

## HAMPSHIRE COUNTY COUNCIL

### Regulatory Committee Meeting 19 July 2023

#### Update Report from Assistant Director of Waste & Environmental Services

**Item No: 6**

Proposed extension to Nursling Recycling Centre, variations to existing site layout, erection of a new workshop building and the upgrade of parking arrangements at the adjacent paintball centre at Nursling Recycling Centre, Lee Lane, Nursling Southampton SO16 0AD (Application No. 22/00174/CMAS Site Ref. TV055)

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

**Appendix C updated to show location of Station Road** - Appendix C of the July Committee report has been amended to better show the location of the house on Station Road in relation to the site. This updated Appendix C is attached.

**Clarification** - In light of the email sent directly to Committee (dated 15th July from Lomax (N Winchester Farm reference)) regarding the extant vehicle movements, annual tonnage allowance and concrete manufacture limits, and the January 2023 North Winchester Farm decision by Committee ([21\(00832/HCS\)](#)), some additional clarification is provided.

*Extant Planning permission:*

The vehicle movement limits, tonnage limit of material imported to site, and the limit on amount of concrete produced in the current extant planning permission were carried forward from a consolidation planning permission granted in 2011 ([10/02266/CMAS](#)). Reference to the consolidation planning application was made in Paragraphs 38 (activities allowed), and 117 and 118 (vehicle movements and tonnage limits) of the January Committee Report. The vehicle movement and tonnage limits required by Conditions of that Planning Permission were those requested at the time by the applicant (the initial request for 110,000 tonnes per annum was revised by the applicant to 75,000 tonnes per annum during the application determination). The limit on concrete production imposed at the time matches a request by Nursling and Rownhams Parish Council in their consultation response.

Reference was also made to the 'Reasons' associated with the extant planning conditions. Reasons for planning conditions are something added as a matter of course as part of the drafting of planning conditions as it needs to be demonstrated all conditions need to have justification and reasonable and meet national planning policy tests. They are also what is considered to be relevant at the time of the decision. It should not be inferred from the reasons that any imposed limits are the maximum considered acceptable. While background information on the site

planning history is useful for context of future planning applications, a future planning applications have to be considered on their own merits and assessment of the impacts associated with those applications.

*Reference made to North Winchester Farm:*

As stated above, planning applications should be determined on their own merits. The North Winchester Farm planning application (ref [21/00832/HCS](#)) was distinct from the current application. For that planning application, the Winchester City Council EHO objected to the proposal due to amenity impacts from additional HGVs particularly the dwellings closest to the site access entrance. This conclusion was in part due to issues with the methodology submitted to assess the noise impact. Assessment was not required along the highway route used by vehicles accessing the site. That site location also had a far lower background noise level and nature of contributing sources to that background than the dwellings Station Road. The Station Road context is very different to the North Winchester Farm site.

## **2) Representations:**

A further public representation has been submitted from an existing respondent. This further representation restates their current objection to the proposal and was accompanied by additional photos related to HGV movements along Station Road.

The Committee has also received an email directly from one respondent. This email made reference to the extant planning permission and also the recent refusal by Committee for North Winchester Farm ([21\(00832/HCS\)](#)).

Both have been added as public representations associated with the current planning application.

There are now 27 public representations from 16 respondents.

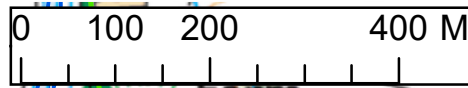
## **3) Amendments to conditions:**

The following amended condition was previously recommended on the day of the January Committee meeting but was not captured in the recommended conditions in Appendix A of the July Committee report.

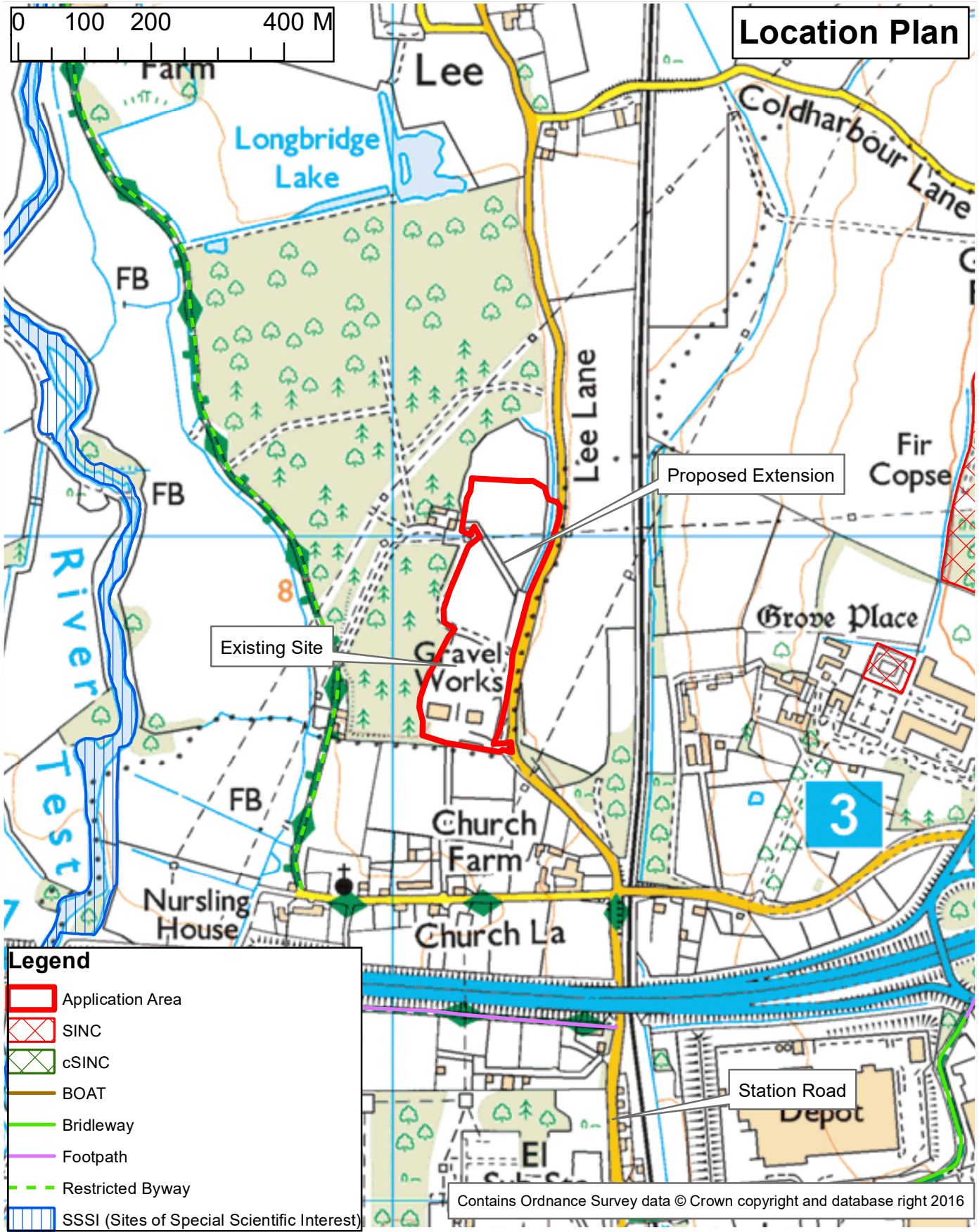
Proposed condition 8 is updated to add additional detail to required content of Operation Traffic Management Plan:

8. Within 2 months of the date of the permission hereby approved, an Operation Traffic Management Plan shall be submitted to and approved in writing by the Minerals and Waste Planning Authority. *This Plan should include details of the management vehicle numbers to ensure maximum limits are not exceeded, driver education measures, measures to ensure the route remains safe including emphasis on the priority route for cyclists (with provision of exit signage to this effect), and a complaints procedure.*

The approved Operation Traffic Management Plan shall be implemented for the duration of development.



# Location Plan



**Legend**

- Application Area
- SINC
- cSINC
- BOAT
- Bridleway
- Footpath
- Restricted Byway
- SSSI (Sites of Special Scientific Interest)

**Proposed extension to Nursling Recycling Centre, variations to existing site layout, erection of a new workshop building and the upgrade of parking arrangements at the adjacent paintball centre at Nursling Recycling Centre, Lee Lane, Nursling Southampton SO16 0AD**

**Regulatory Committee**

Date 19 July 2023

1:8,000



**Hampshire**  
County Council

**Economy, Transport and Environment**

**Application No: 22/00174/CMAS**

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**Site Reference: TV055**

Drawn by: Planning Control & Development Management

# HAMPSHIRE COUNTY COUNCIL

## Regulatory Committee Meeting 19 July 2023

### Update Report from Assistant Director of Waste & Environmental Services

#### Item No: 7

Retrospective planning application for a Waste Transfer Station (Sui Generis) at Avery B, Shedfield Equestrian Centre, Botley Road SO32 2HN (Application No. 22/01797/HCS Site Ref. WR228)

#### 1) Consultations:

In relation to paragraph 52 of the report, Councillor Lumby has provided a written update for the committee, as he is unable to attend. This is as follows:

*This site is located in the Meon Valley Division and is before you today at my request. My apologies that I cannot join you today, I am away. You will also be aware that even if here, my voice issues would make it hard for me to say much, you are therefore spared these!*

*The report prepared here is excellent and sets out detailed reasons why this application should be rejected. Too much has gone on this site for too long without regard to city and county planning policies and too many residents have suffered as a result. The recommendation to refuse permission is very much welcomed and I do hope that you will be able to support that recommendation today.*

#### 2) Representations:

Officers are aware of the representation received by members of the committee via email on 17 July 2023 from one of the registered speakers - Cllr Ogden of Shedfield Parish Council.

The email contained a photograph of a fully laden 'transit-style' pick up van that appears to be parked within the centre/front of the application site. Surrounding it are skips, bins and piles of waste wood.

The van and these waste materials appear to be occupying the entire site and its yard/sorting area. The waste materials do not appear to be being stored within their designated storage areas as proposed.

# HAMPSHIRE COUNTY COUNCIL

## Regulatory Committee Meeting 19 July 2023

### Update Report from Assistant Director of Waste & Environmental Services

#### Item No: 8

Development and reconfiguration of a Waste Transfer Station (part retrospective) at Westwood, Unit 1, Botley Road, West End Hampshire SO30 3HA (Application No. CS/23/94884 Site Ref. EA114)

#### 1) Revisions to conditions

**Conditions amendments** - Changes to the conditions highlighted in *italic*

Condition 2 – amendment to the reason for clarity and remove reference to Policy 12:

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

Condition 5 – amendment for clarity:

*There shall be no more than 8 deliveries of waste to the site per day.*

*There shall be no more than 2 articulated HGV movements per week (1 in, 1 out) in addition to the above vehicle movements.*

Reason remains unchanged.

Condition 10 – amendment for clarity:

*No external lighting shall be erected within the main WTS yard area.*

*The only fixed lighting permitted is the low-level lighting affixed to the workshop / office facility, required for the health and safety of staff opening or closing-up during the hours of darkness.*

Reason remains unchanged.

Condition 11 – correction to UPVC

There shall be no outside storage of waste outside the defined *UPVC* bay and the allocated metal bin as set out set out in the 'proposed layout as at January 2023' plan (drawing no. LAY-01).

Reason remains unchanged.

Condition 14 – replace wording as follows for clarity:

*The development hereby approved shall be operated in accordance with the dust control measures set out in Paragraph 5.1.9. of the submitted Planning Statement, dated February 2023, for the duration of the development.*

Reason remains unchanged.

Conditions 15 and 16– Amendments and merging of conditions to become one condition on noise. Replace the condition wording for both with the following and delete condition 16:

*Within one month of the date of the permission hereby approved, a Noise Management Plan shall be submitted to and approved in writing by the Minerals and Waste Planning Authority.*

*The scheme should show the installation of a 2.5 metre high acoustic fence on the eastern boundary, adjacent to the UPVC storage area and weighbridge as identified on 'proposed layout as at January 2023' plan (drawing no. LAY-01).*

*The scheme shall also include details on how drop heights from plant and machinery will be minimised.*

*To minimise amenity impacts from operations at the site and to ensure that the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).*

On the basis of the deletion of condition 16, all subsequent conditions will be renumbered accordingly.

**END**

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