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Mr Dave Smith
Environment Department
Hampshire County Council
The Castle
Winchester
Hampshire
SO23 8UD

Our ref 2.515/2013
Your ref

28th February 2013

Dear Mr Smith

Town and Country Planning Act 1990 (as amended)
Planning Applications: Variation of Condition 1 of Permission 98/00277/CMA, Condition 4 of Permission 99/00316/CMA and Condition 3 of Permission 93/00703/CMA
Location: Units 3 & 4 Stubbs Industrial Estate, Holly Bush Lane, Aldershot GU11 2PX
Applicant: Taurus Waste Recycling Ltd

I am pleased to submit a planning application for the above development via the Planning Portal. The payment for the application fees (£585) will be sent direct to you by the applicant.

Background

The application plan, drawing No TAU/E012180/LAY/03, shows the site layout of Units 3 & 4. The Waste Recycling Facility is operated by Taurus (Units 3 & 4) and the site area is edged in red on the application plan. The site is at national grid reference SU 8848 5236 and is to the south of North Camp Military Barracks in Aldershot.

Taurus undertakes waste collection, recycling and disposal operations and has a number of other facilities in Surrey, Hampshire, Sussex and London. The operational centre of the Taurus Group is located at Units 3 & 4 Stubbs Industrial Estate, Aldershot. Taurus recently opened a new waste transfer and recycling facility (WTRF) at Farnborough and this now deals with the bulk of the industrial and commercial waste managed by Taurus in North East Hampshire. The Farnborough facility has limited scope for recycling of inert residues from the

waste transfer operations and these inert residues are now transferred to the Taurus Aldershot facility for further processing to produce secondary aggregates.

The nature of the waste recycling operations at Units 3 & 4 have changed significantly since the opening of the Farnborough facility with the Aldershot facility concentrating on recycling of the inert waste which is being delivered from the Farnborough facility. A consequence of the inert recycling operations undertaken in Units 3 & 4 is the necessity to stockpile processed and unprocessed inert materials within the facility particularly over the winter period.

The recent improvements in recycling efficiency at the Aldershot facility will increase the amount of waste diverted from landfill.

Application to Vary Conditions

There are thirteen planning permissions relating to the Units 3 & 4 facility at Aldershot (see Appendix 1) and the following permissions contain unworkable conditions:

Unit 3 **Permission 98/00277/CMA**

1. No materials shall be stacked or deposited on the external areas of the site to a height exceeding three metres. No plant shall be permitted to climb such stockpiled waste if the total height above ground exceeds three metres.

Unit 4 **Permission 99/00316/CMA**

4. No materials shall be stacked or deposited to a height exceeding three metres and no plant shall be placed on or climb any such material if the total height above ground exceeds three metres.

Unit 4 **Permission 93/00703/CMA**

3. No materials whatsoever shall be stacked or deposited on the site to a height exceeding three metres. No plant shall be permitted to climb such stockpiled waste, if the total height above ground exceeds three metres.

The fundamental problem with the wording of the above conditions is that any plant working on a stockpile in the external areas of Units 3 & 4 is certainly going to be in excess of 3 metres in height and hence is immediately in contravention of the above conditions irrespective of the actual height of the stockpile. Furthermore with the improvements in inert waste recycling operations at the Aldershot facility it is essential that stockpile heights for inert

materials should be 5 metres. The height restriction on waste storage within the transfer station building located within Unit 3 was removed in 1998 with a variation of condition under permission ref No 98/00277/CMA.

The proposed wording of Conditions, for which this application seeks to vary, is as follows:

> **Stockpiles of waste and recycled material shall not exceed five metres in height.**
>
> ***Reason: To control any adverse visual impact and to help control windborne dust.***

Site Description

The application site comprises land in the north-eastern section of the Stubbs Industrial Estate, accessed off Hollybush Lane. The nearest residential properties to the west, south and east is about 250 metres, and to the north west there are a couple of isolated properties, beyond the SIMS scrap metal recovery facility, at a distance of about 150 metres. The Stubbs Industrial Estate is allocated for bad neighbour uses in the Rushmoor Borough Local Plan Review. The Taurus WRF is situated west of the River Blackwater and is close to the county border with Surrey. Other industries on the Industrial Estate include end of life vehicle centres and waste transfer and recycling operations.

Visual impact

The application site is located within an industrial estate and away from the Blackwater River and public footpath. The height to the eaves of the existing buildings within Units 3 & 4 including transfer station building, Biomass Generator (Chimney height 10m) and Workshop is between 6.7 and 8 metres in height and stockpile heights of up to 5 metres will be largely screened from the south and west of the site.

Views of the application site from the river are restricted by existing industrial buildings and concrete boundary walls and it is not considered that the increase in height of stockpiles from 3 metres to 5 metres will have a negative visual impact. It is therefore considered that there will be no adverse visual impact or impact on the Blackwater Valley by way of this application.

Noise

In terms of noise, the application is within a site allocated for bad neighbour uses which includes operations which are noisy by their very nature. It is considered that the use of modern recycling plant and the restriction of operating hours from 06.00 to 18.00 Monday to Friday and 06.00 – 13.00 Saturdays and the distance of residential properties from the site, will ensure that noise does not have an adverse impact on sensitive receptors.

We trust that you have sufficient information to determine the application but should you require any clarification, please do not hesitate to contact me. We look forward to hearing from you in due course.

Yours Sincerely

Patrick Johnston

Patrick Johnston

APPENDIX 1: Schedule of Planning Permissions

	Reference	Date	Permitted Activities
1	RSH/CM/4	8th Feb 1991	Waste disposal transfer station Unit 3.
2	93/00142/CMA	29th April 1993	Soil Screening Plant in Unit 3
3	93/00703/CMA	30th April 1994	Screening Plant and storage bays in Unit 4 for soil, ballast and sand
4	94/00178/CMA	19th May 1994	Erection of an undercover workshop for maintenance of vehicles and plant (Unit 4)
5	95/00398/CMA	1st Nov 1995	Variation of Operational hours to 0600 to 1800 Mondays to Fridays and 0600 to 1300 hours Saturday & Sunday
6	96/00012/CMA	7th May 1996	Erection of Steel framed Building (Unit 3) over waste transfer area and to allow handling and storage of dry non-hazardous Industrial and commercial waste
7	97/00785CMA	3rd March 1998	Handling and Storage of Household and putrescible waste and to allow operations on Bank Holidays
8	98/00277/CMA	22nd June 1998	Storage of Waste to a height exceeding 3 metres within WTS and not exceeding 3 metres in external areas
9	99/00026/CMA	12th March 1999	Permits delivery of waste over 24 hour working in Unit 3 Monday to Sunday. Operational hours limited to 0600 to 1800 hours Monday to Friday. 0600 to 1300 Saturday and Sunday
10	99/00316/CMA	30th July 1999	Concrete Crusher permitted. Operational hours 0900 to 1600 hours Monday to Friday only
11	00/00830/CMA	22nd Nov 2000	Variation of Condition of 97/00785/CMA: Allows Night time deliveries
12	07/00232/HCC	11th July 2007	Combined Heat and Power' (CHP) BG100 Biomass Generator and associated shredded wood storage bunker at Unit 4
13	10/00482/HCC	31st Jan 2011	Renewable Energy Scheme comprising installation of a 'Combined Heat & Power' Plant and associated protective steel structure and shredded wood storage bunker.