

**321 CHANGE OF USE OF PART OF EXISTING INDUSTRIAL BUILDING (B2 USE) TO USE FOR WASTE TRANSFER (SUI GENERIS) AND ALTERATIONS TO BUILDING TO INCREASE THE HEIGHT OF THE EAVES AND RIDGE, DEMOLITION OF EXISTING EXTENSIONS AND BUILDING AND SITING OF THREE PORTACABINS ASSOCIATED WITH THE PROPOSED WASTE TRANSFER USE AT OLD PARK WOOD INDUSTRIAL ESTATE, OLD PARK ROAD, BISHOPS SUTTON, HAMPSHIRE SO24 0JG  
(APPLICATION NUMBER: 12/01190/HCS)  
(SITE REF: WR231)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 7 in the Minute Book) regarding an application for the change of use and alterations to buildings in Bishops Sutton.

The officer introduced the item, and confirmed that the site had been visited by Members on the 2 July 2012. Plans were shown to the Committee, which depicted the buildings that would remain and also those that would be altered. Parking and storage areas were shown, and it was stated that the applicant had agreed to only use the proposed soil screener one a week if the Committee felt this was appropriate. Routing to and from the site would be north via the A31. The site was a significant distance from the nearest resident to the south and within an industrial estate in accordance with policy.

The Committee received three deputations on this item. Councillor Aileen Miller from Bishop's Sutton Parish Council also spoke as a local resident and was concerned that there had been no mention of the working farm to the north of the site. The road was dark and felt unsuitable for large vehicles and there had been accident along the road the week of the meeting. The road was liable for flooding and was also more narrow to the north than the south. Mr Michael De Courcy spoke on behalf of the applicant and confirmed that the site had B2 use with no restrictions on routing or hours of operation. It was anticipated that there would be one movement every twenty minutes to and from the site, meaning it unlikely that lorries would need to pass each other on such a short stretch of road. The applicant was happy for the Committee to put restrictions on routing, hours of operation and also the soil screener as part of the application.

Finally, Councillor Felicity Hindson spoke as the local Member and agreed that the road conditions could be very dangerous, with visibility not being very good and the road being very narrow in places. A 30mph limit had been requested in the past but this had been turned down due to there not being enough residential properties along the road.

During questions of the deputees, the following points were clarified:

- Skip lorries were driven by employees and instructed on the routing, and skips would most likely be identifiable by the operators.

- CCTV cameras had not been discussed with officers as part of the application.

The officer confirmed that the proposal did not increase the number of lorry movements along the road and that any investigation into making the road 30mph would need to be done outside of the application.

During debate, the Committee voted on the following conditions, which were added to the application:

- That the soil screener is only to be used once a week on a weekday (unanimous)
- That the ground-water be controlled and monitored to reduce flooding on the road (unanimous)

It was also agreed that the officer have flexibility to alter the following conditions as necessary:

- tonnage
- resurfacing on the site
- routing of vehicles
- CCTV to monitor vehicles

#### RESOLVED

a) Planning permission for Change of use of part of existing industrial building (B2 use) to use for waste transfer (Sui generis) and alterations to building to increase the height of the eaves and ridge, demolition of existing extensions and building and siting of three portacabins associated with the proposed waste transfer use at Old Park Wood Industrial Estate, Old Park Road, Bishops Sutton, Hampshire (Application No: 12/1190/HCS) was granted, subject to the conditions in Integral Appendix B and those listed above.

#### **Voting:**

Favour: 13 (unanimous)