad and/or painted in accordance with the details specified in Appendix C of the approved details. Notwithstanding the details contained in Appendix C, all areas surrounding the equipment bases at well sites shall be finished in cement grout coloured dark grey.

Reason: In the interests of visual amenity.

13. All pumping equipment (including beam pumps) shall not exceed four metres in height (the height of any beam pumps being measured to the beam pivot) unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of visual amenity

Protection of Water Environment

14. All outlets from the oil interceptors, to be installed as part of each sites drainage system, shall be fitted with shut-off valves capable of closing the site drainage system in the event of a major oil spillage.

Reason: To prevent pollution to the water environment.

15. 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.

16. All oil interceptors shall be monitored and maintained to ensure that any contaminated water is retained on site for collection and removal by suction tanker.

Reason: To prevent pollution to the water environment.

Noise, Dust and Odour

17. Noise levels arising from drilling and work over operations shall not exceed 40dB(A)L10 between 0700 and 2200 hours and 35dB(A)L90 between 2200 and 0700 hours, when measured outside the nearest dwelling throughout the life of the development.

Reason: In the interests of local amenity.

18. No drilling can take place at Humbly Grove X wellsite between 1st June and 30th September in any year.

Reason: In the interests of local amenity.

19. No drilling shall take place between 1 October and 31 May in any year unless it is demonstrated that noise from drilling would not exceed the noise standard in condition (17). In the event that the Mineral Planning Authority accepts that the noise standard can be met, all drilling must be undertaken only by the drilling rig (fitted with acoustic screens as necessary) which the Mineral Planning Authority has accepted as capable of meeting the required noise standard.

Reason: In the interests of local amenity.

20. Any temporary incineration of gas shall only take place using flare stacks designed and constructed in accordance with details to be agreed beforehand in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity

Lighting

21. All external lighting at the wellsite shall be installed and maintained to minimise intrusion when viewed from public vantage points and nearby dwellings.

Reason: In the interests of local amenity and to prevent light pollution.

Restoration

22. Within 12 months of the removal of the plant, buildings, structures, hardstandings and haul roads, as required under condition (5), all sites and haul roads shall be restored in accordance with a scheme to be submitted to the Mineral Planning Authority for approval in writing. The scheme shall provide for the removal of all hardcore and concrete structures (including foundations), the replacement of topsoil and the preparation and draining of the reinstated land to a state suitable for forestry/agricultural use. The restoration scheme shall be implemented as approved and also include the submission of aftercare details for the restored areas for a period of five years following the completion of restoration.

Reason: To secure the satisfactory restoration of the site.

cut off below ground level, purged, sealed and left in a safe condition in accordance with a scheme to be submitted to and agreed with the Mineral Planning Authority.
Reason: To prevent pollution to the water environment.
Case Officer Peter Chadwick
Date
Authorised on behalf of the Director of the Economy, Transport & Environment
Richard Read
Date

On restoration of the oilfield under the terms of Condition (21), the oilfield pipelines shall be

23.

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.

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