

# **PLANNING COMMITTEE ADDENDUM Item A Presentation**

**2.00PM, WEDNESDAY, 10 MARCH 2021**

**VIRTUAL**

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# ADDENDUM

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A	BH2020/03516 - BHCC Household Waste Recycling Site, Modbury Way, Hove BN3 7DU - Removal or Variation of Condition	1 - 10

# **BHCC Household Waste Recycling Site**

**BH2020/03516**



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# Application Description

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- The application seeks the variation of a number of conditions imposed by Application BH2016/01592
- Conditions 5, 6 & 7 control the hours the site can be serviced. It is proposed to vary the conditions so that servicing can take place at 7am on weekdays rather than the 8am.
- Conditions 14 & 21 control where materials are stored. It is proposed to vary the location of glass, hardcore, asbestos and paper. These would be moved to the western side of the site.
- The application is retrospective. The proposed changes have already been implemented partly due to the impacts of Covid-19.



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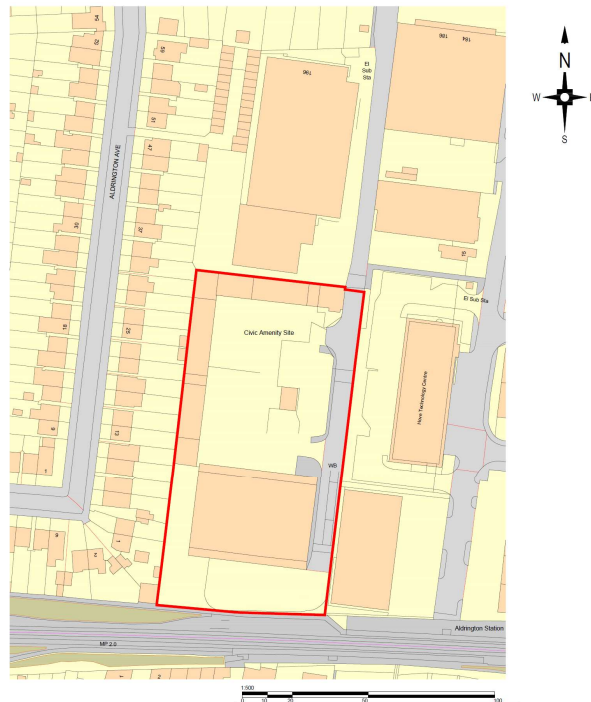
# Map of application site



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# Existing Location Plan

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# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Pre-existing Storage Layout

The current condition stipulates:

Area A - (Northern boundary of the site)

Gas bottles, textiles, bonded asbestos, tyres, chemicals cooking oil, oil.

Area B - (Western boundary of the site)

Charity re-use, fridges, TVs, small electronics, batteries.

Area C - (Central/West part of the site)

Paper, cardboard, plastic bottles, green waste.

Area D - (Central/south part of the site)

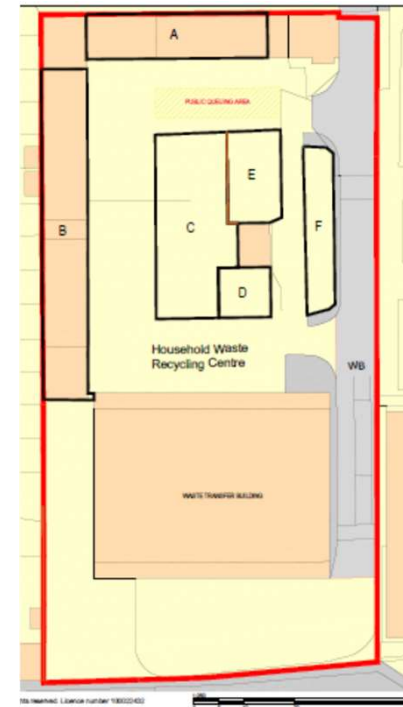
Metals, large electronic waste

Area E - (Central/North part of the site)

Wood/timber, MDF/chipboard, hard core, soil.

Area F - Central/Eastern part of the site)

Bottle bank.

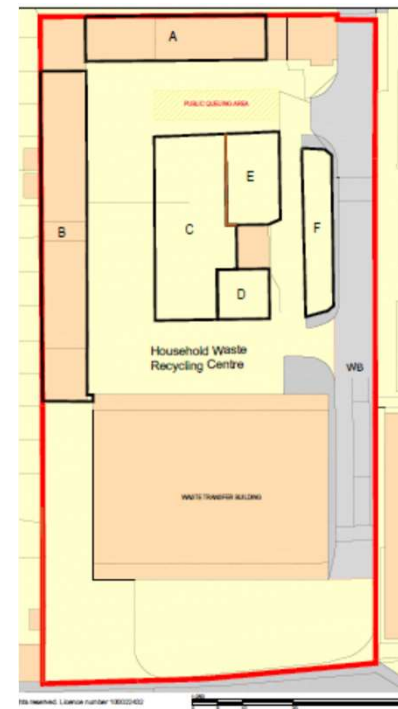


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# Proposed (current) Layout

Materials moved to Areas B and C:

- Glass
- Hardcore
- Asbestos
- Paper



# Key Considerations in the Application

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- Impact on Amenity
- Impact on the Highway



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# Conclusion and Planning Balance

- Modest change to the overall operations at the site.
- Amended hours would ensure site doesn't have to close during the day, reducing build-up of traffic on Old Shoreham Road.
- Some of the layout changes are also necessary due to the Covid-19 Pandemic.
- Environmental Health have no objections; confirm that the site has not received any complaints from neighbouring properties in recent years (including when changes in place);
- Would still be operating well within all the other limits imposed by the existing permission
- No significant harm to residents.
- **Recommend: Approve.**



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