

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Mr Steven Cole

Application for temporary permission for one year for a foamix plant for manufacturing road making materials from recycled asphalt planings (rap) including provision for storage of 20,000 tonnes of rap feedstock, storage bays and staff welfare unit at Raymond Brown Minerals & Recycling Ltd, The A303 Recycling Facility, Barton Stacey, Winchester SO21 3QS (No. 12/01236/CMAN)

(Received: 25 May 2012)

General

The site is south east of Andover and was part of a large shooting ground. It is 0.45 ha of land that was once countryside, but is now being used as a skip storage area and has a rough hardstanding surface. It is accessed through a gap in the attenuation bund north of the existing Materials Recycling Facility (MRF) which was granted under permission 10/00030/CMAN and recycles construction and demolition wastes. The whole site (permitted and proposed) is off a private farm track, leading to Longparish Road, which is a feeder road onto the A303.

The whole area is remote from residential properties and well screened from public view by existing bunds to the north, south and west. The bunds were built to reduce the noise impact from the shooting grounds.

There are no controlled waters nearby but the site is within the Groundwater Vulnerability Zone. The source protection zone is actually over 1km to the north west and there are no landscape or ecological designations covering the site. Drayton Down is a Site of Importance for Nature Conservation (SINC), and is approximately 250ms to the south east. A gas 'pig' station is located to the south-east.

The proposal is to make Foamix. This will require the installation of processing plant, storage bays, stockpiles and a portacabin welfare unit. Foamix is a product made by blending Recycled Asphalt Planings (RAP) from road repairs with a bitumen emulsion and cement. This is a low energy process for manufacturing road making materials, which also recovers valuable high quality aggregates for an optimum use. The product can be stored for up to 21 days prior to use. The provision of a storage facility enables individual road projects to be supplied on demand.

Up until the end of 2011 the proposed Foamix processing plant had been located near Micheldever on land owned by Hampshire County Council and operated by Tarmac. Their agreement with Hampshire County Council (as landowner) has expired. Tarmac have been seeking a permanent new site without success and so have approached Raymond Brown's regarding locating the facility at the A303 site on a temporary interim basis.

The Foamix process has more similarities to a ready mixed concrete plant than to a conventional 'hot' asphalt plant as it is a 'cold process', with no dryers, burners or exhaust stacks.

Development Plan

The Test Valley Borough Local Plan 2006 shows this site to be within Countryside: policy SET 03.

The most relevant policies from the Hampshire Core Strategy (adopted July 2007) are:

DC1 (Sustainable Waste Development);

DC3 (Impact on landscape);

DC6 (Highways);

DC8 (Quality of Life and Amenity);

DC13 (Waste Management and Recycling);

S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment); and

S9 (Recycling and Secondary Aggregates)

Consultations

Councillor Gibson has been consulted but not chosen to respond.

Test Valley Borough Council has been consulted but not chosen to respond.

The **Environmental Health officer** at Test Valley Borough Council has no objection subject to a working hours condition to restrict noise.

Environment Agency has no objection.

Longparish Parish Council has no objection.

Defence Infrastructure Organisation has been consulted but not chosen to respond.

Popham Airfield has been consulted but not chosen to respond.

Commentary

It is acknowledged that the site is currently technically classified as countryside, but it has already been disturbed due to overspill activities from the MRF and from the creation of the attenuation bunds. It is also regarded as an extension to the existing site, because the proposal would use the access and the weighbridge for the existing development (Materials Recycling Facility), and be a physical extension of the waste land use into the countryside adjacent.

Therefore, the visual impact and physical intrusion is lessened as the site does not have the attractive appearance one may expect of a rural space. There are no large physical structures being installed, as the operations rely on plant and storage areas. These operations can be managed by technology and monitored by conditions. Furthermore, the site is screened from public view by existing bunds and there are no residential neighbours nearby to be disturbed during the operational working hours.

The site would benefit from the good access onto the A303 dual carriageway and connecting road networks, if the traffic follows the same route as those that visit the MRF. This can be controlled by the lorry routing under condition and so there are no Highways impacts anticipated.

Taking the above factors into account, it is considered that whilst the site is technically countryside, there will be minimal impacts as the site is considered an extension to the existing waste land use and has been disturbed through that activity. The site is well screened, not near any sensitive receptors and has good access for transport. In addition, the application is only for a temporary basis so the activities will be required to cease after 12 months. Therefore, there are no adverse environmental or amenity impacts associated with the proposal, so planning permission subject to conditions is recommended.

Recommendation

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

Reason for Approval

1. It is considered that whilst part of the site is still classified as countryside in the local plan (SET 03, Test Valley Borough Local Plan 2006), in all other respects the proposal would be in accordance with the development plan Hampshire Core Strategy (adopted July 2007) (summary attached). It would not materially harm the character of the area (DC3), cause any adverse highway impact (DC6), or adverse amenity impacts (DC8) and the proposal re-uses disturbed land (DC13).

The proposal also accords with the ambitions of Policy S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment) and S9 (Recycling and Secondary Aggregates).

Conditions

Timescale

1. The waste operations hereby permitted shall cease on or before 31 September 2013 and the site shall be restored in accordance with the restoration scheme approved under condition (17) within a further period of six months.

Reason: To minimise the duration of disturbance from the waste operations.

Layout

2. The site shall be set out in accordance with the approved site layout plan (drawing No. RBMR/E013854/LAY/02).

Reason: To ensure the site is set out in the manner applied for in order to minimise any adverse impacts on local amenities.

Hours of Working

3. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday and 0730-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

Protection of Water Environment

4. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

5. All areas where waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment.

6. 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.

Noise, Dust and Odour

7. Measures shall be taken to ensure that dust is suppressed and no dust resulting from the permitted operations can be found beyond the boundary of the site (as illustrated on the Site Layout, drawing no. RBMR/E013854/LAY/02).

Reason: In the interests of local amenities.

8. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: To minimise noise disturbance from operations at the site.

9. All lorries entering and leaving the site carrying waste or recycled material shall be fully sheeted or contained.

Reason: In the interests of local amenities.

10. All vehicles, operated within the site shall be fitted with white noise type low tonal reversing alarms.

Reason: In the interests of local amenities.

Lighting

11. There is to be no lighting on site.

Reason: In the interests of local amenities.

Restriction of Permitted Development Rights

12. Notwithstanding the provisions of Parts 4, 8 and 25 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order):

(i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;

(ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

Reason: To protect the amenities of the area.

Storage

13. Stockpiles of waste and recycled material shall not exceed four metres in height.

Reason: In the interests of visual amenity and to help control windborne dust.

Types of Material

14. Imported materials for processing will only be suitable recycled or recovered construction aggregates or planings recovered from road engineering projects.

Reason: In the interests of pollution control and the amenities of the area.

Highways

15. Vehicles shall only access/egress the site as shown on the lorry routing plan (drawing titled 'Lorry routing for access to Foamix Plan'), apart from exceptional circumstances for local deliveries to and collections from Longparish or Barton Stacey.

16. 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. 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.

Restoration

17. The site shall be restored to agriculture in accordance with a scheme to be agreed by the Waste Planning Authority in writing. The scheme shall be submitted within six months of the date of this permission and shall include details of:
- (i) the thickness and quality of subsoil and topsoil to be used and the method of soil handling and spreading, including the machinery to be used;
 - (ii) the ripping of any compacted layers of final cover to ensure adequate drainage and aeration, such ripping to take place before placing of topsoil;
 - (iii) measures to be taken to drain the restored land; and
 - (iv) details of proposed seeding.

Reason: To ensure satisfactory restoration.

18. Aftercare

An aftercare scheme requiring that such steps as may be necessary to bring the land restored to the appropriate standard for use for agriculture shall be submitted for the approval of the Waste Planning Authority not later than six months from the date of this permission.

Reason: To ensure that the land is satisfactorily restored.

Case Officer

Katherine Snell

Date...21/08/2012.....

Authorised on behalf of the Director of the Economy, Transport & Environment

..... P Chadwick

Date...21/08/2012.....

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Hampshire Minerals and Waste Core Strategy DPD 2007

S5 – (Capacity Requirements for Recycling, Composting and Recovery and Treatment)

Waste management capacity (including specialist facilities as detailed in Policy S7) will be provided in the period to 2020, as follows:

Recycling and Composting – facilities for the reception, storage, segregation and processing of 1.86 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up, transfer and contingency storage facilities);

Recovery and Treatment - facilities for the reception, storage and treatment of 0.93 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up and transfer facilities).

S9 (Recycled and Secondary Aggregates)

By 2016, production capacity will be provided for the supply of recycled and secondary aggregates at a rate of 1.7 million tonnes a year, including provision for the reprocessing of 100,000 tonnes of incinerator bottom ash.

DC1 (Sustainable Waste Development)

Minerals and waste developments will only be permitted if they meet the standards outlined in Policy S1 and, in appropriate circumstances, are designed and constructed to use water and energy efficiently.

DC3 (Impact on landscape)

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 (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)

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.

The Test Valley Borough Local Plan 2006

SET 03 (Development in the countryside)

Development in the countryside (i.e. outside the boundaries of settlements defined by Policy SET 01 and shown on the Inset Maps) will only be permitted if:

there is an overriding need for it to be located in the countryside; or

it is of a type appropriate in the countryside as set out in Policies SET 06 – 13, ESN 05-09, ESN 11, ESN 13 - 14, ESN 23 -25 and ESN 27 - 33.

For developments that require a building or buildings, it must be demonstrated that in the locality there are no existing buildings:

which are adequate for the proposed use;

which reasonably could be made available;

which have been severed from an existing farm unit; or

which have recently changed from the proposed use.