



PLANNING APPLICATION
TO
RETAIN A CLAY STORAGE SHED
AT
SELBORNE BRICKWORKS



Contents

Background	3
Planning Policy	3
Planning History	3
Application Detail.....	3
Visual Impact.....	3
Application Benefits	4
Summary	4
Appendices.....	4



Background

1. The Selborne Brick Company hopes to restart brick production at Selborne Brickworks in 2012. Making bricks requires clay, which is quarried locally.
2. Working the clay into a brick shape requires that it be within a tight range of moisture content. This is achieved by storing excavated clay in a shed, thereby preventing rain landing on it and thus ensuring that it is at the optimum consistency for the manufacturing process.
3. If the clay gets too wet it becomes very sticky, and is difficult to load into the brick plant from earthmover buckets. The additional shaking of the buckets necessary to tip clay creates extra noise and fuel usage. The wet clay is harder to work, reducing brick quality. It also requires more heat to remove the excess water from the brick, adding to cost and reducing profitability.
4. For these reasons, at Selborne the clay has always been excavated in the summer months (when it is at its driest) and then stored in a shed prior to being turned into bricks. Before the current clay shed existed clay was stored in a shed in the bottom of the (then) clay pit.
5. The existing building is an industrial building in an industrial use on an industrial site.

Planning Policy

6. Selborne Brickworks and its adjoining clay fields are identified as a brick making resource in the current and proposed Hampshire Minerals and Waste Plan, which supports the excavation of suitable clay for brick making at Selborne.
7. Brickmaking requires that the excavated clay be kept under cover, and therefore this application is compliant with county policy.

Planning History

8. The clay storage shed was constructed under planning permission F20661/026/CMA in June 1999. This was a temporary permission, which was subsequently extended to 30th June 2002 by permission F20661/32 (granted on 27 April 2002). The shed was then included in planning consents F20661/37 and F20661/39, both granted 13th May 2004.
9. HCC deemed the consent F20661/39 lapsed in 2009, and thus the shed's status was deemed to revert to that under consent F20661/32 – the temporary permission that expired in 2002. The landowner does not agree that F20661/39 has lapsed. However an updated application to extract clay is being prepared and the clay shed is included in this. No enforcement action has been taken against the shed.
10. As a result of the recent application to use nearby clay to restart brick manufacture (20661/050) this anomaly has come to light. This application seeks to resolve the situation in order facilitate the speedy recommencement of brick manufacture at Selborne.

Application Detail

11. The application is to retain the existing clay shed permanently.

Visual Impact

12. The entire works is barely visible from any public right of way, as is demonstrated in the Visual Impact Assessment at Appendix One. From those places where the clay shed is visible the rest



of the brickworks is as well. In other words if the clay shed were not there, the brick making shed would still be visible. Visual amenity would not be improved by its removal.

13. The shed is open on 3 sides and has a 15 degree sloped roof made of corrugated metal roofing sheets. This design of building is similar to many farm buildings in the area, as is demonstrated in Appendix Two.
14. There is therefore no adverse visual impact arising from the retention of the clay shed.

Application Benefits

15. If the clay storage shed is permitted to remain:
 - a. The brick making plant remains complete and intact.
 - b. If permission to construct a digester is granted, Selborne bricks can be produced at the earliest opportunity, creating at least 14 jobs.
 - c. The expense, noise and HGV movements associated with removing the shed can be avoided.
16. Were the shed to be removed brickmaking would still be possible, albeit with reduced quality, efficiency and profitability. Clay would be piled as high as possible in the same location that the shed occupies, and covered with tarpaulins. Maintaining quality would be harder, and the process of getting the clay into the brick making plant would be noisier (as earthmover buckets would have to be banged to encourage recalcitrant wet clay to exit the bucket).
17. In fact permission to construct a similar shed would be sought with the new clay extraction application. Given that permission for such a structure has been granted before, it is likely that it would be granted again.

Summary

18. The shed has already been granted planning permission three times. Its consent is now deemed lapsed, although this is disputed.
19. The shed has been used to store clay since its construction and the requirement for the shed to store brickmaking clay remains unchanged.
20. Brickmaking at the site is compliant with the Hampshire Minerals and Waste Plans. The shed is an integral part of the brick making process.
21. Retaining the shed:
 - a. Has no adverse impact on visual amenity.
 - b. Enables the production of Selborne Bricks.
 - c. Enables the creation of 14 brick making jobs.
22. Removing the shed:
 - a. Reduces the quality of the brick.
 - b. Adversely impacts efficiency, as more fuel is required to fire bricks.
 - c. Increases noise at the plant.
23. The shed should therefore be granted permanent planning permission.

Appendices

One – Visual Impact Assessment



Two – Local Barn Construction