Hampshire County Council

Town and Country Planning Act 1990

To: Bell Cornwell
Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Application No: **12/01011/HCS**

HCC Ref: WR218

For: Mr Graham Lailey

Date of Application: 18 April 2012

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 11 conditions:

Development: **Erection of replacement building for use as part of the lawful use of the site as a site for waste/scrap metal sorting and recycling and end of life vehicles**

Site address: **Barton House, Upper Wield, Alresford, SO24 9RN**

Plans and particulars: **Site Location Plan, TP.1456:01A, TP.1456:02B**

Reason for Approval

It is considered that the proposal would be in accordance with the Hampshire Minerals and Waste Core Strategy (2007) as Barton House is an existing waste recycling site and reuses previously developed land (DC13). It is considered that the noise levels will not increase from existing and that the replacement building will not adversely impact upon the amenity of the public and nearby residents (DC8). The proposed building is in keeping with the existing buildings on site and additional landscape mitigation measures have been proposed to enhance those the landscape character of the area (DC3). It is therefore considered that the proposal would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience (DC6).

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

Director of Economy, Transport & Environment
1 October 2012

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Planning 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.

Hours of Working

2. There shall be no deliveries, sorting, recycling or removal of waste and no ELV operations taking place within the site except between the following hours: Monday-Friday 0800-18.00, Saturday 08.00-13.00. There shall be no working on Sundays or recognised public holidays.

   Reason: In the interests of local amenity.

Plans & Particulars

3. The replacement building hereby permitted shall be solely used for ELV activities. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

   Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved drawings.

Capacity

4. There shall be no increase in the tonnages of waste material delivered to and stored on the site as detailed in the Certificate of Lawful Use (Application No. 10/00931/HCS, granted on 25th January 2011). For the avoidance of doubt, there shall be no more than a maximum of 15 tonnes per day of waste and ELV delivered to the site and a maximum of 250 tonnes of waste and ELV stored on the site at any one time. Records of the daily deliveries shall be kept at the site and made available to the Waste Planning Authority on request.

   Reason: In the interests of local amenity.

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Materials

5. Samples and/or details of the materials and finishes to be used for the external walls and roof of the proposed building, shall be submitted to and approved by the Waste Planning Authority in writing prior to construction commencing and implemented as approved.

   Reason: In the interests of visual amenity and to secure a satisfactory development.

Landscape

6. Within three months from the date of this permission a two metre high fence is to be erected on the eastern and northern boundaries of the site and maintained for the duration of the development. Details specifying the materials and the colour of the fencing are to be submitted to the Waste Planning Authority for approval within one month from the date of this permission and implemented as approved.

   Reason: To clearly delineate the boundaries of the site and to prevent encroachment of site activities into the countryside

Protection of Water Environment

7. The floor of the building shall have an impermeable surface and a sealed drainage system is to be incorporated into the design of the building, as shown on Drawing Number TP.1456:02 B titled 'Proposed Retention & Completion of Replacement Building', dated 18 April 2012. There shall be no discharge of effluent or oils from the sealed drainage tank onto the surrounding land.

   Reason: To prevent pollution of the water environment.

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8. 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.

Storage

9. All unloading and stripping down of vehicles including; draining of oils and other fluids, dismantling of component parts (engine, battery, brakes and gear boxes), removal of plastics and storage of recovered materials, shall only take place within the existing workshop building or the replacement building. There shall be no outside storage of recovered materials.

   Reason: To protect the amenities of the area.

10. Outside storage of vehicles prior to ELV activities and dismantling taking place shall only occur within the curtilage of the replacement building, as shown on Drawing Number TP.1456:02 B dated 18th April 2012 and Drawing Number TP.1456:01 A dated 3rd September 2012. There shall be no stacking of vehicles within the site.

    Reason: To protect the amenities of the area.

11. There shall be no burning of material within the site, as defined by the red line plan submitted with the application titled 'Site Location Plan, Drawing Number GL1, dated 18th April 2012.

    Reason: To protect the amenities of the environment and prevent air pollution arising from the site.

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Planning Conditions

Notes to Applicant

1. 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.