
Site Address: Conroys Recycle Facility, Harts Farm Way, Havant
Proposal: Continued use of land as utilities storage depot and excavation waste recycling facility for recycling of inert waste arising as a result of the Southern Gas Mains Replacement Programme.
Application No: APP/15/00390
Applicant: Mr Peter Buckingham
Conroys Group
Agent: Mrs Susan Leeson
Neame Sutton Limited
Ward: St Faiths
Expiry Date: 02/06/2015
Team: Team 1
Case Officer: Sally Smith

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The site which is the subject of this application lies on the south east side of Harts Farm Way to the south west of the electricity sub-station. The Brockhampton Stream lies to the south of the site and separates the plot from Budds Farm sewage works. The site is being actively used for the use proposed.

2 Planning History

APP/10/00515 - Temporary use (5years) of utilities storage depot as part storage depot and part materials recovery facility including the storage and treatment of arisings (hardcore and inert waste) generated by the southern Gas Mains Replacement Programme to manufacture roadstone for re-use in trench reinstatement works. HBC raised No objection but for conditions regarding a temporary use and dust suppression.. HCC consent 11 May 2011 for 5 years.

Conditions discharge by County of conditions 2, 6, 7 on 6 July 2011

3 Proposal

To continue the use on a permanent basis.

4 Policy Considerations

National Planning Policy Framework

Hampshire Minerals and Waste Plan adopted 2013

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS20 (Transport and Access Strategy)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board - No objection

Environmental Health Manager, Community Group - No adverse comments and a response has been sent direct to HCC

Development Engineer - Highways - No objection but a condition is recommended regarding retention of parking.

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: None

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 and appearance of the area
- (iii) Highway issues
- (iv) Environmental issues
- (v) Flood issues

(i) Principle of development

The application site is situated within an industrial area where further development is considered acceptable subject to the usual development control criteria. The use is being operated and therefore the considerations relate to the acceptability of a permanent use.

(ii) Impact upon the character and appearance of the area

The use involves the retention of two portacabins and a building for the processing of the inert arising and open silos/storage areas for the various materials. The site lies between a large electricity sub station and to the west the Tarmac minerals/concrete site. It is in an area therefore of open industrial uses and the activities carried out are appropriate to its location and do not have an adverse impact on the character or appearance of the area.

(iii) Highway issues

The site has operated without highway issues and there is room for delivery vehicles to enter and turn; there is also sufficient land for the employees to park. The Dev engineer raises no objection.

(iv) Environmental issues

Environmental Health have raised no objection. The activities fall within the regulatory remit of HBC, HCC and the EA so regulatory oversight is strong. Env Health have not been made aware of any potential noise/light/vibration/dust nuisance in association with the site nor have any pollution issues (water course or harbour) been identified that might be attributable to waste processing activities at the site. The site is ideally placed to minimise the impact of associated vehicle movements on the local road network or local air quality and therefore no concerns in this regard. Response to this effect made to HCC direct.

(v) Flood issues

The site is within a flood zone 2/3. PPS 25 categorises development which involves the treatment of waste (except hazardous waste) as being less vulnerable. The submitted Flood Risk Assessment demonstrates that the site is an appropriate location for the recycling of the waste from the trenches as the employees and emergency services will not be put at any additional risk in the event of a flood.

8 Conclusion

The site has operated without objection and under the requirements of the previous temporary permission. It is in a location where the activity relates to the industrial area and causes minimal visual, environmental or highway impact. It is therefore recommended that No Objection be raised subject to the use being carried out in accordance with the submitted documents.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00390 subject to a condition that the development is undertaken in accordance with the approved documents.

