Hampshire County Council

Town and Country Planning Act 1990

To: Tarmac Ltd
Colchester Quarry
Warren Lane
Stanway
Colchester
Essex
CO3 0NN

Application No: **APP/10/00966**

HCC Ref: HV026

For: Tarmac Southern Ltd

Date of Application: 29 November 2010

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 8 conditions:

Development: **Application to vary condition 6 of planning permission 25624/14 to allow temporary importation of aggregates by road for a temporary period for use in the plant**

Site address: **Bedhampton Wharf, Harts Farm Way, Bedhampton Quay, Havant PO9 1JN**

Plans and particulars: **Site Location Plan, Site Plan**

Reason for Approval

It is considered that the proposal for the temporary, five year, rationalisation of operations would be in accordance with the development plan as it would not jeopardise the use of the site as a wharf in the future (Policy 21) (summary attached) and would not materially harm the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6).

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All enquiries should be referred to the Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

Richard Read
on behalf of
Director of Environment
24 January 2011

Form CC

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Planning Conditions

Plant and Structures

1. The plant and structures hereby permitted shall be removed from Bedhampton Wharf within 6 months of any date on which the Wharf permanently ceases to be used for the landing of marine aggregate.

   Reason: To secure restoration and reinstatement of the land.

2. The plant and structure permitted under planning permission 25624/14 shall be used solely in conjunction with marine dredged aggregate.

   Reason: To ensure the continuation of marine dredging.

Highways

3. Importation of marine dredged aggregate by road for use in the plant will be allowed for a temporary period of five years from the date of this approval after which such importations shall cease. Marine aggregate landing at Bedhampton Wharf may recommence at any time during this five year period provided that the importation of aggregate by road has ceased.

   Reason: To control lorry movements on roads in the vicinity in the interests of highways safety/amenity and to prevent the introduction of further commercial activities into this area.

4. No more than 34,000 tonnes of marine aggregate shall be imported to the site per annum.

   Reason: To mitigate against any environmental and amenity impact.

5. Measures shall be taken to prevent mud and spoil from vehicles leaving the site for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway as a result of the operation, it shall be cleaned off at the end of each working day.

   Reason: In the interests of highway safety.

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Planning Conditions

6. All fully loaded lorries shall be sheeted.

   Reason: In the interests of highway safety and the amenities of the area.

Protection of Water Environment

7. There shall be no discharge of surface water or effluent from the site to Langstone Harbour or the watercourses adjoining Bedhampton Wharf.

   Reason: In the interests of pollution control.

Materials and Finishes

8. The concrete batching plant shall remain painted Goosewing Grey (BS10A05).

   Reason: In the interest of the visual amenity.

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.

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Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Hampshire Minerals and Waste Core Strategy DPD 2007

DC6 – Highways
Major minerals extractions, landfill and 'strategic' recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have 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 – 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.

Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan 1998

Policy 21 – Safeguarded Areas - Minerals
The Mineral Planning Authorities will seek to safeguard the following sites for use for the landing or unloading, handling and distribution of marine-dredged, sea-borne or rail-borne aggregates and will normally oppose proposals for development which would prevent or prejudice the use of these sites for those purposes:

(i) the following existing aggregates wharves and rail-head aggregates depots:

AGGREGATES WHARVES
Bakers Wharf, Chapel, Southampton
Burnley Wharf, Chapel, Southampton
Leamouth Wharf, Chapel, Southampton
Willments Shipyard, Woolston, Southampton
Marchwood Power Station Wharf
Upper Quay, Fareham
Tipner Point Wharf, Portsmouth
Kendalls Wharf, Langstone Harbour, Portsmouth
Bedhampton Wharf, Havant

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RAIL-HEAD AGGREGATES DEPOTS
Chickenhall Lane, Eastleigh
Botley Station
Fareham Station

(ii) the following preferred site for a rail-head aggregates depot, as shown on the proposals map inset map:
Site A - Micheldever Station

(iii) any other sites where permission is granted for the establishment of an aggregates wharf or a rail-head aggregates depot or where such use is established without the need for planning permission.

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