

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY COUNCIL
held virtually via Microsoft Teams on Wednesday 29th July, 2020

Chairman:

* Councillor Peter Latham

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| * Councillor Lance Quantrill | * Councillor Alexis McEvoy |
| * Councillor Christopher Carter | * Councillor Neville Penman |
| * Councillor Mark Cooper | * Councillor Stephen Philpott |
| * Councillor Rod Cooper | * Councillor Roger Price |
| Councillor Roland Dibbs | Councillor Jan Warwick |
| * Councillor Jane Frankum | Councillor David Harrison |
| * Councillor Andrew Gibson | * Councillor Pal Hayre |
| * Councillor Keith House | |
| Councillor Gary Hughes | |
| * Councillor Wayne Irish | |

*Present

199. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Gary Hughes and Councillor Jan Warwick. Councillor Pal Hayre attended as a deputy for Councillor Warwick.

200. 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 2 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.

201. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

202. DEPUTATIONS

The deputation procedure was explained by the Chairman and it was confirmed that 10 deputations had been received for the meeting.

203. CHAIRMAN'S ANNOUNCEMENTS

There were no formal announcements.

204. WATERBROOK ESTATE, ALTON

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)

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) regarding variation of three conditions at Waterbrook Estate in Alton.

The officer introduced the item and the history of the application. Members were reminded of the location and details of the site following it previously appearing at Committee in 2018, when a similar application was refused. The subsequent appeal was dismissed by the Inspectorate on the grounds of requiring a night-time HGV routing agreement.

The Committee received 10 deputations on this item. Helen and Martyn Boyce, Nick Weeks, Rachel Palmer, Peter White and Justin Laughton all spoke against the application. There were concerns regarding long-term health with night movements of vehicles and it was felt that this would make a mockery of guidelines in place to protect residents. There was already a lot of noise at weekends and concerns after the applicant was felt to be breaching conditions previously. Little correspondence had taken place with the applicant and it was requested that a temporary permission be considered to monitor how disruptive the change to conditions would be.

Councillor Graham Titterington from Alton Town Council highlighted how despite being on industrial estate, the site was still close to housing and despite noise levels being declared appropriate, disagreed with the conclusion following tests on the projected sound levels.

Councillor Suzie Burns from East Hampshire District Council addressed Committee and questioned whether there was a real need for the change of conditions and night time operations. There were also concerns that the assessment was not accurate as they were done from the ground level of the properties and not the bedrooms, which were more in line with the site and would be subjected to any additional night-time noise. Councillor Burns also stressed that the screening proposed should be allowed to establish and be effective before work could continue.

County Councillor's Mark Kemp-Gee and Andrew Joy also shared their concerns regarding the site and the proposed changes. Councillor Joy echoed Councillor Burns' reservations over the sound assessment, agreeing that the receptors had not been accurately placed and therefore the result was not a true representation.

John Palmer spoke on behalf of the applicant and reminded Committee that other

operators within the industrial estate already worked through the night. He rejected the accusations made about the operations at the site from deputations. The locations of the receptors assessed had been approved from the Environmental Health Officer and were a recognised industry standard and felt the results were accurate. Whilst there was currently no liaison panel in place, Mr Palmer agreed that this would be beneficial and could be looked into. An informative on the establishment of a liaison panel was included on the proposed decision notice.

During questions of the deputations, it was confirmed that residents hadn't diarised incidents that had happened.

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

- There had been four complaints made in 2020 on noise and dust and nine in 2019, which had been thoroughly investigated by the Monitoring Enforcement team;
- Records and CCTV had verified that noise and dust issues had been from a different site within the industrial estate;
- Issues with stockpiles heights had been addressed and posts had been installed to assist with measuring the limits;
- None of the more recent visits had shown breaches of conditions, but the site would continue to be monitored.

During debate, Councillor Quantrill shared concerns over making a temporary permission, as it would only be delaying a permanent decision being made and would require it coming back to Committee. Councillor Philpott reminded the Committee that the modelling and projected noise implications at night were not guaranteed and it was important that the applicant could prove that they could operate without too much disruption to residents, and therefore a temporary permission could be a best outcome.

Members discussed how long would be most suitable for a temporary permission and the Head of Strategic Planning agreed that on balance a year could be appropriate. Following the debate it was concluded that the recommendation would be amended to reflect Members collective support to make the permission temporary.

RESOLVED

Subject to all parties entering into a Section 106 Agreement with the County Council to secure the routing of out of hours Heavy Good Vehicle movements to and from the site, the Director of Economy, Transport and Environment was authorised to GRANT permission subject to the conditions listed in integral appendix A and update report **for a period of one year from the date of decision.**

Voting

Favour: 13

Against 0

Abstentions: 1

205. **EVERSLEY QUARRY, EVERSLEY**

***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 (No. 19/02866/HCC)
(Site Ref: HR038)***

The Committee considered a report from the Head of Strategic Planning (item 7 in the minute book) regarding an application for Eversley Quarry in Eversley.

The officer introduced the item, and confirmed that the application had been made following permissions due to expire at the end of 2020. Several site visits had taken place historically. Members were shown aerial photos of the site, along with local farms and sites within the area that were linked to the site as part of the application.

The site had a long history, which was detailed within the report and the detail and history behind the application and variation to conditions was also summarised to Committee. Members were shown various photographs from the site, including the processing plant which had now been removed, areas that had already had extraction completed and the site access.

Good progress has been made in restoring the site, but delays have been experienced which means some areas remain. The final restoration of part of Chandler's Farm relies on the completion of neighbouring extraction areas in Berkshire (as part of the wider Eversley quarry).

Members were happy with the report and there were no questions.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A and the deed of variation to the existing Section 106 legal agreement controlling HGV numbers and the amount of mineral exported annually from the site.

Voting

Favour: 14 (unanimous)

206. **FOREST LODGE HOME FARM, HYTHE**

***Variation of conditions 16 of planning permission 18/11586 to allow additional mobile screening kit on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282)
(Site Ref: NF271)***

This item was deferred to a future meeting.

207. **CAMROSE LINK, BASINGSTOKE**

Construction of a two-way single carriageway link between the existing Western Way/Buckland Ave mini roundabout through the former Basingstoke Football Ground and then onto A30 Winchester Road at Camrose Stadium site, Western Way, Basingstoke RG22 6HB (No. 19/03116/CMA) (Site Ref: BAH006)

The Committee considered a report from the Head of Strategic Planning (item 9 in the minute book).

The officer summarised the proposed to introduce a new road link and subsequent landscaping. Members were shown an aerial photograph of the site, which depicted the nearby residential areas. The new junction with Western Way would improve access to the site and avoid the need to use the Brighton Way roundabout. Two new access points would allow for access to new sites planned, including a housing development and discussions were continuing following the loss of part of the football ground.

Members were happy with the report and proposals and there were no questions.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A.

Voting:

Favour: 13

Against: 0

Abstain: 1

208. **MANOR FARM, MONK SHERBORNE**

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) (No. 18/01064/CMA) (Site Ref: BA176)

The Committee considered a report from the Head of Strategic Planning (item 10 in the minute book) regarding a proposed chalk quarry in Monk Sherborne.

The officer introduced the item along with the history of the application, confirming there had also been a site visit for Members in 2019. A location plan was shown, and nearby areas of interest highlighted to the Committee. The new proposed access was confirmed, with better visibility and easier access to Monk Sherborne.

There had been many representations of support, primarily from users of the chalk, but there were concerns that the local development would effect the neighbouring

footpath during the initial consultation. Following the change in the access to the site, no subsequent objections had been received.

Councillor Mark Cooper shared concerns that more objections had not been received because of the sensitive location, but officers reassured that the County Archaeologist had not raised any objections and that the updated condition around flooding and drainage was very complicated and required careful consideration. Screening and planting would protect the landscape and minimise the impact of any structures on the site.

RESOLVED

Planning permission was **GRANTED** subject to the amended conditions listed in Appendix A and the update report.

Voting

Favour: 10

Against: 4

Abstain: 0

209. **BLUE HAZE, SOMERLEY**

*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 (**Application 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 (**Application 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 (**Application No. 19/10063**) at Blue Haze Landfill Site, Verwood Road, Somerley, BH24 3QE (Site Ref: NF105)*

The Committee considered a report from the Head of Strategic Planning (item 11 in the minute book) regarding variations to conditions at Blue Haze landfill site.

The officer introduced the item, confirming that Blue Haze was the only landfill for Hampshire and a 10 year variation for landfilling due to the reduced amount going to landfill now. The variation to the Section 106 agreement had also been triggered by the impact of the Covid-19 pandemic and the complexity of achieving seven different signatories. Committee was also shown a location plan and site plan showing the existing site.

RESOLVED

An extension of time until 31 December 2020 was agreed for the satisfactory completion of the Deed of Variation to the Section 106 agreement for permission 19/10066 to transfer the Section 106 [S106] legal obligations relating to planning permission 07/90183, to secure:

- lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries;
- Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation (including amendments to enhance the scheme of environmental compensation); and
- off-site heathland works within Plumley Wood.

This also required extensions of time until the same date for the determination of planning applications 19/10064 and 19/10063, as these were both dependant on the prior granting of 19/10066.

Upon completion of the Deed of Variation authority was agreed to be delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution for planning applications 19/10066, 19/10064 and 19/10063 made at the meeting held on 17 April 2019.

Voting:

Favour: 14 (unanimous)

210. MONITORING ENFORCEMENT UPDATE

The Committee received a report from the Head of Strategic Planning (item 12 in the minute book), which summarised the Monitoring and Enforcement work undertaken by Strategic Planning during the period February 2020 – July 2020.

The officer confirmed that the Covid-19 pandemic had had a major impact on the work of the Monitoring & Enforcement team, with no normal site visits being possible since the end of March. Although regular monitoring had not been possible during that period, Officers had still been actively investigating any complaints received as well as working with other Authorities and Agencies via digital means. Following on from this, some agreements had been made with applicants on a temporary basis.

Members were happy with the report and there were no questions.

RESOLVED

The contents of the report were noted.

Chairman,