

Recommendation: **RAISE NO OBJECTION**

02/58240/002 - County matters application for renewal of permission to operate a Household Waste Recycling Centre. Provision of a 3m high timber fence and site amendments., PERM,11/12/2002

99/58240/001 - Consultation by Hampshire County Council for continuation of household waste re cycling centre, PERM,27/05/1999

94/58240/000 - Operation of household waste recycling centre., PERM,14/11/1994

05/58240/003 - Application by Vodafone Limited to determine whether prior approval is required for the siting and appearance of a 10m high telecommunications monopole with tri-sector antenna within a GRP shroud, 1 No. radio equipment cabinet and ancillary development., WD,23/03/2005

05/58240/004 - Application by vodafone limited to determine whether prior approval is required for the siting and appearance of a 10m high telecommunications slim line timber monopole with trisector antenna within a GRP shroud, 1No. radio equipment cabinet and ancillary development (resubmission), WD,23/05/2005

05/58240/005 - Re-submission of prior notification application regarding Vodafone's mobile telephone base station at Southern Water Pumping Station, Fishery Lane, Hayling Island., UNK,

05/58240/005 - Application for Vodafone Limited to determine whether prior approval is required for the siting and appearance of a 10m high telecommunications slim line timber monopole with trisector antenna above, 1No. radio equipment cabinet. (Revised Submission)., PERM,11/07/2005

05/58240/006 - County Matters application for renewal of permission to operate a household waste recycling centre., RNO,24/10/2005

08/58240/007 - County Matters Application for renewal of Planning Permission to operate a Household Waste Recycling Centre. (This is an application to vary condition 3 - hours of working)., PERM,19/01/2009

APP/15/01092 - HCC Consultation for renewal of permission to operate a Household Waste Recycling Centre., RNO,27/10/2015

3 **Proposal**

Hampshire County Council Consultation in respect to the removal of Condition No.3 of Planning Permission APP/15/01092 to allow the site to acceptance trade waste. The Hayling Island HWRC 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).

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 is screened from view by 3m high close boarded wooden fencing

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environmental Health Manager, Community Group no adverse comment to make I have reviewed the supporting statement for this application. I also note a local article on hayling.co.uk referring to the budgetary constraints alluded to in HCC's supporting statement, and expressing concern over the risk of closure for this site and the potential related environmental consequences (increased fly-tipping &/or disposal by burning).

I'm not sure I understand the statistic that the Hayling Island HWRC is the 25th busiest of a network of 24 designated HWRC's, however this does suggest that the local concern over the future of this facility is likely to be justified, and that there is likely to be existing capacity to accommodate a successful affordable service to local businesses.

Local tradespeople do contribute to the problem of fly tipping, and occasionally disposal by burning - so the introduction of a new & affordable alternative disposal route that might help reduce these issues is welcomed. Environmental Health (Environment Team) support this application, and would recommend approval.

Development Engineer - Highways- no adverse comment to make

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

The HWRC is regularly used and residents always have to queue when going to the Fishery Lane Tip.

If allowing trade waste will result in the cancellation the planned closure of the Tip in 2017/18 then I would support trade waste being taken, however, trade waste should be restricted to either the mornings or the afternoons and the decision and the decision publicised to allow residents to better time their visits.

Comment:

It is intended that the opening days for trade waste would be Mondays to Fridays. In reality most trade visits will take place at the start and finish of the working day and to restrict the times for such visits to am or pm would not be appropriate as it could hamper the management of the site to react to changing patterns of usage in the summer months.

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
- (iv) Highway issues

(i) Principle of development

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 of the site for household waste 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. The site does not currently take trade waste. In principle the proposal is supported as it would also accords with the proximity principle whereby waste should be recycled as close to the point of origin as possible.

(ii) Impact upon the character of the area

The site is well screened, and the proposal would not result in any additional visual impact.

(iii) Impact upon residential amenity

The site is located adjacent to a number of residentially occupied mobile homes. The site currently operates as a waste recycling centre and no complaints in relation to noise and activity have been received by Development Management. The proposal

may result in increase traffic however, the type of vehicles using the site would be restricted to the types currently using the site, comprising cars, vans and vehicles with trailers . Any adverse impact would not be significant. Environmental Health have no adverse comments

(iv) Highway issues

The proposal is to provide for local trades people who currently have to travel off the island. The provision of a facility locally would reduce the need to travel, and is not considered to result in detriment to the highway network. The type of vehicles using the site would be restricted to the types currently using the site, comprising cars, vans and vehicles with trailers. The Development Engineer has no adverse comments.

8 **Conclusion**

The existing household waste recycling 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. To allow use of the site for trade waste would provide a facility for local trades people who currently have to travel off the island and is supported. .

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/16/00323

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan ISL-A rev A

Reason: - To ensure provision of a satisfactory development.