

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 19 June 2019

Update Report from Head of Strategic Planning

Item No: 6

Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (Application No. 16/10618 Site Ref. NF269)

Revisions to conditions

Time Limits

Amend condition 1 (page 46) from

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

To

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

Duration of Permission

Amend condition 2 (page 46) from

Mineral extraction and waste disposal shall cease, and the site be restored in accordance with the scheme approved under condition 53 by no later than 20 years from the date of implementation of the permission, as notified under condition 1 of this permission.

To

Mineral extraction and waste **recovery (uncontaminated inert material)** shall cease, and the site be restored in accordance with the scheme approved under condition 53 by no later than 20 years from the date of implementation of the permission, as notified under condition 1 of this permission.

Archaeology

Amend Condition 3 (page 46) from

No individual phase of development shall take place until the applicant has secured the implementation of a **programme of archaeological work** in

accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Minerals and Waste Planning Authority. **The assessment should initially take the form of a geophysical survey of the entire site, followed by the excavation of trial trenches focused on any features identified by the geophysicists. Further trenching should also take place within any 'blank' areas identified by the initial survey to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.**

To

No individual phase of development shall take place until the applicant has secured the implementation of a **programme of archaeological monitoring and mitigation** in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Minerals and Waste Planning Authority **to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.**

Delete Condition 4

Amend Condition 5 (page 47) from

Following completion of archaeological fieldwork, a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement. This is a pre-commencement condition as such details need to be considered prior to construction of the development and thus go to the heart of the planning permission.

To

Following completion of archaeological fieldwork, a report will be produced in accordance with an approved programme **submitted by the applicant and approved in writing by the Minerals and Waste Planning Authority** including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Item No: 7

Development of chalk quarry with reinstatement to agriculture using imported inert materials, together with ancillary development include site office, wheel wash, weighbridge, new access and drying shed at Land adjacent A339, Basingstoke Road, Manor Farm, Monk Sherborne RG26 (EIA) (Application No. 18/01064/CMA Site Ref. BA176)

Correction to Reason for Refusal 1 (page 85)

Should read '**safely**' not 'safety'.

The proposed vehicular access to the site is inadequate to accommodate the development **safely** and would result in an unacceptable impact on the safety of users of the development and adjoining highway, contrary to policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

Item No: 8

1) Variation of conditions 2 and 14 of planning permission BDB/56369 (No.18/03065/CMA)

2) Variation of condition 2 of planning permission 14/00398/CMA (No.18/03067/CMA)

3) Variation of condition 3 of planning permission 15/03422/CMA (No.18/03069/CMA) and

4) Variation of condition 5 of planning permission 17/03430/CMA (No.18/03073/CMA)

to enable the continued use of the site for composting and other ancillary uses at Little Bushywarren Compost Site, Bushywarren Lane, Ellisfield RG25 2NS (Site Ref. BA103)

Amendments to the report and clarification:

Amendment to Paragraph 21 - Heading National Planning Policy Framework (**2018**) (NPPF) should read National Planning Policy Framework (**2019**) (NPPF)

Representations:

The applicant provided clarification to officers on 17 June 2019 on matters relating to odour and traffic impacts from the site, as raised in objections to the planning applications.

*“With regard to **odour**, this is a permitting consideration. The Environment Agency have no issues and do not believe there to be odour issues. This was confirmed in their last visit. Also, there is no evidence, especially considering the EA view, that the source of odour is wholly or partially from the composting site. However, in response we are restricting turning under certain weather (wind direction) conditions*

*In respect of **traffic**, we are working with customers on an ongoing basis to make them aware of opening hours to alleviate any future queuing where possible. To ease this, when it has happened in the past, site gates are opened slightly earlier to allow some vehicles to wait on-site and along the extent of the access road. This is a simple way of easing any flow or delay problems, but we are not aware of recent issues in this respect.”*

Revisions to conditions:

Amendment to Condition 10 of 18/03065/CMA (page 112)

Landscape

10. The additional tree and shrub planting around the site shall be maintained in accordance with the scheme approved by the Waste Planning Authority on 30 August 2005. Any trees or shrubs that die, become diseased, or removed or damaged shall be replaced in the first available planting season with others of similar size and species in accordance with the approved details ***for the duration of the period that the site is used for composting.***

Amendment to Condition 12 of 18/03065/CMA (page 113)

Restoration

12. The site shall be restored to agriculture, woodland and wetland in accordance with a scheme agreed in writing by the Waste Planning Authority. Such a scheme shall be submitted by 1 October 2023. The scheme shall include details of depth of topsoil and subsoil and ground preparation measures, drainage, additional tree and shrub planting and dormice habitat enhancements. **Thereafter, the approved scheme shall be implemented in full.**

END