

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY  
COUNCIL held at the castle, Winchester on Wednesday 17 July 2024

Chairman:

\* Councillor Peter Latham

Councillor Lance Quantrill	* Councillor Keith House
* Councillor Steven Broomfield	* Councillor Adam Jackman
* Councillor Mark Cooper	* Councillor Lesley Meenaghan
* Councillor Rod Cooper	* Councillor Sarah Pankhurst
* Councillor Michael Ford	Councillor Stephen Parker
* Councillor Tim Groves	* Councillor Roger Price
* Councillor Pal Hayre	* Councillor Kim Taylor
Councillor Juliet Henderson	* Councillor Stephen Philpott

\*Present

**172. APOLOGIES FOR ABSENCE**

Apologies had been received from Councillors Juliette Henderson, Stephen Parker and Lance Quantrill.

Councillor Stephen Philpott attended as a substitute.

**173. DECLARATIONS OF INTEREST**

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 5 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

**174. MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed.

**175. DEPUTATIONS**

The Chairman confirmed that there were four deputations in attendance for the meeting who would have up to 10 minutes each to speak. There was also one County Councillor in attendance to speak.

176. **CHAIRMAN'S ANNOUNCEMENTS**

There were no formal announcements.

177. **UNIT 5 WATERBOOK ESTATE, ALTON**

***Variation of conditions 3 (Layout), 5 (Hours of Working & Temporary Period), 11 & 12 (Noise, Dust & Odour), 16 (Storage), 18 (Types of Materials) & 25 (Plans) of planning permission 51471/008 at Unit 5 Waterbrook Estate, Waterbrook Road, Alton, GU34 2UD (No. 51471/009) EH156***

The Committee considered a report from the Assistant Director of Waste & Environmental Services (item 6 in the minute book) regarding an application for variation of conditions at Unit 5 Waterbrook Estate in Alton.

The report and application were summarised and it was highlighted that an update report had been circulated confirming changes since publication (see minute book). The Committee was shown aerial photographs and a location plan was presented that showed the site in relation to the highway network. Elevation plans depicted the revised planting plans and new proposals to provide a four metre high fence on the existing boundary retaining wall to provide noise attenuation, dust containment and visual screening.

As well as the update report, there were additional updates to Conditions as follows:

*The first paragraph of Condition 11 should be amended as follows:*

*The site shall be run in accordance with the submitted and approved Dust and Noise Management Plan, updated 8 May 2024 or any subsequent updates of the Dust and Noise Management Plan submitted to and approved in writing by Minerals and Waste Planning Authority.*

*The second paragraph of Condition 14 should be amended as follows:*

*The approved fencing and netting design shall be implemented within two months of the date of approval of the details. If by this time the acoustic fence is not erected within two months of the date of approval of the details or within 6 months of the date of the development hereby approved, whichever is sooner, there shall be no operation of the trommel and picking station without approval of the Minerals and Waste Planning Authority.*

*Condition 17 should be amended as follows:*

*Stockpiles of waste and recycled materials shall not exceed a maximum level of 5 metres in height above the level of the ground on which the stockpile is located for soil/hardcore processing and screened material and 4 metres in height above the level of the ground on which the stockpile is located for the product storage and materials storage including wood (as indicated on Site Plan 4998 SK/04 Rev G dated March 2010). Stockpile heights shall be measured from the existing ground levels adjacent to the stockpiles as shown on Topographical Survey (drawing 001 Rev 0) dated February 2024.*

Condition 26 should be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 002, GF-LSC-01, 4998 SK/04 Rev G, GRFX.004 Rev C

The Committee received two deputations on this item. Councillor Suzie Burns spoke against the application on behalf of East Hants District Council and John Palmer spoke on behalf of the applicant in support.

During questions of the deputations, the following points were clarified:

- A liaison panel had not been organised recently but was welcomed by residents
- The applicant had been responsible for the site for three years

During questions of officers, the following was clarified:

- A liaison panel had previously existed but had since ceased. It was encouraged that this be reconvened.
- The trommel was not operational at the Site Visit that had taken place by the Committee as it was not required frequently.
- Topography was considered when the noise and impact on residents were assessed.
- An advisory note regarding the liaison panel would be included with any permission granted and officers would work with local County Councillor Andrew Joy in getting it set up.
- The site was in an industrial area alongside sites with no restrictions.

During debate, some Members felt that the operator could do more to work to work with residents and were unimpressed by the management of the site when on the site visit. At the same time, it was acknowledged that Environmental Health had no concerns regarding the site.

Officers reassured Members that the new conditions would mean there were more enforcement powers

RESOLVED

Planning permission was **GRANTED** subject to:

- a) The conditions listed in Appendix A
- b) Updates to Conditions 5 and 19 in the Update Report; and
- c) Updates to Conditions 11, 14, 17, and 26 as presented above

Voting

Favour: 14 (unanimous)

178. **DOWN FARM, THREE MAIDS, HEADBOURNE WORTHY**

***Change of use from motocross to a Construction, Demolition, Excavation Waste Management Facility, involving importation, treatment and storage of waste and aggregates, with offices, structures and vehicle parking (retrospective). Importation and storage of road planings for crushing and screening to create recycled aggregate, including associated buildings, structures and vehicle parking. Provision of silo for concrete batching operation with storage, office and parking. With internal separation bunds and landscaping at Down Farm, Storage Land at Three Maids Moto Cross, Down Farm Lane, Headbourne Worthy Hampshire SO22 6RG (No. 23/02126/HCS) WR237***

The Committee considered a report from the Assistant Director of Waste & Environmental Services (item 7 in the minute book) regarding an application at Down Farm in Headbourne Worthy.

In summarising the report, the lead officer highlighted that the Inspectorate had identified a need for a facility in the Winchester area and the application consisted of three different proposed plots. An update report had been published and included minor amendments to the report as well as clarification on the site restoration requirement.

The Committee was shown an aerial photograph that depicted the site access and the three separate plots within the site along with proposed bunding. Key issues were summarised and it was confirmed that additional noise assessments could be done in future if it was felt necessary.

The Committee received two deputations. Councillor Simon Borthwick at Littleton and Harestock Parish Council spoke against the application and Alison Crooks spoke on behalf of the applicant in support. Councillor Jackie Porter also addressed Committee as the local Member and shared her reservations with the site.

During questions of officers, the following points were clarified:

- Keeping the three plots separate enabled more control and made for better enforcement.
- Weighbridges were an operational matter and Condition 5 included the request for the operator to keep a daily record of HGVs entering and leaving the site and made available to the Minerals and Waste Planning Authority on request.
- It was felt that Condition 11 was sufficient to address any concerns regarding vehicular access, which requested that an Operational Traffic Management Plan for Heavy Goods Vehicles (HGVs) using Plots A, B, or C should be submitted to, and approved in writing by, the Minerals and Waste Planning Authority.

RESOLVED

Planning permission was GRANTED subject to:

- a) The conditions listed in Appendix A
- b) Completion of a section 106 agreement to secure the relinquishment of the granted but not implemented planning permission - [20/01188/HCS](#) - related to storage and processing of road planings elsewhere on the wider moto-cross site; and
- c) The update report.

Voting

Favour: 14 (unanimous)

179. **MONITORING AND ENFORCEMENT UPDATE**

The Committee received a Monitoring and Enforcement report from the Director of Universal Services (item 8 in the minute book), which summarised work undertaken by the Development Management team (including monitoring and enforcement) during the period February 2024 – June 2024.

Officers confirmed that they were in contact with the applicant from Jackson's Farm and anticipated an application later in the year.

Members noted the report.

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Chairman,