

AT A MEETING of the REGULATORY COMMITTEE of the HAMPSHIRE  
COUNTY COUNCIL held in Ashburton Hall at The Castle, Winchester on 10  
February 2011

**PRESENT:**

Chairman:  
p Councillor R.C. McIntosh

Vice-Chairman:  
p E.J. Neal (for this meeting)

Councillors:

|                         |                 |
|-------------------------|-----------------|
| p F.G. Allgood          | p Mrs A. McEvoy |
| p Mrs C.A. Bailey       | p F. Pearce     |
| a Councillor I. Beagley | p R. Price      |
| p A. Broadhurst         | p Mrs J. Porter |
| a J.V. Bryant           | a D. Simpson    |
| p C. Carter             | p J. Wall       |
| p M.G. Cooper           | a J.K. West     |
| a B.T. Gurden           | p Mrs S. Wheale |
| a G.M. Hockley          |                 |
| a S. James              |                 |
| p A. Joy                |                 |

**179 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Beagley, Bryant, Gurden Hockley, James, Simpson and John West.

**180 DECLARATIONS OF INTEREST**

Members were mindful that, where they believed they had a personal or prejudicial interest in any matter to be considered at the meeting, they should normally at the time of the debate declare their interest and, having regard to the circumstances described in paragraphs 9, 10, 11 and 12 of the County Council's Code of Conduct, consider whether to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with paragraph 12 of the Code. The declaration should be made at the time of the relevant debate.

**181 MINUTES**

The Minutes of the meeting held on 12 January 2011 were agreed as a correct record and signed by the Chairman.

**182 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

### **183 DEPUTATIONS**

Members were reminded that they had approved a scheme which involved the amendment of Standing Order 21 to allow Members to ask questions of deputees for clarification of facts on an agenda item. Questions from Committee Members would be asked through the Chairman, who might seek the advice of the Committee's legal and other advisers as appropriate. The Chairman's decision on a question would be final. Any local Members who requested to speak at the Committee might also be asked questions. The Committee were advised that two deputations had been received for this meeting.

### **184 DEVELOPMENT OF A THREE-BAY GULLY WASTE DE-WATERING FACILITY AND ANCILLARY DEVELOPMENT AT FOUR DELL FARM, POLES LANE, OTTERBOURNE, WINCHESTER (APPLICATION NO. 10/02625/HCS SITE REF: WR210)**

The Committee considered the report of the Head of Planning and Development (Item 6 in the Minute Book) which detailed an application a three-bay gully waste de-watering facility and ancillary development at Four Dell Farm in Otterbourne, Winchester.

The Head of Planning and Development introduced the proposals, which were supported by plans of the layout and access into the site. Members were informed the current site was sheltered from neighbouring properties by trees apart from a 10-20 metres gap in the hedgerow. However, the applicant is intending to plant the gap with native species which would, in time, screen the development completely from any public view.

It was reported this was a retrospective application as part of the development had commenced.

The Committee was informed objections had been received from Winchester City Council and Compton and Shawford Parish Council. Concerns were raised by Otterbourne Parish Council and there were no objections raised by the Highway Authority. In particular, the contents of an email from a Member from Winchester City Council, who was objecting to the proposal on the grounds of size and permanence of the structure, concerns over additional lighting on site, bunds not being large enough and local concerns over change from agricultural to industrial use.

The Committee received one deputation for from Mr Luke Bridges. The applicant advised that this development would help improve health and safety and general operations on the site, provide shelter for staff and prevent general fly-tipping. It was also noted that this development would be lower than the neighbouring buildings and would limit during traffic at night to 5

lorries into and 5 lorries out of the site. Daytime lorry movements would remain unrestricted.

Concerns were raised about the size, amount of lightspill, amount of traffic and intensification of the site and the bottlegreen colour of the development being proposed (members felt this colour was too obtrusive and welcomed the option of using grey). Members also discussed whether the introduction of light shields to reduce light spill could be explored.

During debate, Members requested the colour of the gully waste de-watering facility be agreed by the Director of Environment, in consultation with Councillor Bailey and the Chairman.

**The recommendations, with the additional recommendations, were put to the Committee:**

That permission for the development of a three bay gully waste de-watering facility and ancillary development at Four Dell Farm, Poles Lane, Otterbourne, Winchester (Application No. 10/02625/HCS Site Ref: WR210) be approved, subject to the conditions listed in Integral Appendix B and additional conditions concerning:

- a. Restriction on throughput to 6,000 tonnes per annum;
- b. A review of the lighting to seek lightspill to the surrounding area;
- c. The colour of the facility to be agreed by the Head of Planning, in consultation with the Chairman and the local member.

VOTE:

Favour : 13  
Against : 0  
Abstain : 1

**185 ADDITIONAL WASTE TRANSFER BUILDINGS AT WARREN FARM WTS, DOWN END ROAD, FAREHAM (APPLICATION NO: P/10/1154/MW)(SITE REF: FA025)**

The Committee considered the report of the Head of Planning and Development (Item 7 in the Minute Book) which detailed an application for an additional waste transfer buildings at Warren Farm in Fareham.

The Committee received a deputation from the applicant, Mr Owen Dimond.

The Head of Planning informed the Committee that this proposal was for the construction of an additional building for use for the transfer of waste and the

construction of a small covered area for the storage of fridges and freezers adjacent to the existing building. The site was extremely secluded being at the bottom of a former chalk quarry and as such there would be no visual impact. The main issue would be the potential for noise and odour from the green waste affecting local residents.

The Committee discussed the above issues and asked the applicant whether it would be possible to include this site within the Down End Liaison Panel. The applicant agreed this could be taken on board without compromising their other site.

Members discussed the conditions attached to this application and to allow for a full year's monitoring of the site, requested that condition No12 be reworded so that it would not commence until the site was active. It was also agreed to modify condition No 11 to remove any ambiguity in the wording

#### **RESOLVED:**

- a. That permission for additional waste transfer buildings at Warren Farm WTS, Down End Road, Fareham, Hampshire PO16 8TR (Application no: P/10/1154/MW)(Site ref: FA025) be granted, subject to the conditions listed in Integral Appendix B, subject to condition Nos 11 and 12 respectively being reworded to:

“Any green waste load shall only be stored on site for a maximum period of 24 hours unless agreed otherwise by the Waste Planning Authority but in any event no more than 48 hours.”

“The importation of green waste for transfer shall be for a trial period of 12 months only that shall commence with the deliveries of the first load.”

#### VOTE

Favour: 14 (unanimous)