



## Town and Country Planning Act 1990

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To: Jon & Geoff Venn  
Silkstead Farm  
Hursley  
Winchester  
Hants  
SO21 2LG

Application No: **10/01128/HCS**

HCC Ref: WR215

Date of Application: 29 April 2010

**Hampshire County Council**, as Waste Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 13 conditions:

Development: **Variation of conditions 2 and 3 of Planning permission 08/02657/HCS to allow processing of gypsum from waste plasterboard**

Site address: **Four Dell Farm, Otterbourne, Winchester, Hampshire SO21 2DY**

Plans and particulars: **Plan A**

### Reason for Approval

It is considered that the proposal complies with policy because it is a sustainable proposal (S1, DC1) that involves the recycling of plasterboard to create gypsum, a source of sulphur that is able to improve the nutritional value of agricultural land (DC13) without causing any significant amenity (DC8- as the plant is contained within an existing building); traffic (DC6) or other environmental impacts, subject to appropriate mitigation.

All enquiries should be referred to the Environment Department, The Castle,  
Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

on behalf of  
**Director of Environment**  
8 October 2010

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### Planning 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.

#### Working Scheme

2. No more than 32,000 tonnes of wood, plasterboard and green waste per year shall be imported to the site. Of this 32,000 tonnes no more than 10,000 tonnes of plasterboard shall be imported to the site per annum. A record of the quantity of waste brought to the site shall be sent to the Waste Planning Authority annually and shall also be made available to the Waste Planning Authority on request.

Reason: In order to ensure there is not an intensification of use at the site which would lead to harm to the environment or local amenity and in accordance with the advice of the Environmental Health Officer to prevent excess dust caused by loading, unloading and processing of plasterboard.

3. The waste to be brought to the site shall be restricted to wood, plasterboard and green waste and ancillary material (such as nails, wire and packaging) only.

Reason: In the interests of local amenity.



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4. Stockpiles and storage of unprocessed and processed green and wood waste can be stored externally and no higher than 4 metres above existing ground level in the locations shown on approved layout drawing Plan 'A' received 1 June 2010. Shredding/processing/recycling of green and wood waste can take place outside in the approved external yard area due east and adjacent to the waste building subject of this permission. Plasterboard shall only be deposited, stored and processed within the existing waste building as shown on the approved Plan A. No gypsum, or plasterboard deposition, plasterboard or gypsum storage or its processing/recycling shall take place outside of the waste building. The only materials externally stored, processed or recycled are those used in the green waste composting and wood waste processing approved by way of this permission. Stockpiles of gypsum inside the building shall not exceed three metres in height above barn/building floor level and stockpiles of unprocessed plasterboard in the building shall not be stored higher than five metres above floor level unless otherwise agreed in writing beforehand by the Waste Planning Authority.

Reason: In the interests of local amenity and to reduce visual impact.

### Highways

5. Means of vehicular access to the site shall be from the road junction with Poles Lane only.

Reason: In the interests of highway safety

6. Details of measures to be taken to prevent mud and debris from vehicles leaving the site being deposited on the public highway shall be submitted to and approved by the Minerals Planning Authority in writing.

Reason: In the interest of highway safety



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#### Hours of Working

7. Unless otherwise agreed in writing by the Waste Planning Authority, other than movement of processed material within Silkstead Farm (as shown on Plan No SER 02397), no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 on Saturday. There shall be no working on Sunday or recognised public holidays. The movement of processed material within Silkstead Farm shall be restricted to between the hours of 0700 and 2300.

Reason: In the interests of local amenity.

8. Notwithstanding condition (7) above, all mechanical chipping and pelleting operations and plasterboard processing operations shall only be conducted between the hours of 0800 and 1700 Monday to Friday with no work on Saturday, Sunday or recognised public holidays.

Reason; In the interests of local amenity.

#### Landscape

9. Any trees or shrubs required to be planted under planning permission no. 08/02657/HCS which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved under that planning permission.

Reason: In the interests of visual amenity and landscape character

#### Noise, Dust and Odour

10. The level of noise emitted from the site shall at no times exceed an LAeq (one hour) of 70 dB measured, when facing the site, at the left hand point of the site entrance, as marked on submitted plan reference GV/A051981/LAY/01 approved under planning permission no. 08/02657/HCS. Any such measurements shall be taken when adjacent industrial sites are not in operation.

Reason: In the interests of local amenity.



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### **Planning Conditions**

11. The measures set out in the Environmental Noise Impact Statement Barnhawk Acoustics report No. 209/2 as approved under planning permission no. 08/02657/HCS remain in force. The measures include acoustic enclosure by walling the southern façade of the barn and extending the wall to the east as shown on Plan BA1, siting the pelletiser on a concrete base and the construction of a 4 metre bund on the northern boundary.

Reason: In the interests of local amenity.

12. Within three months of the date of this permission and before the development commences the applicant shall submit a new environmental management scheme for the site updating that approved under planning permission no. 08/02657/HCS for the control of noise, dust and odour at the site, for the approval in writing of the Waste Planning Authority. The scheme shall be implemented as approved for the duration of the site's operation.

Reason: In the interests of local amenity including the users of Compton and Shawford public footpath no. 3.

### **Protection of Water Environment**

13. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water and a drainage scheme to dispose of surface water has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall be implemented as approved.

Reason: The site is within the Source Protection Zone 2 for the Otterbourne potable water supply. The applicant needs to ensure adequate drainage is implemented. Sealed drainage must be used in areas of composting activity to prevent pollution of the underlying aquifer.

### **Notes to Applicant**

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

