
Site Address:	Household Waste Recycling Centre and Pumping Station, Fishery Lane, Hayling Island, PO11 9NR		
Proposal:	HCC Consultation for renewal of permission to operate a Household Waste Recycling Centre.		
Application No:	APP/15/01092	Expiry Date:	24/11/2015
Applicant:	Philip Millard Hampshire County Council	Team:	Team 1
Agent:		Case Officer:	Daphney Haywood
Ward:	Hayling East		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 The site currently operates as a Household Waste Recycling Centre. The east and south boundaries of the site abut Southern Water's Pumping Station. To the west are residential caravans and to the east of the pumping station is Fishery Lane Caravan and Camping Site which is served by the same access as the Household Waste Recycling Centre (HWRC).

2 Planning History

08/58240/007

Consultation by Hampshire County Council to vary Condition 3 of Planning Permission 05/58240/006 to extend the hours of operation at Hayling Island Household Waste Recycling Centre, Fishery Lane, Hayling Island, PO11 9NT RAISE NO OBJECTION expiring on the 31 December 2015

05/58240/006

County Matters application for renewal of permission to operate a household waste recycling centre for 10 years. No objection raised.

02/58240/002

County matter application for renewal of permission to operate a Household Waste Recycling Centre. Provision of a 3m high timber fence and site amendments. No objection raised.

99/58240/001

Consultation by Hampshire County Council for continuation of household waste recycling centre. No objection raised.

94/58240/000

Application for operation of household waste recycling centre. This application was approved with a five year temporary consent.

3 Proposal

- 3.1 HCC Consultation for renewal of permission to operate a Household Waste Recycling Centre. The Hayling Island HWRC has been in this location for 30 years and is part of

the HWRC network of sites which provide the statutory requirement of the County Council for places at which persons resident in its area may deposit their bulky household and garden waste (Section 51 of the Environmental Protection Act 1990).

- 3.2 This application is to vary condition one of Planning Application No: 08/58240/007 in respect of the Hayling Island Household Waste Recycling Centre, Fishery Lane, Hayling Island for the temporary use of the land as a Household Waste Recycling Centre. Planning permission for the temporary use of the land was granted 1st December 2005 expiring on the 31st December 2015. This application requests the continuation of the HWRC for a further period of 10 years until 31st December 2025.
- 3.3 The Hayling Island Household Waste Recycling Centre (HWRC) is a 'single –level' site on HCC owned land, with an area of approximately 0.15 acres located off Fishery Lane. It has been at this location for over 30 years and screened from view by 3m high close boarded wooden fencing. It is not intended to increase the level of operation at the HWRC.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM2	(Protection of Existing Community Facilities and Shops)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Hampshire Minerals and Waste Plan

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer - Highways The Highway Authority has no reason to refuse this application.

Environmental Health Manager, Community Group No adverse comment.

6 Community Involvement

The statutory publicity requirements are being carried out by the County Council

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of the use is established by an earlier Planning Permission and subsequently the use has been operating at the site for some time. The provision of local waste recycling centres for household waste accords with the proximity principle whereby waste should be recycled as close to the point of origin as possible. An extension of time to allow this facility to be more accessible to a greater proportion of the local community is in accordance with this principle, and is considered to be entirely appropriate and acceptable.

7.3 When the last planning permission was granted it was for a temporary period as it was considered that the site was not suitable for such use in the long term. It is understood that HCC still wish to relocate the facility if a suitable site can be found, but at the present time a better site has not been identified and the applicant therefore seeks a temporary permission for 10 years, reflecting the difficulties in finding a better site and the likely time scale to locate and develop a suitable site.

(ii) Impact upon the character of the area

7.4 This is one of 3 HWRCs in the Borough. If closed residents would have to go to Harts Farm Way, Havant. Since the introduction of measures to control traffic and noise there have been no complaints. The site is well screened and provides a very important service and the proposal is supported.

(iii) Impact upon residential amenity

7.5 The site is located adjacent to a number of residentially occupied mobile homes. The use is currently fully operational and no complaints in relation to noise and activity have been received by Development Control; Environmental Health have no adverse comments.

8 Conclusion

8.1 The existing site provides an invaluable local facility to the residents of Hayling Island and the surrounding area and makes an important contribution to the County Council waste recycling initiatives. The proposal is for a variation of an existing condition and it seeks to extend the life of the existing facility for a further temporary period of 10 years. The proposal does not seek to vary the character or the operational capacity of the existing site. The proposal does not conflict with the Hampshire County Councils

Minerals and Waste Plan and the Havant Borough Council Local Plan. Renewal of the temporary planning permission for a period of 10 years, which enables HCC to fulfil its obligations and maintain this important facility, is supported and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/01092

subject to the following conditions

- 1 That the planning permission be permitted for a maximum of a further 10 years expiring on the 31 December 2025, or when the site ceases to be used for a household waste recycling centre, whichever is sooner.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.