

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 29 July 2020

Update Report from Head of Strategic Planning

Item No: 6

Variation of conditions 5, 11 & 18 of planning permission 51471/003 to allow for restricted night-time activities including importation of road planings at Unit 5-6 Waterbrook Estate, (formerly referred to as Unit 7), Waterbrook Road, Alton GU34 2UD (Application No. 51471/007 Site Ref. EH156)

Clarification on the HGV routing legal agreement

Clarification is provided for the proposed legal agreement to restrict the routing of the proposed night-time Heavy Goods Vehicle (HGV) movement to and from the site.

Paragraph 28 of the Committee Report sets of the applicant's agreement to enter into a Section 106 Agreement with the Minerals and Waste Planning Authority (MWPA), to define the routing of the out of hours HGV movements.

Paragraph 29 lists the supporting documents of the application, including the 'Heads of Terms and Guidance for a Section 106 agreement for HGV routing including the HM Land Registry Deed for the site' (Appendix 8 of the application).

This update report therefore adds Appendix F (attached). This is a plan showing the proposed restricted routing for the out of hours HGV movements for the proposed legal agreement.

The applicant has commenced the process for completion of the S106 Agreement with HCC Solicitors.

2) Representations:

Mr White, a member of the public who lives locally to the site, sent an email to the Members of the Committee, dated 26 July 2020. This email included links to three videos of activities at the Site.

The videos show daytime operations at the site. Those activities are covered by the existing permission for the site, rather than the proposed night-time activities hereby considered by this application.

Appendices:

- Appendix F – HGV routing for proposed legal agreement (App 2.6 Vehicle Routing to and from the site as detailed in letter dated 3rd May 2018 to HCC)

Appendix F

HGV routing for proposed legal agreement

APP 2-6 Vehicle Routing to and from the site (Green Line) as detailed in letter dated 3rd May 2018 to HCC



Item No: 7

Variation of conditions 1 & 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration at Eversley Quarry, Land at Chandlers Farm, Off Fox Lane, Reading Road, Eversley RG27 0NQ (Application No. 19/02866/HCC Site Ref. HR038)

1) Amendments to the report and clarification:**The Site**

Clarification of figures in paragraph 14 – Reference is made to the conveyor being positioned on a deposit of mineral which contains approximately 85,000m³ (120,000 tonnes) of aggregate. The proposal will involve the extraction of the remaining reserves of 50,000 tonnes as outlined in paragraph 13.

Amendments to Consultations

51. **Wokingham Borough Council:** No objection.
57. **Natural England:** No response received.
62. **County Landscape:** No additional landscape impacts associated with this proposal.
63. **County Archaeology:** No archaeological issues associated with this proposal.
64. **County Ecologist (HCC):** The proposed extension of extraction period and delay to the restoration will not give rise to any impacts to ecology.

Item No: 10

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)

Revisions to conditions**Amend Condition 2 to read:**

Mineral extraction and waste disposal shall cease, and the site be restored in accordance with the scheme approved under **condition 24** by no later than 20 years from the date of commencement of the permission, as notified under condition **22** of this permission.

Reason: To secure the satisfactory restoration of the site in accordance with Policy 9 (Restoration of mineral and waste development) of the Hampshire Minerals and Waste Plan (2013).

Amend Condition 21 to read:

Prior to commencement of development as shown on the Phasing Plan (Drawing no PHS-2020 Issue **Final dated 17/02/20**), the applicant is required to submit for approval, an updated ecological report to the planning authority detailing the results of an updating ecological walkover survey, any mitigation works completed, and (based on the walkover survey findings) any amendments or additions to the mitigation measures proposed.

Reason: To ensure the ecological impacts of the development remain assessed and known at each stage of the development works, and any additional or amended mitigation necessary can be applied and in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Mineral and Waste Plan (2013). **This is a pre-commencement condition as the ecology of the site is important in ensuring a satisfactory development due to the sensitive landscape location.**

Amend Condition 23 to read:

No heavy goods vehicles (HGVs are vehicles over 3.5 tonnes gross weight) shall enter or leave the site and no plant or machinery shall be operated except between the following hours: **07.30 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday during the months of November-June and 07.00-1800 Monday to Friday and 08.00-1300 Saturday for the operation of machinery during the months of July, August, September and October.** There shall be no working on Sundays or recognised Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Amend Condition 24 to read:

No development shall take place until a detailed restoration scheme has been submitted to and approved in writing by the County Council. The restoration scheme should include but not be limited to the following:

- i) The thickness and quality of subsoil and topsoil to be used and the method of soil handling and spreading, including the machinery to be used;
- ii) the ripping of any compacted layers of final cover to ensure adequate drainage and aeration, such ripping to take place before placing of topsoil;
- iii) measures to be taken to drain the restored land; and
- iv) details of proposed seeding.

Thereafter, the approved Restoration Method Statement shall be implemented in full within the agreed timetable.

Reason: This condition is necessary to conserve and/or enhance the natural features and character of the site and to both offset the impact on wildlife experienced during the working of the mineral and to maximise the opportunity for securing positive benefits for nature conservation once mineral workings cease and to ensure the protection of water quality water resources, conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity and to prevent flood in accordance with paragraphs 163, 170 and 178 of the National Planning Policy Framework (2018) to ensure the protection of water quality and water resources and prevent flood risk and Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as the restoration of the site is important in ensuring a satisfactory development due to the sensitive landscape location.

Amend Condition 25 to read:

An aftercare scheme requiring that such steps as may be necessary to bring the land restored to the required standard for use for agriculture shall be submitted for the approval of the Mineral and Waste Planning Authority not later than two years from the date of this permission. The aftercare scheme should allow provision for an annual meeting to discuss the detailed steps necessary on the restored the land.

Reason: To ensure that the land is satisfactorily restored in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Amend Condition 26 to read:

The development hereby permitted shall be carried out in accordance with the following application plans:-

GBF-MF-LOC-01, Land Ownership and Alternatives, SUR/05 W1, ELE/01 W3, GBF-MF-ELE-02, ACC/01 W1, FIN-01FINAL, HDG-01, GBF/MF/APP/01B, GBF/MF/LAY/02, PHS-2020 W2, 1707-TF-00-00-DR-L-1001Rev05, F.082/1, F.082/2, F.082/3, F.082/4, F.082/5, SEC/01 FINAL, SEC/02 FINAL.

Reason: For the avoidance of doubt and in the interests of proper planning.

Additional conditions

Flood and Surface Water Management

1) No development shall begin until a detailed surface water drainage scheme for the site, supported by a Flood Risk Assessment and based on the principles of infiltration, has been submitted and approved in writing by the Minerals and Waste Planning Authority. The submitted details should include:

- a. A Flood Risk Assessment and Drainage Strategy detailing the current and proposed situation and the restoration phases.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for the 1:30 storm event as well as ensuring storm events up to and including 1:100 + climate change are contained within the site boundary.
- e. Evidence that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason: In the interests of Flood and Water Management and in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as flood and water management details are an integral part of the scheme design and thus go to the heart of the planning permission.

2) No development shall begin until a detailed phasing proposal, has been submitted and approved in writing by the Mineral and Waste Planning Authority. The submitted details should include:

- a. Plans detailing the phasing of the excavation works
- b. Plans detailing the phasing of the restoration works
- c. Technical summary detailing how the surface water regime would be affected / amended by the excavation and restoration works detailed by each phase.
- d. Calculations to support the plans and technical summary demonstrating how water would be managed throughout each phase of work including the 1:30 and 1:100 + climate change storm events.

Reason: In the interests of Flood and Water Management and in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as flood and water management details are an integral part of the scheme's design and thus go to the heart of the matter.

3) Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Minerals and Waste Planning Authority prior to the commencement of the works. The submitted details shall include;

- a) Maintenance schedules for each drainage feature type and ownership
- b) Details of protection measures to ensure construction plant and activities do not adversely affect the performance of the drainage
- c) Details of post restoration maintenance responsibilities.

Reason: In the interests of Flood and Water Management and in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013). This is a pre-commencement condition as flood and water management details are an integral part of the scheme's design and thus go to the heart of the matter.

END