

HAMPSHIRE COUNTY COUNCIL
Decision Report

Decision Maker:	Regulatory Committee
Date:	20 January 2021
Title:	Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU (No. 20/01765/HCS) (Site Ref: WR243)
Report From:	Head of Strategic Planning

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Executive Summary

1. Planning permission is sought for the Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU.
2. A report was taken to the Regulatory Committee meeting on 16 December 2020 (Item no. 8). The item was deferred to allow a site visit to take place.
3. The December 2020 Officer's Report (including plans, conditions and reasons for the decision) and associated Update Report are attached as Appendices A and B to this report.
4. This report provides an update to the December 2020 reports, focussing only on the reasons for deferment and the virtual site visit. It should be read in conjunction with the original report.
5. Key issues raised at the December Regulatory Committee were:
 - highway impacts and safety;
 - potential amenity and health impacts (noise, dusts, lighting, pollution, users of the rights of way), including impact on nearby business activities including Littleton Stud; and
 - the second application in the same area for the same use.
6. The application was considered by the Regulatory Committee on 16 December 2020 where it was deferred for a site visit. A conventional Committee site visit was arranged but had to be cancelled due to the National Lockdown and Covid-19 restrictions. A virtual site visit was instead prepared and delivered to members in advance of the reconsideration of the application.
7. Taking into account the December 2020 Report and Update Report, and in light of the additional information contained within this report and gained

from the virtual site visit, the proposal is considered to be in accordance with the policies of the adopted Hampshire Minerals and Waste Plan (2013) and the Winchester Local District Plan (2013). It is therefore recommended that planning permission should be granted subject to the conditions listed in Appendix B of the original report (as amended by the Update Report).

Highways

8. Following the December 2020 Committee meeting, it was recommended by the Highway Authority that a Section 106 Agreement to ensure appropriate lorry routing be put in place. The applicant has agreed to the principle of a lorry routing agreement.
9. Although the Highway Authority has no concerns that the development will impact upon the local Highway network, the HGV movements associated with the proposal will mainly be utilising the A34 which is a main trunk road overseen by Highways England. They were therefore consulted on the proposal and raise no objection.
10. Considering the further consultation response and the implementation of a Section 106 Agreement to secure appropriate routing for HGV vehicles associated with the proposal, the proposal is in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan.

Amenity Impacts

Noise

11. The Winchester City Environmental Health Officer has raised no concern relating to impacts to human health or amenity as a result of the proposals. It is therefore considered that there would also be no unacceptable impacts to the horses at Littleton Stud.

Dust

12. There is no evidence to suggest that dust from activities on the site would cause unacceptable impacts. Measures can be put in place to manage dust and are commonly used on other similar sites. In this case an Environmental Permit is required from the Environment Agency which will cover a number of on-site activities and processes, including emissions, such as dust.
13. The applicant has submitted a copy of the Dust Management Plan which they have also submitted to the Environment Agency as part of their Environmental Permit application.

Other planning application nearby

14. There is another planning application (20/01188/HCS) for a similar proposal in the vicinity currently under consideration by Hampshire County Council.

That proposal is not a material consideration in the determination of this application and each application must be considered on its individual merits.

Consultations

15. **Highways England:** Has no objection to the proposal.

Representations

16. At the time of writing the original committee report, a total of 208 representations had been received. Details are set out in paragraph 96 of the original report.
17. At the time of writing this report there had been 1 further public representation received objecting to the proposal. It did not raise any additional issues to those already contained in the original report. This takes the total number of responses received to 209 in relation to this proposal.

Amendments to conditions

18. There are no further amendments to the conditions as contained within the 16 December 2020 report and associated Update Report.

Summary

19. It is considered that the proposal would be in accordance with the relevant policies of the Hampshire Minerals and Waste Plan (2013) and will:
 - deliver additional waste management capacity through the addition of a wood processing facility which would help to recycle waste at the highest achievable level within the waste hierarchy, and reducing the volume of waste sent to landfill;
 - have good transport connections to the sources of and/or markets for the type of waste proposed to be managed at the site and be suited to the isolated location of the application site;
 - not cause an unacceptable adverse visual or landscape impact; and
 - not cause adverse public health and safety impacts, and/or unacceptable adverse amenity impacts.

Recommendation

20. That planning permission be granted subject to all parties entering into a Section 106 Agreement to secure appropriate lorry routing and subject to the conditions listed in Appendix A to the 16 December 2020 Committee report as amended by the associated Update Report.

Appendices:

Appendix A – 16 December 2020 Regulatory Committee Report

Appendix B – 16 December 2020 Update Report

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21326>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:	
the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste or local planning authority.	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

20/01765/HCS
WR243

Hampshire County Council

Land at Three Maids Hill, off A272,
Winchester SO21 2QU
(Development of an Inert Waste Recycling
Facility)

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.