

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	10 February 2011
<b>Title:</b>	Additional waste transfer buildings at Warren Farm WTS, Down End Road, Fareham, Hampshire PO16 8TR. (Application no: P/10/1154/MW)(Site ref: FA025)
<b>Reference:</b>	2624
<b>Report From:</b>	Head of Planning and Development

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## **1. Executive Summary**

- 1.1. The proposal is 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 at Warren Farm WTS, Fareham. The location is currently used for the storage of waste bins, skips and containers. The use of the building would be primarily for green waste, however the building is capable of use for dry recyclables.
- 1.2. The principle of additional buildings at the site for waste management purposes is in accordance with policy. As the proposals are located at the base of the quarry there is no visual impact. In addition the site has good highway access via the private haul road to Junction 11 of the M27. The main issue is the potential for noise and odour from the green waste affecting local residents.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached) as it is at an existing waste management site (DC13) and being at the base of the quarry it would not materially harm the character of the area (DC3) or the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6) as there is the private haul road to Junction 11 of the M27.

## **2. Site and proposal**

- 2.1. The site as shown on the attached plan is within a former chalk quarry, at Warren Farm, Fareham. The quarry is about 20 metres deep and covers an area of about 3.9 hectares and is located immediately north of the M27. The entrance to the site is from Down End Road, however access is via a private

haul road to Junction 11 of the M27. The nearest houses are about 400 metres from the site and Fort Nelson is to the north of the site.

- 2.2. The quarry has been used previously for waste uses including aggregate recycling. In December 2006 planning permission was granted for 'Development and operation of a multi-purpose Waste transfer station within an existing quarry to accommodate a range of waste including commercial, dry recyclables, domestic and civic amenity waste and an element of sorting and pre-treatment' (Planning Permission No: P/06/1124/MW).
- 2.3. This waste transfer station was constructed and became operational in December 2007. There have been subsequent changes to the original permission to allow extended hours, the parking of lorries and use of an area of the site for bin and container storage. Last year planning consent was granted for 'Change of use of the existing Waste Transfer Station to use as a Materials Recycling Facility for the production of Solid Recovered Fuel' (Planning Permission No: P/10/0848/MW).
- 2.4. The proposal is 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 location is currently used for the storage of waste bins, skips and containers.
- 2.5. The transfer building would be a 3 bay agricultural style, twin pitch roof, steel frame building measuring 38m x 22m x 12.5m (10m to eaves). It would have 4.5m high concrete pusher walls with profiled steel cladding walls. The base and forecourt would be concrete floored. The use of the building would be primarily for green waste, however the building is capable of use for dry recyclables such as source separated cardboard, gypsum, metals and plastics. It is anticipated that the site would handle about 25,000 tonnes per year of green waste.
- 2.6. The additional covered storage area would be a simple single pitch roof building measuring 10m x 5m x 5m high clad in similar profiled steel sheeting as the transfer building. This would be capable of storing about 100 fridges and freezers. Currently the storage is in the existing transfer building.

### **3. Development plan**

- 3.1. The following policies are relevant:

Hampshire Minerals and Waste Core Strategy (2007):

- (i) DC3 – Impact on Landscape and Townscape;
- (ii) DC6 – Highways;
- (iii) DC8 - Pollution, health, quality of life and amenity; and
- (iv) DC13 – Waste Management and Recycling.

#### **4. Consultations**

- 4.1. **Councillor Price** has been informed.
- 4.2. **Fareham Borough Council** comments awaited.
- 4.3. **Environmental Health Officer, Fareham Borough Council** comments awaited.
- 4.4. **Winchester City Council**, as neighbouring authority, raise no objection.
- 4.5. **Natural England** raise no objection.
- 4.6. **Environment Agency** raise no objection.
- 4.7. **Highway Authority** raise no objection subject to conditions concerning routeing and to prevent mud on the highway.

#### **5. Representations**

- 5.1. Portchester Society raise objection on the following grounds:

‘The application includes provision for additional dry waste storage in the green compost transfer building. Although consent has already been given for solid fuel production on this site we contend that any consent for the current application should include a condition preventing the build up of stored dry waste at site resulting in the production of solid fuel over and above that already agreed.’

We were not entirely convinced that the levels of noise pollution envisaged in the survey carried out in connection with P/10/0848/MW will in fact be acceptable to local residents. We now face the prospect of possible increase in production and more dry storage. We suggest a condition similar to that applied to P/10/0848/MW to re-assess noise levels once the dry storage arrangements are in operation but in this case clearly stating the elapsed time after dry storage begins by which a noise report must be submitted.’

- 5.2. Letters have been received from 3 local resident commenting on the odour from the existing Down End site, stating that there should be a formal procedure to ensure waste will normally be stored for less than 24 hours and at most 48 hours as stated in the application (2 residents comment that 24 hours should be the maximum turn round time) as if green waste is left for any length of time it will start to compost and odours will be generated. Any grant of planning permission should be provisional subject to commissioning proving there is no odour problem.

#### **6. Commentary**

- 6.1. The principle of additional buildings at the site for waste management purposes is in accordance with policy. As the proposals are located at the base of the quarry there is no visual impact. In addition the site has good

highway access via the private haul road to Junction 11 of the M27. The main issue is the potential for noise and odour from the green waste affecting local residents.

- 6.2. As the location is at the base of the quarry and located next to the M27 it is not considered that there would be a noise issue during the normal working day. Therefore subject to conditions concerning hours of working and noise monitoring it is not considered there would be adverse noise impact.
- 6.3. With regard to odour, it is recognised that the nearby Downend green waste composting facility gave rise to odour complaints from local residents. This facility will cease operating in June, and the current proposal is to provide a delivery point to maintain the waste service following the closure. The building would be used for transfer only, not for processing. It was the processing of the green waste which was the principle cause of the odour. Consequently it is not anticipated there would be an odour problem. However in view of the issues with the Downend facility it is recommended that there is initially a temporary period for the use for green waste to ensure there are no unforeseen odour issues.
- 6.4. In conclusion, it is considered that the proposal would be in accordance with the development plan (summary attached) as it is at an existing waste management site (DC13) and being at the base of the quarry it would not materially harm the character of the area (DC3) or the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6) as there is the private haul road to Junction 11 of the M27.

## **7. Recommendation**

- 7.1. 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.

### Links to the Corporate Strategy

<b>Hampshire safer and more secure for all:</b>	no
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
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.)**

Document

Location

Additional waste transfer buildings at Warren Farm WTS, Down End Road, Fareham, Hampshire PO16 8TR.  
(Application no: P/10/1154/MW)(Site ref: FA025)

Planning and Development  
Environment Department  
QEII West  
The Castle  
Winchester

## CONDITIONS

### Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

### Hours of Working

2. Unless otherwise agreed in writing by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site and plant shall not be operated except between the following hours:

0700-1800 . There shall be no working on December 25 and 26.

Reason: In the interests of local amenity.

3. Unless otherwise agreed in writing by the Waste Planning Authority only waste from Household Waste Recycling Centres shall be handled by the site on Sundays or public holidays.

Reason: In the interests of local amenity.

### Highways

4. Measures shall be implemented for the duration of the development to ensure that no lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

5. Vehicular access to and from the site shall be via the current access onto Downend Road only. All lorries travelling to and from the site shall use the haul road to Boarhunt Road/Junction 11 of the M27. No lorries shall turn right out of the site, and a 'no right turn' sign shall be erected at the site entrance.

Reason: In the interests of highway safety.

### Protection of Water Environment

6. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment.

## **Landscape**

7. All plant and machinery shall be sited such that no parts are above the original ground level of the quarry, and no stockpiles of waste or product shall be formed to a height above the original ground level of the quarry.

Reason: In the interests of visual amenity.

## **Noise, Dust and Odour**

8. At all times during the operation of the site measures shall be taken, including use of water bowsers and water sprays, to ensure that there are no dust emissions from the site.

Reason: In the interests of local amenity.

9. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: To minimise noise disturbance from operations at the site.

10. Following the construction and commissioning of the new transfer buildings a noise report shall be submitted to the Waste Planning Authority assessing noise levels from the site when operational. If the assessment concludes that impacts are at or above 'marginal significance' level as contained in BS4142 then additional mitigation measures shall be taken to reduce the impact to below this level.

Reason: In order to ensure the development does not create noise nuisance.

11. Green waste loads should normally only be stored on site for a maximum period of 24 hours, and in any event no green waste loads shall be stored for more than 48 hours.

Reason: To minimise potential for odour.

12. The importation of green waste for transfer shall be for a period of 12 months only, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: To allow a period of assessment and evaluation in relation to potential for odour.

*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:**

**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.

**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:

- 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.