

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 13 July 2016

Update Report from Head of Strategic Planning

Item No:	6
Title of the planning application the update relates to:	Application for development of an inert waste transfer and recycling facility including associated site office and vehicle parking at Knowle Industrial Estate, Knowle Lane, Fair Oak Hampshire. (Application No. S/16/78159) (Site ref: EA108)
Reference:	7658

1) Additional representations:

There has been one further letter of representation received since those summarised in paragraph 7.1 of the committee report. This is mainly concerned with the consideration of traffic on the existing residents and the need to take into account cumulative impacts of other developments currently proposed in planning applications and the emerging local plan for Eastleigh Borough. Three emails have been circulated to the Regulatory Committee requesting that the application be refused or at deferred until the applications for residential development in the immediate vicinity of Knowle/Mortimers Lane are decided or the Eastleigh local plan for housing development is approved. There has also been criticism that the report does not fairly cover the points made in their letter of objection, in this case referring to how the application compares to Policy 29 of the Hampshire Minerals and Waste Plan (2013).

2) Amendment to the report:

- Paragraph 8.3 contains an error, as it currently reads: "Therefore, the site complies with Polices 1.CO and 17.CO of the Eastleigh Borough Local Plan (EBLP) (2006) and so does not accord with the policy on this issue." The not should be removed and so the correct wording is: "Therefore, the site complies with Polices 1.CO and 17.CO of the Eastleigh Borough Local Plan (EBLP) (2006) and so accords with the policy on this issue."
- In addition to the information provided in paragraphs 8.20-8.23 of the report, the sound power levels for the plant items proposed to be used on site are displayed in the table below (derived from 24 Acoustics database and manufacturer's data and included in their Noise Assessment, Table 4):

Plant	Overall dBA	Octave Band Centre Frequency, Hz							
		63	125	250	500	1000	2000	4000	8000
Screen	111	117	113	109	107	105	104	102	95
Crusher	111	119	113	110	109	105	101	97	92
Excavator	102	104	96	98	94	93	92	99	91
Loading shovel	104	112	108	102	101	98	95	92	83

3) Clarification:

In relation to paragraph 2.4 of the report - the total number of movements associated with the permission for 2 industrial units (F/10/66975) would be a daily total of 455 vehicle movements. The daily total of the proposed waste site would be 100 vehicles (over 3.5 tonne un-laden). All these movements and those of staff and visitors in smaller vehicles not being counted or restricted, would travel along the private haul road to reach Knowle Lane.

4) Amendments to conditions

- Condition 9 has been amended to say the following: *“Prior to the commencement of development, details of the materials, finishes and location of the proposed acoustic fence (with a minimum surface density of 12 kg/m²) at the south west boundary, as shown on Figure 2, Rev A of the Noise Assessment, shall be submitted to and approved by the Waste Planning Authority. The acoustic fence shall be implemented in accordance with the approved details prior to development commencing and be retained for the duration of the development.”*
- The reason for Condition 12 is amended by replacing “prevent” with *reduce*, so that the Reason for the condition now reads: *“Reason: To reduce noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).”*
- Condition 20 has been altered so that condition more enforceable, it is amended as follows: *HCV (over 3.5 tonne un-laden) movements to and from the site shall be restricted to 100 per day (50 in and 50 out). A daily record of all HCVs entering and leaving the site shall be kept at the site and made available to the Waste Planning Authority on request. All CCTV footage shall be kept for a period of one month and made available to the waste Planning Authority on request.*

Item No:	7
Title of the planning application the update relates to:	Change of use of part of land forming Peacock's Nursery and Garden Centre to use for recycling of inert materials at Land behind Peacocks Nursery, Ewshot, Farnham, GU10 5BA (Application No. 16/00887/HCC) (Site Ref: HR104)
Reference:	7659

1) Amendment of Paragraph 9.2

Paragraph 9.2 of the committee report has been moved from Section 9: Recommendation, to the advice notes on page 24 of the report, and amended as below: *“If planning permission is refused, expedient enforcement action is recommended to be carried out by the Waste Planning Authority to ensure the cessation of the waste operation, removal of waste material and restoration of the site in a timely manner. This decision would be taken in accordance with the Scheme of Delegation, in which the Planning Committee has given delegated authority to the Director of Economy, Transport and Environment”.*

2) Additional representations:

One additional public representation was received on 04 July 2016. The representation is in support of the proposed development. This is based upon the view that the development would not cause a nuisance or negative impact to the garden centre operation of the adjacent Peacock Nursery nor to the residential dwelling located adjacent to Peacock Nursery.

END