

# HAMPSHIRE COUNTY COUNCIL

## Regulatory Committee Meeting 17 April 2019

### Update Report from Head of Strategic Planning

#### Item No: 6

Revision to previously approved scheme for Eclipse BRT Busway including retention of Rowner Road Bridge and provision of shared use pedestrian/cyclist route at Former railway land north and at Rowner Road Bridge, Gosport (Application No. 19/00034/HCC3 Site Ref: GPH002)

#### 1) Representations:

A further representation has been received from a resident who supports the revision to retain the Rowner Road Bridge and pedestrian/cyclist underpass, however, considers the amount of money spent on such a small extension of the Eclipse Busway for very little gain would be better spent on providing a protected cycle path along the entire length of Grange Road.

#### 2) Revisions to conditions:

**Condition 2** - amendment to hours of working to replicate working hours for the northern section of the Eclipse Busway to read: -

*No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before **0700 or after 1830 Monday to Friday inclusive, before 0800 or after 1700 on Saturday** and not at all on Sunday or recognised Public Holidays.*

*Reason: To protect the amenities of occupiers of nearby properties.*

**Condition 8** – delete “Prior to the commencement of development” to read: -

*The recommendations of the Arboricultural Impact Assessment dated 09/01/2019, shall be implemented and retained for the duration of the development.*

*Reason: To ensure the protection of trees and retain the amenity of the local area and in accordance with Policy LP41 (Green Infrastructure) of the Gosport Local Plan (2015).*

**Condition10** – Delete “Prior to commencement of development” to read: -

*A detailed scheme of proposed additional planting to mitigate for the loss of mature category A and B trees (on land used by utility companies) shall be submitted to and approved in writing by the Local Planning Authority **within three months of commencement of development.***

*Reason: To ensure the protection of trees and retain the amenity of the local area and in accordance with Policy LP41 (Green Infrastructure) of the Gosport Local Plan (2015).*

**Item No: 7**

- 1) Variation of conditions 1, 3 and 4 of planning permission 07/90183 to extend the time to complete the importation of waste to the landfill until 2029, revise the landfill phasing and phasing of restoration, and the completion of landfill restoration by 2031 (No. 19/10066)
- 2) Variation of condition 2 of planning permission 11/97613 to extend the time for the use of the Waste Transfer Station until 2030 (No. 19/10064)
- 3) Variation of condition 2 of planning permission 08/92516 to extend the time for the use of the landfill gas utilisation plant until March 2040 (No. 19/10063)

at Blue Haze Landfill Site, Verwood Road Somerley BH24 3QE (Site Ref: NF105)

**1) Revisions to conditions for application 19/10066:**

Due to a formatting issues, the header and backgrounds of Integral Appendices B, C and D have errors, and numbering of the proposed conditions in Integral Appendix B are incorrect. All numbering and references to conditions within other conditions have been corrected.

**Condition 3** (Completion date) is amended to:

*The permission hereby granted shall be time limited. The extraction and tipping operations shall cease by 31 December 2029. The site shall be restored by **31 December 2031** in accordance with the approved scheme under Condition 45 (Restoration scheme) and shall be subject to aftercare as set out in Condition 51 (Aftercare).*

*Reason: To ensure restoration of the site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).*

Review of the conditions with the operator has identified that the application seeks a variation of conditions to increase the lifespan of the site to the end of 2029 for landfilling and the end of 2031 for restoration.

**Condition 7** (Operating times) is amended to:

*No heavy goods vehicle shall enter or leave the site and no plant and machinery shall be operated except between the hours listed below:*

- *0700 - 1800 Monday to Friday (except on recognised Public Holidays);*
- *0700 – 1630 Saturdays; and*
- *For the receipt of domestic and household waste recycling centre waste only, 0800 – 1630 on Sundays and Public Holidays excluding 25 and 26 December.*

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

The existing conditions 6 (Hours of working) of PP 07/90183 for the landfill site and Condition 3 (Hours of Working) of PP 11/97613 for the Waste Transfer Station are not considered succinct. Therefore, to ensure clarity, in review with the operator, the above proposed Condition 3 (operating times) is proposed.

**Condition 30** (Lighting) is amended to:

*No additional Lighting shall be installed on the site without prior approval by the Waste Planning Authority.*

*Reason: To protect public health and residential amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).*

It is considered, on balance, that the WPA does not require the submission of additional information to ensure control of lighting on the site.

## **2) Revisions to conditions for application 19/10064:**

**Condition 2** (Completion date) is amended to:

*The use of the Waste Transfer Station hereby permitted shall cease by **31 December 2030**. Within 6 months of cessation of use, all waste, plant and equipment, the building, foundations, hardstandings, weighbridge and structures*

*shall be removed and the site restored in accordance with Planning Permission 19/10066, or any subsequent primary planning permission that supersedes 19/10066 on the site.*

*Reason: To ensure restoration of a temporary development site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).*

Review of the conditions with the operator has identified that the application seeks a variation of conditions to increase the lifespan of the WTS to the end of 2030.

**3) Revisions to conditions for application 19/10063:**

**Condition 2** (Completion date) is amended to:

*The development hereby permitted including gas engines and leachate tanks shall cease by **31 December 2040**. Within 6 months of cessation of the use, all components of the development; plant, engines, equipment, leachate tanks, foundations, hardstandings, and structures shall be removed and the site restored in accordance with Planning Permission 19/10066, or any subsequent primary planning permission that supersedes 19/10066 on the site.*

*Reason: To ensure restoration of a temporary development site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).*

Review of the conditions with the operator has identified that the application seeks a variation of conditions to increase the lifespan of the LGUP to the end of 2040.

**4) Correction to Paragraph 10.13 of the committee report:**

- a. The final sentence of paragraph 10.13 should read:  
*'This alternative was also supported by the representations from a member of the public and the Verwood Town Council.'*
- b. The East Dorset Environment Partnership were incorrectly referenced in this paragraph. In highlighting this error, the East Dorset Environment Partnership state that they *'...would not support early closure of the Blue Haze site as it would be contrary to both Hampshire and Dorset policy'*.

**Item No: 8**

Variation of condition 3 of planning permission S/11/68998 to amend the operating hours for the site until 23:00 on weekdays at Veolia Waste Transfer Station, Portsmouth Road, Netley, SO31 8GD (Application No. CS/19/85002 Site Ref. EA027)

**Amendments to the report and clarification:****Amendments to Section 7 - Consultations**

- 1) Paragraph 7.1 - County Councillor House raised concerns in relation to increasing operational hours (and HGV movements) until 23:00 hours.
- 2) County Councillor Craig registered concerns that the increase to existing HGV noise-related disturbance on local residents would be exacerbated and would be detrimental to their health and well-being.
- 3) Bursledon Parish Council object on the following grounds:
  - Noise & vibration from HGVs moving through residential areas;
  - Many houses front the footway directly;
  - Increase in number of residential properties since permission originally granted;
  - Old properties along the route vulnerable to vibration damage.

**Revisions to Conditions:****Condition 3** - Hours of Working

*No heavy goods vehicles shall enter or leave the site and no plant and machinery shall be operated except between the hours of 0730 to 2300 Monday to Friday (except on bank and public holidays when the hours are restricted to between 0800 and 1600) and between 0730 and 1700 on Saturday. **Only 10 heavy goods vehicles shall enter and leave the site between the hours of 18:00 and 23:00 Monday to Friday.***

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

For clarification, the current permission S/11/68998 has no conditions relating to throughput of material or numbers of HGV movements.

**END**