

Application Number: 19/10063 Minerals (County Matter)

Site: BLUE HAZE LANDFILL SITE, SOMERLEY ROAD, SOMERLEY,
ELLINGHAM, HARBRIDGE & IBSLEY BH24 3QE

Development: 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

Applicant: Veolia ES (Landfill) Ltd

Target Date: 12/03/2019

RECOMMENDATION: Raise No Objection; subject to conditions
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Case Officer: Arleta Miszewska

1 REASON FOR COMMITTEE CONSIDERATION

Discretion of the Development Services Manager

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside
Aerodrome Safeguarding Zone
Plan Area
Planning Agreement
SINC
River Avon Catchment Area

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
2. Climate change and environmental sustainability
4. Economy
7. The countryside

Policies

CS2: Design quality
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2: Nature conservation, biodiversity and geodiversity

Hampshire Minerals and Waste Plan

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

None

6 RELEVANT PLANNING HISTORY

- 6.1 18/11225 - Scoping Opinion for extension of time for landfilling and ancillary waste management operations. 22/10/2018. Opinion Given
- 6.2 15/10979 - Construction and operation of a plant for the processing of road sweepings and gully waste to recover material suitable for use in landfill restoration. 09/12/2015. Granted Temporary by County
- 6.3 11/97613 - Variation of Condition 3 of Planning Permission 07/90182 to allow extended hours of operation of the Waste Transfer Station on Saturdays (0700-1630). 21/10/2011. Granted Temporary by County
- 6.4 08/92516 - Installation of four landfill gas engines; replacement landfill gas flare; gas scrubbing equipment; control cabin; leachate treatment facility; associated plant within a secure compound. 18/09/2008. Granted by County
- 6.5 07/90183 - Non compliance with condition 3 of planning permission 06-88024 for a revised phasing & restoration programme. 16/08/2007. Granted by County
- 6.6 06/88472 - Development of temporary Waste Transfer Station (WTS). 27/10/2006. Granted by County

7 PARISH / TOWN COUNCIL COMMENTS

Ellingham, Harbridge and Ibsley Parish Council: recommends a shorter extension of time of up to 2026; requests that monitoring of the site is undertaken to ensure compliance with planning permission; and that consideration is given to increased pressure to the road network, especially in combination with housing developments in Alderholt.

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

- 9.1 Environmental Health (Pollution): raises no concerns in light of absence of complaints in respect of operations carried out on site. Subject to the imposition of the appropriate conditions below.

10 REPRESENTATIONS RECEIVED

None. Publicity undertaken by Hampshire County Council.

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations.

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application.

13 WORKING WITH THE APPLICANT/AGENT

Not relevant as Hampshire County Council is the determining authority.

14 ASSESSMENT

14.1 The application site is located within Blue Haze Landfill site located within the centre of Ringwood Forest and accessed from the B3081. The Landfill Site has been in operation since 1999 and now hosts a Waste Transfer Centre, landfill gas utilisation plant, leachate treatment plant and road sweepings and gully waste processing plant.

14.2 This application has been submitted to Hampshire County Council as the Planning Authority for Minerals and Waste. This Authority is a consultee in the process. The application seeks planning permission to retain a landfill gas utilisation plant and leachate tanks at Blue Haze Landfill Site until 22nd March 2040. The plant was approved by HCC in 2008 subject to condition 2 which states:

“The use of the site for the development subject of this certificate including gas engines and leachate tanks shall cease by 22 March 2020 or such longer period as the Waste Planning Authority may agree beforehand in writing. Within six months of cessation of the use all plant, engines, equipment, leachate tanks, foundations, hardstandings, and structures shall be removed and the land restored in accordance with planning permission no. 06/88024.”

14.3 Alongside this application, the following applications have also been submitted and are also on this agenda:

- i) Variation of conditions of Planning Permissions 07/90183 to extend the existing temporary permission to landfill and ancillary waste management operations at Blue Haze Landfill Site due to the presence of remaining void because of slow down of importation of waste for landfill meaning the site is not ready for restoration by the current permitted deadline conditioned by Planning Permission 07/90183. This is dealt with under 19/10066; Item 3(k) on this agenda.
- ii) Variation of condition 2 of Planning Permission 11/97613 to extend the time for the use of the Waste Transfer Station until 2030, which is dealt with under 19/10064; Item 3(i) on this agenda.
- iii) Variation of condition 1 of Planning Permission 15/10979 to extend the time for the use of road sweepings and gully waste plant until 2029, which is dealt with under 19/10065; Item 3(j) on this agenda.

14.4 The submitted Planning Statement confirms that the operation of the plant would continue to accord with all other operational planning conditions pursuant to the original planning permission in respect of noise, protection of the water environment, and ecology.

- 14.5 Following cessation of the active landfilling operations and the completion of restoration (proposed for 2031) the management of landfill gas would need to continue. During this time Blue Haze Landfill Site would no longer have a requirement for a full-time staff presence. The plant would be monitored remotely by Veolia with scheduled visits to undertake routine checks or programmed servicing of the plant. Therefore the submission seeks planning permission to retain the plant until 2040.
- 14.6 The site and the associated activities are regulated by Environmental Permit issued by Environment Agency. The Permit ensures that the operations pose no risk of pollution of the environment, harm to human health or detriment to communities.
- 14.7 The proposed development is listed in Schedule 2 of the Environmental Impact Assessment Regulations 2017. Screening opinion was requested from HCC and it was considered that the development is not an EIA development as it is not located within a sensitive area as defined by the EIA Regulations, and is unlikely by nature of the type, scale and location of the proposal to cause any significant environmental effects.
- 14.8 A continuation of the temporary permission that was granted in 2008 would be consistent with Core Strategy policies and objectives and the Hampshire Minerals and Waste Plan. The proposal would affect only a limited area within the Blue Haze Landfill Site and there is no evidence that the proposal would have an adverse impact on the surrounding environment. Because the site is not in close proximity to residential properties, there is no reason to suppose that the continuation of the approved use would adversely affect the amenity of local residents. As such, it is considered that there is no reason to raise an objection to what is proposed.
- 14.9 In respect of comments made by the New Forest District Council Environmental Health, Officers concur with the recommendation and in particular the need for conditions relevant to noise, dust and hours of operation.

Turning to comments made by the Ellingham Harbridge & Ibsley Parish Council, Officers are satisfied that in light of the conditions recommended by Environmental Health in respect of noise, dust and hours of operation as well as no objections raised by HCC Highways, the timeframe of the site operations could be extended as proposed without causing unacceptable adverse impact on residential amenity and the highway network.

15 RECOMMENDATION

Raise no objection; subject to the imposition of the conditions as set out below:

1. In accordance with an assessment as described in BS4142:2014, the rating level of the noise emitted from the development shall not exceed the background level at the boundary of the nearest noise sensitive properties.

Reason: To protect nearby residential properties from adverse noise impacts.

2. The noise levels shall be monitored annually to show compliance with condition 3, and the results forwarded to the Waste Planning Authority for analysis .

Reason: To ensure compliance with Condition 3 above.

3. The 4m high acoustic fencing situated on 3 sides of the LGUP, as shown on Drawing No. LAY-01 and shall be maintained and retained in good working condition.

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

Further Information:

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New Forest
DISTRICT COUNCIL

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**Planning Development
Control Committee**
March 2019

Item No: 3h 3i 3j 3k
Blue Haze Landfill Site
Verwood Road
Somerley EHI
19/10063/64/65/66

Scale 1:7500

N.B. If printing this plan from
the internet, it will not be to
scale.

