DELEGATED OFFICER REPORT

PROPOSAL	**Hampshire County Council Consultation for Variation of condition 1 of Planning permission APP/16/00323 (Timescale)**
LOCATION:	Household Waste Recycling Centre and Pumping Station, Fishery Lane, Hayling Island, PO11 9NR
REFERENCE NO:	APP/25/00996
APPLICANT:	Molly Snow (Hampshire County Council)
APPLICATION TYPE:	County Consultation

CONSULTATION EXPIRY DATE:

APPLICATION EXPIRY DATE: 28/11/2025

WARD: Hayling East

SUMMARY RECOMMENDATION: 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. Relevant Planning History

APP/16/00323
Hampshire County Council Consultation for Variation of Condition No.3 of Planning Permission APP/15/01092 relating to acceptance of trade waste. Raise No Objection

APP/15/01092
HCC Consultation for renewal of permission to operate a Household Waste Recycling Centre. Raise no objection expiring on 31 December 2025.

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, - 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 in November 1994 with a five year temporary consent.

3. Proposal

Hampshire County Council Consultation for Variation of condition 1 of Planning permission APP/16/00323 (Timescale).

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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, 2013
Application site a safeguarded site within Appendix B under policy 16 ‘Safeguarding waste infrastructure’

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

None necessary – undertaken by Hampshire County Council

6. Publicity and Community Involvement

None undertaken – done by Hampshire 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 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).

7.3 The principle of the use was first established in 1994, under 94/58240/000, and the site has operated on a series of 5 and 10 year temporary consents since. The continued use of the site to provide this facility for residents of the Borough is considered to be entirely appropriate and acceptable.

7.4 However it is noted that Planning Practice advice sets out the circumstances when temporary consents can be used and limits these to trial runs, when circumstances are expected to change or as 'meanwhile' development. The advice notes that *"It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently."*

7.5 Without any supporting evidence that any of these circumstances apply, then the continued use of temporary consents is contrary to this advice. This has been relayed to HCC and should be reflected in the consultation response provided by HBC.

(ii) Impact upon the character of the area

7.6 The site is surrounded by generally low-level caravan development being either permanent residential or tourist accommodation. Whilst the use is not directly compatible with residential uses, it is visually discreet - the waste collection containers are also low level, and the site is partly screened by some trees on the boundaries. It is also a well-established site and reduces the need for residents to make trips off the island to Harts Farm Way tip.

7.7 Overall the ongoing use of the site would not change the character of the area and retain the status quo.

(iii) Impact upon residential amenity

7.8 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 the Enforcement Team or Environmental Health. The proposal does not seek to vary any of the other conditions controlling the use and activities at the site. On this basis there is no reason to believe the continued operation of the site would result in any adverse impact on neighbouring amenity.

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 and there is no objection to its continued operation from the site.

8.2 However it is noted that the continued use of temporary consents is contrary to Planning Practice advice.

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to **RAISE NO OBJECTION** for application APP/25/00996

Informatives:

1	Please note that Planning Practice Advice suggests that it is rarely justifiable to issue repeat temporary consents unless there is a clear rationale provided to do so. Further permissions should be granted permanently or refused. After 30 years of repeated temporary consents for this use on this site, it is suggested that unless a clear justification is provided for continued temporary consents, then the use should be made permanent, with appropriate re-consultation.