

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

Applicant: Raymond Brown Minerals & Recycling Ltd

Retrospective application for temporary additional staff parking in relation to the MRF operations at Raymond Brown Minerals & Recycling Ltd, A303 Recycling Facility, Barton Stacey, Winchester SO21 3QS (No. 13/00053/CMAN)

(Received: 21 December 2012)

General

The site is located off the A303 near the Barton Stacey slip road and approximately 1.5 kilometres south of the village of Longparish. The wider site is accessed by an access road owned by the applicant. 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 adjacent shooting grounds. The nearest houses to the site are located approximately 580 metres to the southwest on the southern side of the A303 and, approximately 780 metres to the north.

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 300ms to the south east. A gas 'pig' station is located to the south-east.

To set the parking site in context, in 2009 planning permission 09/01292/HCC3N was granted for a permanent recycling facility to the south, and planning permission was granted in April 2010 for additional offices and units on the site (10/00030/CMAN). The material recovery facility (MRF) has been operating since April 2011 and is operating under a further revised permissions 10/02691/CMAN and 12/02445/CMAN.

The site now deals with over 100,000 tonnes per year and recycles in excess of 90% of the incoming waste back into construction materials and recycles which go on for further treatment and recovery, e.g. metals, plastics, cardboard and wood.

As a result of this level of activity the site now employs over forty staff when working single shift. An application is currently being considered by the Authority for extended hours of working. This involves a second shift with an additional 8 – 10 staff on site at changeover. As a consequence car parking was becoming a major issue both in terms of logistics and health and safety.

This additional parking area is identified as countryside, and is alongside and on an existing disused access track which previously took traffic around to the Owls Lodge Shooting Club noise attenuation bunds during their construction. This lorry traffic now goes through the main A303 site entrance to ensure proper control and management.

The site is approximately 260m away from the public highway and approximately 30m to the west of the MRF site boundary. A 1.5metre high bank has been placed in front (to the west) of the application area to further screen the area from external view. The applicant states that the bund will be grassed over in the next planting season.

The parking area surface has been constructed using clean recycled sub base material and is free draining, so is understood to present no risk of flood or run off. No additional floodlighting will be installed.

Planning permission is sought for the retrospective parking of staff vehicles related to MRF operation. This application is for a temporary period of one year, during which it is expected that the applicant will come forward with a wider strategic plan for the site which will include permanent parking facilities. In the event this does not proceed the hard standing will be removed leaving the exiting access track.

Development Plan

The relevant Development Plan Document is the Hampshire Minerals and Waste Core Strategy (adopted July 2007). The appropriate policies are DC3 (Impact on landscape), DC6 (Highways), DC8 (Pollution, health, quality of life and amenity) and DC12 (Restoration and Aftercare). Policy S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment) and S9 (Recycling and Secondary Aggregates).

Test Valley Borough Local Plan 2006: Policy SET03 (Overriding need for development in the countryside).

Consultations

Councillor Gibson has been informed but not chosen to comment.

Test Valley Borough Council has been informed but not chosen to comment.

The **Environmental Health officer** at Test Valley Borough Council has no objection.

The **Highway Authority** has no objection subject to a time limit condition for a one year period.

Barton Stacey Parish Council has been informed but not chosen to comment.

Longparish Parish Council has been informed but not chosen to comment.

Commentary

It is acknowledged that the site is currently technically classified as countryside (SET 03), but it has already been disturbed by the use of the land as an access to the attenuation bunds to the north east of the site and so it does not have an attractive countryside appearance to retain. There is a permanent waste facility (the MRF) to the east with which it is connected and so the proposal will not add any further traffic to the local highway network.

There is no significant visual impact on to the countryside from the car parking, as the area is some distance from the public highway and there is a 1.5metre high bank which aids to screen the area from external view. It is well screened from wider views from the creation of attenuation bunds (Policy DC3).

The use of the land will not impact upon the amenity of residents in the wider area as the site is not near any sensitive receptors (Policy DC8) and has good access for transport (Policy DC6). The temporary use of this area for car parking is considered acceptable as a measure to aid the successful operating of the MRF (Policy S5 & S9), prior to a permanent solution being adopted. This is due to the isolated location of the site and its remoteness from neighbours, and the temporary nature of the proposal as the site will be restored to countryside (Policy DC12).

Therefore, as there are no significant adverse environmental or amenity impacts, temporary planning permission is recommended subject to conditions.

Recommendation

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

Reasons 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) and so a minor departure, in all other respects the proposal would be in accordance with the development plan Hampshire Minerals and Waste Core Strategy (adopted July 2007) (summary attached). It would not materially harm the character of the area (DC3, DC12), cause any adverse highway impact (DC6) or adverse amenity impacts (DC8).

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

Conditions

Timescale

1. The parking hereby permitted shall cease on or before 31 December 2013 and the site shall be restored in accordance with the restoration scheme approved under condition (7) within a further period of six months.

Reason: To minimise the duration of disturbance from the skip storage operations.

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.

Layout

3. The area as set out within the red line on Additional Staff Carparking plan, drawing no.RBMR/E013854/PLA/02-CP shall only be used for vehicle parking. There shall be no parking outside of this area.

Reason: To control any adverse visual impact and protect the countryside.

4. The 1.5m high screening bund as indicated on additional staff carparking plan, drawing number no.RBMR/E013854/PLA/02-CP shall be seeded and planted with appropriate grasses in the next planting season from the date of this permission.

Reason: In the interests of visual amenity.

Hours of Working

5. No heavy goods vehicles shall enter or leave the site except between the following hours: 0600-1900 Monday to Friday and 0600-1400 on Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

Restriction of Permitted Development Rights

6. 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.

Restoration

7. 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. The scheme shall be implemented as approved.

Reason: To ensure satisfactory restoration.

Advice Note

In applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set determining this planning application, the Waste Planning Authority has worked with the out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Case Officer
Katherine Snell

Date.....13/02/2013.....

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

.....P Errington.....

Date...13/02/2013.....

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.

Policy DC 3 – Landscape and Townscape

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.

Policy DC 6 – Highways

Major mineral extraction, 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.

Policy DC 8 – Pollution, health, 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.

Policy DC12 – Restoration and Aftercare

Mineral extraction, landfill and other appropriate developments will not be permitted unless there is satisfactory provision for the restoration of the site, within a reasonable timescale, for an after use consistent with the general planning objectives of the area.

The restoration and after care of sites should seek to meet two or more of the following planning objectives:

- a. Improving public access to the countryside, including public access for disabled people and recreation;
- b. Use for management of water resources and/or flooding management;
- c. The improvement of biodiversity;
- d. Use as back-up grazing for the New Forest;
- e. Return to agriculture, forestry or other 'open' use recreational facilities.

Proposals for mineral extraction and landfill must include provision for at least five years of aftercare following restoration of the site.

Restoration proposals for mineral workings in Aerodrome Safeguarding Zones should take account of the need for progressive working and restoration, to prevent open water bodies becoming bird roosts.

The Test Valley Borough Local Plan 2006

Policy SET03 (overriding need for 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:

1. there is an overriding need for it to be located in the countryside; or
2. 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:

1. which are adequate for the proposed use;
2. which reasonably could be made available;
3. which have been severed from an existing farm unit; or
4. which have recently changed from the proposed use.