

# HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 16 December 2020

Update Report from Head of Strategic Planning

## Item No: 8

Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU (Application No. 20/01765/HCS Site Ref. WR243)

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

#### Consultations

**Highway Authority:** No objection subject to the inclusion of conditions.

#### Additional Commentary on Highway issues:

The site lies directly adjacent to the A34 which is part of the Strategic Road Network. It is stated that due to the location of the sources of waste material and markets for the recycled product, all HGV traffic would typically arrive and depart via the A34. HGV traffic will only arrive from the north via the A272 or the south via the B3420 (Andover Road) for exceptional local collections or deliveries.

Based on the proposed throughput of up to 75,000 tonnes per annum it is anticipated that the operation would generate up to 76 HGV movements per day (38 in and 38 out).

As up to 5 staff will be employed, a worst-case scenario of all staff travelling to work via single occupancy car use would result in a maximum of 5 additional two-way movements per day.

A number of the representations received included concerns relating to the impact of the development on the local highway network and impacts to highways safety. These are noted.

The Highway Authority were consulted on the development and have raised no concern relating to the number of vehicle movements associated with the proposal. However, they did raise concerns relating to the adequacy of details provided relating to the proposed site access. Although they are satisfied that an appropriate access to the site could be achieved, it is stated that further details still need to be provided and agreed upon in association with a S278 Minor Works agreement.

It is also suggested that in order to achieve the appropriate visibility splays, the applicant will likely need to trim vegetation and possibly remove further highways trees which may require CAVAT compensation in line with highway policy.

The Highway Authority are satisfied that the proposal will not have a severe impact on the operation or safety of the local highway network subject to the inclusion of conditions which have been included below. The proposal is therefore seen to be in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013) and Policy CP10 (Transport) of the Winchester District Local Plan (2013) and will have a safe and suitable access to the highway network and not have any significant adverse effects on highway safety, pedestrian safety, highway capacity.

## **2) Representations**

One additional letter from a consultant acting for Littleton Stud raising issues related to the recommended conditions.

## **3) Amended and additional conditions**

### Amended conditions

Conditions 2, 3 and 17 in the recommendation to be amended as follows:

2. Except for the provisions in condition 3 below, no heavy goods vehicles (vehicles over 3.5 tonnes gross weight) shall enter or leave the site except between the following hours: 07.00 - 18.00 Monday to Friday and 07.00 - 13.00 Saturday. No plant or machinery shall be operated except between the following hours: 07.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated on Sundays or recognised Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

3. No heavy goods vehicles shall enter or leave the site and there shall be no operation of plant or machinery outside the hours specified in condition 2 above except for on 10 occasions per year on a Monday to Friday only, following the prior written agreement of the Minerals and Waste Planning Authority. Works at this time shall comprise the drop-off of waste material and the collection of recycled product only. For the avoidance of doubt, there shall be no sorting, screening, crushing or other processing of material.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

17. Prior to use of the development, a Lighting Scheme shall be submitted to the Minerals and Waste Planning Authority for approval in writing. The scheme shall include details of all outside lighting, including floodlighting, safety lighting and illumination from within the plant, hours of use of the lighting and measures to

prevent light pollution. The Scheme shall be implemented as approved for the duration of the permission.

Reason: In the interests of the protection of fauna, landscape character and visual and local amenity in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) & 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Additional conditions to be added under Highways heading:

Prior to the commencement of development, plans and particulars showing the detailed proposals for any offsite highways works that are required in order to make the development acceptable shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: In the interests of highway safety and in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

**END**