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TOWN AND COUNTRY PLANNING ACT, 1990

To:- Dreweatte Neate
 Staple Chambers
 Staple Gardens
 Winchester
 Hampshire
 SO23 8SR

Application No:- W11763/01

HCC Site No:- W105

For:- J&W Tipper Hire Limited.

In pursuance of its powers under the above-mentioned Act, the Council, as the local planning authority, hereby **GRANTS PLANNING PERMISSION** for the recontouring and restoration of agricultural land utilising imported waste material together with associated works including erection of site control facilities and construction of haul roads at Raglington Farm, Shedfield, Southampton, Hampshire in accordance with your application received on 14th February 1991 and the plans and particulars, detailed below, submitted in connection with the application and subject to the 26 conditions specified within the attached form(s).

PLANS AND PARTICULARS

PLANNING APPLICATION FORM 1.

- Drawing Numbers: 1375/1
- 1375/2
- 1375/8b
- 1375/9a
- 1375/5a
- 1375/6a
- 1375/7

Proposals document, February 1991.

All enquiries relating to this permission should be made of the County Planning Officer, The Castle, Winchester, SO23 8UE
Telephone Winchester (0962) 841841
Fax (0962) 846776

Official Stamp

Robert Savage
COUNTY PLANNING OFFICE

N.B. - Applicants - your attention is drawn to your rights of appeal, etc. set out overleaf.

11 DEC 1991

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Application No:- W11763/01

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PLANNING CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of five years from the date on which this planning permission be granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall not begin before 31st March 1993 or before tipping of waste materials has ceased at the Wickham Vineyards site approved under planning permission No. W6257/12, whichever is the sooner.

Reason: To minimise disturbance from tipping traffic in the local area and in the interests of highway safety.

- (3) The tipping operations hereby permitted shall cease not later than four years commencing with the date that operations begin on site and the site shall be restored to agriculture in accordance with the scheme approved under Condition (8) below within a further period of six months or such longer period as the Local Planning Authority may approve.

Reason: To minimise the duration of disturbance from the tipping operation.

- (4) The development hereby approved shall be carried out in accordance with the details submitted with the application and identified within this certificate as the "plans and particulars", subject to the following conditions unless otherwise agreed by the Local Planning Authority in writing.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

County Planning Officer
The Castle
Winchester, SO23 8UE.
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- (5) No operations shall take place except in accordance with a scheme of tipping to be submitted to, and approved by, the Local Planning Authority before such operations commence, and such a scheme shall include provision for:
- (i) determining the depth, direction, method and phasing of tipping, including machinery to be used;
 - (ii) the stripping of topsoil and subsoil and their storage separately one from the other, including the location and maximum height of stockpiles: any stockpiles to be in position for longer than 12 months shall be seeded with grass;
 - (iii) the disposal of water from the site, the natural or artificial drainage of the site during operations and the protection of aquifers;
 - (iv) measures to be taken to minimise compaction of soil during stripping, stockpiling and resspreading operations;
 - (v) the periods when any movements on the site of soils to be stripped and stockpiled for use in final restoration shall take place;
 - (vi) the location and maximum height of stockpiles of topsoil, subsoil and any other cover material brought onto the site during tipping operations;
 - (vii) establishment of a silt trap or collection ditch, to prevent silt accumulation or pollution of the stream and adjacent woodland along the southern boundary;
 - (viii) the fencing of the site; and
 - (xi) determining the precise location of the site office, security compound and wheel wash and the construction of haul roads within the site.

Reason: To ensure that development is carried out in a properly phased manner with a minimum of detriment to the character and amenities of the area.

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- (6) No tipping shall take place to levels higher than the proposed finished levels indicated on approved contour drawing 1375/8b and cross-section drawing 1375/9a.

Reason: To ensure that the final landform is in keeping with the locality and capable of potential after-use.

- (7) Soil stripping, tipping and restoration shall take place progressively and in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the commencement of tipping operations. The scheme shall provide for not more than six hectares being taken from agricultural use at any one time.

Reason: To ensure that a minimum amount of land is disturbed at any one time.

- (8) The uppermost one metre of imported waste material shall be free from large solid impervious objects and shall both be graded in accordance with the approved final levels and ripped using a winged tine subsoiler to a minimum depth of one metre. The waste material shall, in turn, be covered with a minimum 0.8 metres even depth of subsoil and 0.2 metres even depth of topsoil in the current sequence.

Reason: To ensure that the site is satisfactorily restored.

- (9) No materials shall be imported for use in backfilling the site except for builders' waste, demolition waste and earthspoils, without the prior approval of the Local Planning Authority.

Reason: In the interests of the general amenity of the area.

- (10) No tipping of waste materials shall take place until such time as the first 30 metres of the haul road, measured from the highway, has been surfaced with concrete and tarmacadam and facilities have been provided to clean the wheels of lorries leaving the site. Details of the facilities and the arrangements for drainage from the wheel cleaning facility (if appropriate) shall be submitted for the approval of the Local Planning Authority in writing. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the highway.

Reason: In the interests of highway safety.

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- (11) Except with the prior agreement of the Local Planning Authority in writing, no operations authorised or required by this permission shall be carried out and plant shall not be operated other than during the following hours: between 0800 and 1800 Monday to Friday; 0800 to 1300 on Saturday. No such operations shall take place on Sunday or recognised public holidays.

Reason: In the interests of the amenities of the area.

- (12) Prior to commencing operations, details of noise attenuation and fume and dust suppression measures shall be submitted to, and approved by, the Local Planning Authority in writing.

Reason: To safeguard the local environment.

- (13) Before tipping operations commence, a localised benchmark, based on Ordnance Datum, shall be established on the site and maintained during tipping.

Reason: To facilitate the monitoring of the development in accordance with Condition (6).

- (14) Any trees not directly affected by the proposed development (with the exception of the two mature oak trees on the eastern boundary of the site) shall not be felled, topped, lopped, uprooted or destroyed without the prior approval of the Local Planning Authority. Any trees removed with consent or dying or being severely or becoming seriously diseased shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To screen the site and protect the appearance and character of the area.

- (15) The means of access to the site hereby approved shall be from the A334 only.

Reason: In the interests of highway safety.

- (16) No development hereby approved shall be commenced until an access has been constructed in accordance with a scheme to be approved by the Local Planning Authority incorporating a radii of 15 metres at its junction with the A334 and a width of 7.3 metres for the first 30 metres into the site.

Reason: To ensure a satisfactory means of access to the highway.

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- (17) Visibility splays of 4.5 metres by 215 metres at the junction of the access road with the public highway shall be provided before the commencement of the development and these splays shall be kept free of obstacles.

Reason: In the interests of highway safety.

- (18) The roadside boundary of the site shall be lowered to a maximum of one metre in height above the level of the carriageway within the area containing the visibility splays.

Reason: In the interests of highway safety.

- (19) Any gates provided shall be set back a distance of ten metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- (20) No work shall commence on the site until a scheme of landscaping has been submitted to, and approved by, the Local Planning Authority, such a scheme shall include, amongst other matters, the following:

- (i) no tipping or storage of waste, or the formation of the haul road shall take place within a double canopy width of the surrounding woodland;
- (ii) the planting of a woodland belt, at least 50 metres wide, to fill the gap between the two woodland blocks in the north-east corner of the site;
- (iii) the replacement of those trees affected by the formation of visibility splays alongside the site access on to the A334; and proposals for reinforcement planting alongside the site access;
- (iv) the species, type and number of trees and shrubs to be planted; and
- (v) a timetable within which the scheme is to be carried out.

Reason: To screen the workings and assist in absorbing the site back into the local landscape.

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- (21) All tanks containing oil shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110 per cent of the tank(s) volume and any spillages from fill or draw pipes. The bund walls shall be built and subsequently maintained in a condition such as to satisfy this condition in respect of the reason stated.

Reason: To prevent pollution of watercourses and ground water.

- (22) No refuse shall be burnt on the site or be deposited in any watercourse.

Reason: In the interests of general amenity and to avoid environmental pollution.

- (23) No waste skips or containers shall be stored on site without prior approval of the Local Planning Authority in writing.

Reason: In the interests of the visual amenities of the area.

- (24) No materials from sources outside the site shall be introduced to the site for purposes of sorting for sale or disposal at some other location without the prior agreement of the Local Planning Authority in writing.

Reason: To minimise lorry movements and the time taken to complete the landfill operations.

- (25) Prior to commencing tipping operations, details of facilities for monitoring and control of landfill gas and leachate shall be submitted to, and approved by, the Local Planning Authority in writing.

Reason: To ensure pollution control facilities do not jeopardise the amenities of the area or the restoration and afteruse of the site.

- (26) At the end of operations the access onto the A334 shall be restored to an agricultural standard and a hedge planted to replace the resulting gap. The existing access onto the A334 shall be stopped up with a hedge prior to commencement of operations.

Reason: In the interests of the amenities of the area.

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Robert Rowing
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