Hampshire County Council

Town and Country Planning Act 1990

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

Application No: **12/01190/HCS**

HCC Ref: WR231

For: Mr E Rankin

Date of Application: 17 May 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 12 conditions:

Development: **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**

Site address: **Old Park Wood Industrial Estate, Old Park Road, Bishops Sutton, Hampshire SO24 0JG**

Plans and particulars: **835-03B, 791-02, 791-01, Document 6508 dated April 2012, Additional Information received 25 June 2012**

Reason for Approval

It is considered that the proposal would be in accordance with the development (DC13) (summary attached) and would not significantly impact on the health, quality of life or amenity of local residents (DC8), would not have a detrimental impact on the character of the area (DC3 and CE18) and would be acceptable in terms of highways safety and amenity (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
19 July 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 of the Town and Country Planning Act 1990 (as amended).

Plans and Particulars

2. 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: To ensure that the development is carried out in accordance with the approved details.

Hours of Operation

3. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site in association with the skip waste transfer station except between the hours of 0700 and 1800 Monday to Friday and 0700 and 1400 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of local amenity to comply with Policy DC8 of the Hampshire Minerals and Waste Core Strategy.

On Site Operations

4. On site operations should take place in accordance with the site layout detailed on plan 835-03revB therefore no storage, sorting or processing of waste or processed material shall take place to the east of the building.

   Reason: In the interest of reducing noise and visual impact thereby protecting the local amenity to comply with policies DC3 and DC8 of the Hampshire Minerals and Waste Core Strategy.

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Planning Conditions

5. No concrete, hardcore, asphalt/tarmacadam recovered from the transfer station operation shall be crushed on site.

   Reason: In the interests of local amenities to comply with policy DC8 of the Hampshire Minerals and Waste Core Strategy.

6. Soil screening shall only take place one day a week and not at all on Saturdays, Sundays or recognised Bank Holidays. A record of the days the soil screener is used shall be kept on site for inspection at any time by the Waste Planning Authority.

   Reason: In the interests of local amenities to comply with policy DC8 of the Hampshire Minerals and Waste Core Strategy.

Highways

7. All HGVs associated with the development hereby permitted shall turn right into the site and left out of the site. Details of the measures to be taken to ensure monitoring and enforcement of the HGV route shall be submitted to the Waste Planning Authority for written approval. The measures shall then be implemented as approved for the duration of the development. The measures shall include:

   - a CCTV camera to be installed and maintained to full working order which is located on the site and directed towards the site entrance. Records shall be kept for 7 days.
   - a unique means of identifying the skip HGVs serving the development.

   Reason: To ensure all HGVs travelling to the site use the strategic road network and thus comply with Policy DC6 of the Hampshire Minerals and Waste Core Strategy.

Planning Conditions

8. 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. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

   Reason: In the interests of highway safety.

9. Prior to the commencement of development details including a plan to show the extent and specification of the hard surfacing of the access shall be submitted to the Waste Planning Authority for written approval. The hard surfacing shall then be carried out in accordance with the approved details.

   Reason: In the interests of highway safety.

Miscellaneous

10. 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.

Annual Throughput

11. The annual throughput of waste being imported to the skip waste transfer station should not exceed 30,000 tonnes per annum. All waste transfer notes should be held on site and made available for inspection on request.

    Reason: In the interests of highway safety and amenity.

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Planning Conditions

Drainage

12. Details of the on site drainage provision should be submitted to the Waste Planning Authority for written approval. The approved drainage provisions should then be implemented for the duration of the construction works and operation of the development.

    Reason: To ensure contaminants are prevented from entering the ground.

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.