Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Veolia Es Hampshire Ltd

Continued use of temporary waste transfer station at Marchwood Transfer Station, Bury Road, Marchwood SOUTHAMPTON SO40 4UD (No. 11/98085)

(Received: 14 December 2011)

General

The proposal is to retain the temporary waste transfer station for a further 3 years whilst future proposals for the redevelopment of the site, which include a new HWRC, are finalised.

Development Plan

Hampshire Portsmouth Southampton and New Forest National Park Minerals and Waste Core Strategy (2007) policies DC2 (Sites with International and National Designations), DC3 (Impact on landscape and Townscape), DC6 (Highways), DC8 (Pollution, health, quality of life and amenity), DC10 (Water Resources) and DC13 (Waste Management and Recycling) are relevant.

Consultations

Councillor Harrison no comments received.

New Forest District Council raises no objection.

Environmental Health New Forest District Council raise no objection subject to condition requiring use to operate in accordance with approved Environmental Management Scheme.

Environment Agency raise no objection

Natural England comment site is in close proximity to Eling and Bury Marshes Site of Special Scientific Interest (SSSI), however given the nature and scale of the proposal raise no objection.

Highway Authority raise no objection subject to condition to prevent mud being deposited on the highway.

Marchwood Parish Council support application.

Commentary

The temporary waste transfer station is not visually intrusive nor had an adverse impact on nearby nature conservation sites. Its use has not affected the amenity of local residents and has not resulted in highways issues . Consequently whilst of unsuitable construction for a permanent facility its retention for a further 3 year temporary period, whilst proposals for the sites redevelopment are finalised, would be in accordance with policy.

Recommendation

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

Reasons for Approval

It is considered that the temporary waste transfer station is not visually intrusive (DC3) nor had an adverse nature conservation impact (DC2) and has not affected the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6). Consequently whilst of unsuitable construction for a permanent facility its retention for a further temporary period would be in accordance with policy.

Conditions

Timescale

1. The use of the temporary waste transfer station shall cease on or before the 28 February 2015, the waste transfer buildings shall be removed within 1 month of the cessation of use.

   Reason: The temporary facility is not suitable for permanent retention.

Lighting

2. No additional lighting shall be installed unless the details have been agreed by the Waste Planning Authority in writing .

   Reason: To minimise visual impact.

Protection of Water Environment

3. There shall be no infiltration of surface water drainage into the ground unless agreed in writing by the Waste Planning Authority.

   Reason: To ensure no pollution to controlled waters.

Hours of Working

4. 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 Sundays except there shall be no working on Christmas Day, Boxing Day and New Years Day.

   Reason: In the interests of local amenity.

Noise and Odour

5. The Environmental Management Scheme, as set out in the 'Control of Noise and Odour in the Waste Transfer Station' Rev A (OJD23/09/08) shall be implemented for the duration of the temporary use..

Reason: In the interests of local amenity

Highways

6. Measures shall be implemented to prevent mud or waste being deposited on the highway.

Reason: In the interests of highway safety.

Case Officer ……..
Peter Chadwick

Date 08/02/2012……

Authorised on behalf of the Director of the Economy, Transport & Environment
……..
Richard Read

Date…**08/02/2012**…….

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

DC2 - Sites with International and National Designations
Minerals and waste development, which is likely to prejudice the purpose of the following designated sites and their settings, will not be permitted unless the reasons for development outweigh the likely adverse impact, taking into account the requirements of relevant legislation and guidance.
Internationally Designated Sites:
European Sites (Special Protection Areas, proposed Special Protection Areas, Special Areas of Conservation, proposed Special Areas of Conservation) and Ramsar sites (Wetlands of International Importance);
Nationally Designated Sites:
The New Forest National Park, the proposed South Downs National Park and Areas of Outstanding Natural Beauty; National Nature Reserves, Sites of Special Scientific Interest; Scheduled Ancient Monuments; Listed Buildings, and sites on the National Register of Parks and Gardens of Special Historic Interest; Registered Battlefields.
In all cases, applications will be subject to the most rigorous examination.

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.