Hampshire County Council

Town and Country Planning Act 1990

To: WYG
Empress House
12 Empress Road
Lyndhurst
Hampshire
SO43 7AE

Application No: **APP/10/00141**

HCC Ref: HV017

For: L&S Waste Management

Date of Application: 10 May 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 19 conditions:

Development: **Waste management facility and ancillary cement silo**

Site address: **Farlington Redoubt, Portsdown Hill Road, Portsmouth PO6 1BW**

Plans and particulars: **LSH/A056997/PLA/03, LSH/A056997/PLA/04RevA**

Reason for Approval

It is considered that the proposal would be in accordance with the Hampshire Minerals and Waste Core Strategy (HMWCS) as modifications to an existing site (S5/DC13) and would not materially harm the character of the area or 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 Economy, Transport & Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

Richard Read

on behalf of
Director of Economy, Transport & Environment
17 May 2011

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Planning Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Reinstatement

2. On cessation of the use of the land as a waste transfer and recycling facility the buildings, plant and machinery, stockpiles and waste shall be removed and the land reinstated to its former condition.

   Reason: To secure the visual amenity of the area.

Highways

3. The highway verge, at the site entrance with Portsdown Hill Road, shall be trimmed regularly to ensure that within the visibility splay no vegetation exceeds one metre in height.

   Reason: In the interests of highway safety.

4. The warning signs and lighting shall be maintained as approved in writing by the Waste Planning Authority for the duration of the use of the site.

   Reason: In the interests of highway safety.

5. The wheel cleaning facilities shall be implemented for the duration of the development so that lorry wheels and chassis can be cleaned with other necessary measures to ensure mud and other debris is not deposited on the highway .

   Reason: In the interests of highway safety.

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Planning Conditions

Protection of Water Environment

6. The waste processing area, as shown on drawing no: LSH/A056997/PLA/04 Rev A, shall be underlain by impervious hardstanding with dedicated drainage to foul sewer or sealed tank. Drainage shall be in accordance with the approved scheme for the duration of use of the site.

   Reason: To prevent pollution of the water environment.

7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

   Reason: To prevent pollution of the water environment.

Vehicle Maintenance

8. No repairs or maintenance of vehicles shall be carried out on the site unless otherwise agreed in writing by the Waste planning Authority.

   Reason: In the interests of local amenity.

Tonnage

9. The site shall handle a maximum of 80,000 tonnes of waste per year. A monthly record of the tonnage of waste handled at the site shall be kept at the site and be made available to the Waste planning Authority on request.

   Reason: In order to control the scale of the development.

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Stockpiles

10. Stockpiles within the waste processing area, clay stockpile area, concrete ballast storage and proposed storage area as shown on Drawing No LSH/A056997/PLA/04 Rev A shall not exceed 6 metres in height. Stockpiles in the aggregate recycling and concrete crushing area as shown on Drawing No LSH/A056997/PLA/04 Rev A shall not exceed 10 metres in height. There shall be no stockpiles outside these areas.

    Reason: In the interests of local amenity.

Hours of Working

11. Unless otherwise agreed in writing by the Waste Planning Authority no lorries shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

    Reason: In the interests of local amenity

Waste Type

12. The site shall only be used for the transfer and recycling of waste delivered to the site in lorries operated by registered carriers, however no waste shall be delivered to the site in refuse collection vehicles.

    Reason: In the interests of local amenity.

Noise, Dust and Odour

13. Noise attributable to operations at the site shall not exceed the existing background noise level by more than 5 dB(A) as measured at the monitoring locations shown on drawing no LSH/HAV/NSE/01.

    Reason: In the interests of local amenity.

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14. The scheme approved by the Waste Planning Authority for controlling and monitoring dust shall be implemented for the duration of use of the site.

    Reason: In the interests of local amenity.

15. The plant and equipment shall be operated in accordance with the approved noise specifications for the duration of the use of the site.

    Reason: In the interest of local amenity.

Litter

16. The scheme for controlling litter shall be implemented as approved for the duration of the operation of the site.

    Reason: In the interests of local amenity.

Layout

17. Bin and skip storage shall only be within the area approved by the Waste Planning Authority.

    Reason: In the interest of local amenity.

18. The layout of the waste transfer and recycling facility shall be as shown on drawing no; LSH/A056997/PLA/04 Rev A unless otherwise agreed in writing by the Waste Planning Authority.

    Reason: In the interests of local amenity.

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Routing

19. For the duration of the operation of the site measures shall be taken to ensure that all lorries travelling to and from the site shall use the route identified on drawing no LSH/HAV/RTE/01 and shall prevent the use of prohibited roads identified on drawing no LSH/HAV/RTE/01.

    Reason: In the interests of local amenity and highway safety.

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.

2. There is a legal agreement attached to this permission concerning revocation of previous permissions.

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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 PORTSMOUTH SOUTHAMPTON AND NEW FOREST NATIONAL PARK MINERALS AND WASTE CORE STRATEGY (2007)

Policy S5 - Capacity Requirements for Recycling, Composting and Recovery and Treatment

Waste management capacity (including specialist facilities as detailed in Policy S7) will be provided in the period to 2020, as follows:

(i) recycling and composting – facilities for the reception, storage, segregation and processing of 1.86 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up, transfer and contingency storage facilities);

(ii) recovery and treatment - facilities for the reception, storage and treatment of 0.93 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up and transfer facilities).

DC6 – Highways

Major mineral extractions, landfills and 'strategic' recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a 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.

DC13 - Waste Management and Recycling (including Aggregate Recycling Facilities)

Waste management developments (excluding landfill) will be permitted provided that the site:

(i) is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or

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(ii) re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or

(iii) is within a planned area of large-scale development, or

(iv) is on employment land, preferably co-located with complementary activities, and

(v) has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of water-borne and rail freight, and

(vi) in the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and

(vii) in the case of sites providing public access, the site shall be accessible for use by disabled people.

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