
Note

To: Katherine Snell - Planning and Development
From: Ben Clifton - Highway Development Planning
Our Reference: 6/3/2/MIN
Copies to:
Date: 27 June 2012

Subject: **12/01087/CMA Change of use of existing waste storage site to include waste recycling, New Farm, Froyle Lane, South Warnborough**

Thank you for sending me a copy of the above planning application which I received for comment. The application submitted seeks a change of use to allow waste recycling activities at the site.

The site benefits from planning consent to operate as a waste recycling centre, granted under planning permission 03/01493/CMA, which has in previous years meant the site has been operated by Basingstoke Skip Hire Ltd for the sorting, screening and crushing of inert construction and demolition waste. Permission was then granted in 2007 for the change of use to allow the storage of woodchip and pelleted plastic on part of the site.

The site provides storage of material for Slough Heat and Power Plant in times of breakdown or periods of emergency maintenance. It has been indicated that these occasions are infrequent and irregular with some 10 – 15 demands on the site for storage each year, although clearly the frequency of these events is not within the applicants control.

On each occasion that the site is called upon a maximum of 15 lorry loads of woodchip and pellet will need to be collected from the power plant during a 24 hour period, equating to a maximum of 30 two-way movements in any one day. The previous planning consent associated with its use as a recycling facility allowed for a higher number of lorry movements to access the site each day. The supporting statement states that there will be no additional lorry movements resulting from the proposed change of use. The supporting statement also suggests that the applicant produces woodchip material on his land which it is intended will also be stored on the application site. This material is sold to Slough Heat and Power for their use. The sale of material to third parties should be limited by condition in order to regulate traffic movements.

Access to the site will remain from the permitted access road on Pickaxe Lane. Due to the nature of the proposal no full time staff will be located on site and no additional parking is proposed.

It is not anticipated that this application will have a significant impact on the highway network and therefore I raise no highway objection subject to the following conditions;

- Access to the site shall be from the New Farm Haul Road junction with Pickaxe Lane only.
Reason – In the interests of highway safety.
- There shall be no more than 30 lorry movements per day associated with the operation of the site. A record of all lorry movements shall be kept at the site and made available for to the Waste Planning Authority on request. For the avoidance of doubt a lorry movement entering and leaving the site shall constitute 2 movements.
Reason – In the interest of highway safety

I trust the above is clear, but should you wish to discuss this further, please do not hesitate to contact Ben Clifton on 01962 846761.