

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	21 November 2012
Title:	Expansion of existing liquid waste treatment facility to include four vertical waste storage tanks within concrete bunded area and two rectangular self bunded horizontal oil storage tanks with associated pipework and gantry, following demolition of existing store building and temporary lab/office building at CSG Botley Treatment Plant, Woodhouse Lane, Botley SO30 2GD (Application Number: S/12/71316) (Site Code: EA013)
Reference:	4442
Report From:	Head of County Planning

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1. **Executive Summary**

- 1.1. This report considers the application by Cleansing Service Group (CSG) for the expansion of the existing waste treatment facility to include four vertical waste storage tanks within the concrete bunded area and two rectangular self bunded horizontal oil storage tanks with associated pipe work and gantry, following demolition of existing store building and temporary lab/office building.
- 1.2. The main issues associated with the proposed development relates to intensification of existing site uses and any increase in vehicle movements which may arise. Concerns regarding odour, noise, surface water drainage and disturbance from early morning activities have also been raised.
- 1.3. It is considered that the proposal is in accordance with the Hampshire Minerals and Waste Core Strategy Development Plan Document (2007) as the CSG Botley Treatment Plant is an existing liquid waste treatment facility and thus has met the criteria for siting waste management uses (DC13). The additional tanks proposed are needed to improve recycling and recovery rates of material from the liquid waste received. Whilst additional storage capacity is proposed, this is to enable the site to process the liquid waste received more thoroughly and efficiently, with the throughput of waste staying the same. Consequently, no

intensification of existing site activities is proposed. As a result, it is not anticipated that there will be an increase in vehicle movement as a result of this proposal (DC6 Highways), nor that there will be a detrimental impact on the amenity and the quality of life of nearby residents (DC8 Pollution, Health, Quality of Life and Amenity).

2. **Site and proposal**

- 2.1. The application site is approximately 0.12 hectares and is situated within a larger site owned by CSG, which has been used for many years for industrial activities including their transport depot. Permission at the site was granted in 1994 for liquid waste storage, treatment and disposal. Access to the site is from Woodhouse Lane, which joins onto the A334. The M27 is approximately 2.25 kilometres to the west of the site. Although the site is situated within a groundwater vulnerability zone, it does not lie within an area at risk of flooding and the nearest water course is 250 metres to the south of the site. The site is not situated within any formal landscape or ecological designations and the nearest Sites of Special Scientific Interest are situated 0.5 kilometres from the site.
- 2.2. The nearest residential properties to the site are situated to the west and south along Woodhouse Lane and Grange Road and are approximately 100 metres from the site. A recreation ground is also situated to the north east of the site.
- 2.3. The facility currently accepts, assesses, stores and processes waste for recovery, disposal and onward treatment. The permitted capacity of the site is 54,000 tonnes per year. Waste is delivered in bulk tankers and offloaded via onsite pumps into a reception area, where it is then transferred into the dedicated storage and treatment tank. The four additional tanks proposed are needed to improve recycling and recovery rates of material from the liquid waste received. Whilst additional storage capacity is proposed, this is to enable the site to process the liquid waste received more thoroughly and efficiently, with the throughput of waste staying the same. The current car parking arrangements are in front of the temporary offices to the north of the application site and there are currently an excess number of spaces for staff here.
- 2.4. This proposal is for the expansion of the existing waste treatment facility to include four vertical waste storage tanks within the concrete bunded area and two rectangular self bunded horizontal oil storage tanks with associated pipe work and gantry, following demolition of existing store building and temporary lab/office building. The four vertical waste storage tanks will be constructed within new concrete bunded area measuring 140m². These tanks will be the same dimensions as the existing tanks on site, which are six metres in height (from concrete base to top), 4.25 metres wide and dark green in colour. Two rectangular self-bunded, horizontally orientated oil storage tanks measuring three metres wide

and three metres in height (from concrete base to top) are also proposed, with a footprint of 12m² each.

- 2.5. The construction of the four tanks requires the demolition of a small breeze block store building and removal of the temporary lab/office building, currently located in the north eastern corner of the site, in order to allow the construction of the new concrete bunded area to contain the tanks. The newly installed tank will be connect via pipework and gantry walkway to the existing tanks to enable the transfer of liquids between the storage tanks and integrate the new development into the existing processing operations.

3. **Development plan**

- 3.1. Hampshire Minerals and Waste Core Strategy Development Plan Document (July 2007) Policies; DC13 – Waste Management and Recycling (including Aggregate Recycling and Facilities), DC8 – Pollution, Health, Quality of Life and Amenity, DC6 – Highways, DC3 – Impact on Landscape and Townscape.
- 3.2. Eastleigh Borough Council Local Plan Review (2001 – 2011) Adopted May 2006, Policies 29.ES (Industrial Commercial Noise).

4. **Consultations**

- 4.1. **Councillor Kyrle** raised objection to the proposal. Concerns were raised on the following grounds; intensification of site, existing site activities close to residential properties and nearby businesses, proximity of the proposal to a well used recreational area, increased vehicle movements resulting from proposal and due to increases in the number of employees, the possibility of spillage due to intensification of site activities and how this would be managed if such an occurrence were to happen, the effects of any spillages on the environment/amenity and other residential or business properties in the vicinity, increase in unpleasant odour as a result of the proposal. Councillor Kyrle also stated that the applicant should possibly look for a more appropriate premises on a site, such as an industrial estate, which is better set out to meet their needs and will also minimise any potential conflicts relating to their business.
- 4.2. **Botley Parish Council** raised objection to the proposal on the following grounds:
- (i) the potential increase in lorry movements and the impact of this on the existing road network;
 - (ii) the impact of the proposal on nearby recreational and residential areas;

- (iii) any increase in volume of processing or intensification of existing operations leading to an increase in odour and noxious gases; and
- (iv) the removal of a rainwater drain and thus inadequate surface water drainage on the site.

The Parish asked whether it would be possible for a review of operating hours for the site because of its proximity to a residential development and nursing home. The Parish also highlighted that the nearest Air Quality Management (AQM) Area is along Botley High Street, not Hamble Lane. It was also requested that the applicant provides a detailed schedule of proposed vehicle movements following the redevelopment of the site.

- 4.3. **Environmental Health Officer Eastleigh Borough Council** raises no objection to the proposal, subject to conditions relating to a noise scheme protecting nearby residents from construction activities and hours of working during the construction period.
- 4.4. **Eastleigh Borough Council** raises no objection to the proposal, subject to conditions relating to a noise scheme protecting nearby residents from construction activities and hours of working during the construction period.
- 4.5. **Environment Agency** raises no objection to the proposal.
- 4.6. **Highway Authority** raises no objection as to the proposal, subject to a condition relating to a Construction Traffic Management Plan, as no changes to the number and levels of vehicle movements are proposed.

5. **Representations**

- 5.1. Seven representations of objection to the proposal have been received on the following grounds:
 - (i) noise, particularly during the early morning and from reversing beepers;
 - (ii) out of hours operations;
 - (iii) unpleasant odour from the site;
 - (iv) increase in vehicle movements and implications for surrounding road network;
 - (v) lighting from the site shining into residential windows;
 - (vi) intensification of existing site uses; and

- (vii) implications of site expansion on nearby recreational and residential areas.

6. **Commentary**

Waste Management and Recycling (DC13)

- 6.1. The proposal is an expansion of an existing liquid waste treatment facility, which has been operation for over ten years. Therefore it is a site which has already been identified as suitable for waste uses. It is thus in accordance with Policy DC13.

Landscape (DC3)

- 6.2. The proposed tanks will be the same dimensions as the existing tanks on site and dark green in colour. Two rectangular self-bunded, horizontally orientated oil storage tanks measuring three metres wide and three metres in height (from concrete base to top) are also proposed and will not be higher than the existing tanks on site. It is not anticipated that the proposal will have a negative impact on the landscape character of the area and is there in accordance with Policy DC3.

Highways (DC6)

- 6.3. The proposal will create an employment opportunity for one additional part-time member of staff to help support the team in operating the new processing and storage tanks. Apart from this one additional car movement, no additional traffic movements are proposed as part of this application. Therefore, the proposal is not anticipated to have a significant impact on the existing road network or raise concerns with regards to highway safety. Therefore, the proposal is considered to be in accordance with Policy DC6.

Pollution, Health, Quality of Life and Amenity (DC8)

- 6.4. Concerns have been raised regarding the intensification of site operations. The applicant is required, to ensure compliance with their Environmental Permit, to complete quarterly returns detailing the volume of waste received and those which have left the site to ensure that their annual throughput of 54,000 tonnes is not exceeded. Therefore a condition restricting annual throughput would be able to be monitored by the Waste Planning Authority.
- 6.5. Concerns have been raised regarding the proximity of the proposal near to the recreational area. As no intensification of site operations is proposed and the tanks are to be installed to improve the efficiency of the liquid waste treatment process on site, it is not anticipated that there will be any negative impact on the users of the recreational area as a result of the proposal.

- 6.6. With regards to the control of possible spillages, this is covered by the Environment Agency, who require the applicant to have in place extensive emergency management plans to control and manage spillages, should they occur. The site has management plans in place to cover such incidences should they occur and that the creation of the additional tanks will be covered by such a plan.
- 6.7. An odour management plan is already in place for the site, which is monitored by the Environment Agency. The applicant encourages residents and neighbours to report any odour issues to the site manager straight away so that they can address the problem if it is caused by site operations. Both the Environment Agency and the Environmental Health Officer from Eastleigh Borough Council have raised no objections to the proposal. As there is to be no increase in the annual throughput of waste received and thus no intensification of site operations, it is not anticipated that the proposal will result in any odour pollution issues.
- 6.8. Due to issues of noise, particularly from reversing beepers and disturbance from early morning activities, the Parish Council requested a review of the operating hours of the site, especially because of the proximity of the proposal to a residential area and a nearby nursing home. The current operating hours for the site are Monday-Friday 0600-1800, Saturday 0600-1200. During the construction period, the applicant has stated that they are prepared to work within hours which have a later starting time in the morning to reduce the impact on nearby residents. Hours proposed are Monday–Friday 0800-1800 and 0830-1200 on Saturdays. However, the applicant has stated that it would not be able to operate within more restricted working hours for their regular work, which requires early hours of operation in the morning and are unable to alter their operating hours without significantly impacting on the viability of the business.
- 6.9. A condition is proposed requiring that vehicles associated with the proposal are to use white noise reversing alarms.
- 6.10. In light of the above, it is not anticipated that the proposal would increase noise or odour impacts and is therefore unlikely to result in any unacceptable impact on the health/quality of life of occupants in nearby dwellings or on the users of the recreational area. The proposal is therefore considered to be in accordance with Policy DC8 (Pollution, Health, Quality of Life and Amenity).

Drainage

- 6.11. The applicant has confirmed that the site drainage will be adequate and that it will not impact on the level of vehicle movements as all the water is collected and treated on site prior to discharging it as trade effluent. The site tanker will be used, if required, to move excess rainwater from the bunded area to one of the treatment tanks on site.

Conclusion

- 6.12. It is considered that the proposal is in accordance with the Hampshire Minerals and Waste Core Strategy (2007) as CSG Botley treatment facility already has planning permission for waste activities and is therefore a site which meets the criteria for site waste management uses (DC13). It is considered that as no intensification or additional throughput is proposed that there will no increase in vehicle movements (DC6) and no significant noise or odour issues arising from the proposal or any adverse impacts on the amenity of the public or nearby residents (DC8). Furthermore, the four vertical tanks are to match the existing in size and colour and it is therefore considered that these additional tanks will not result in any detrimental impact on the landscape character of the area (DC3).

7. **Recommendation**

- 7.1. That planning permission for the expansion of the existing liquid waste treatment facility to include four vertical waste storage tanks within concrete bunded area and two rectangular self bunded horizontal oil storage tanks with associated pipework and gantry, following demolition of existing store building and temporary lab/office building at CSG Botley Treatment Plant, Woodhouse Lane, Botley SO30 2GD be approved for the above reasons, subject to the conditions listed in integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

Expansion of existing liquid waste treatment facility to include four vertical waste storage tanks within concrete bunded area and two rectangular self bunded horizontal oil storage tanks with associated pipework and gantry, following demolition of existing store building and temporary lab/office building at CSG Botley Treatment Plant, Woodhouse Lane, Botley SO30 2GD (Application Number: S/12/71316) (Site Code: EA013)

County Planning
Economy, Transport and Environment
Department
Elizabeth II Court West
The Castle
Winchester

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.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of working

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0830 or after 1200 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.

4. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0600-1800 Monday to Friday and 0600-1200 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

5. 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.

Noise, dust and odour

6. Prior to development commencing, a scheme for protecting nearby noise sensitive properties from noise from construction activities shall be submitted to and approved by the Waste Planning Authority in writing. All works, which form part of the scheme approved, must be completed prior to the commencement of development and implemented as approved.

Reason: To ensure that acceptable noise levels within dwellings and the curtilages of the dwellings are not exceeded.

Highways

7. A Construction Traffic Management Plan shall be submitted to and approved by the Waste Planning Authority in writing before development commences. This should include: lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of Highway safety.

Annual Throughput

8. The annual throughput of liquid waste shall not exceed 54,000 tonnes per annum. Quarterly returns detailing the volumes of waste received and those that have left the site shall be made available to the Waste Planning Authority on request.

Reason: To ensure that the permitted annual throughput is not exceeded.

*Annexe to Reasons for Condition
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)*

**HAMPSHIRE MINERALS AND WASTE DEVELOPMENT PLAN DOCUMENT
(JULY 2007)**

Policy DC3 – Impact on Landscape and Townscape

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

Policy 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.

Policy 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:

- a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or

- b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- c. Is within a planned area of large-scale development, or
- d. Is on employment land, preferably co-located with complementary activities, and
- e. 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
- f. 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
- g. In the case of sites providing public access, the site shall be accessible for use by disabled people.

**EASTLEIGH BOROUGH COUNCIL LOCAL PLAN REVIEW (2001-2011)
ADOPTED MAY 2006.**

Policy 29.ES

Industrial or commercial development which would result in any noise sensitive premises being subject to a loss of amenity by mean of an excessive increase in noise and/or vibration exposure, will not be permitted.