

## Supplementary Agenda (2)

# Planning and Regulatory Committee

**Date & time**

Wednesday, 16  
June 2021 at 10.30  
am

**Place**

Surrey County  
Council, Woodhatch  
Place, 11 Cockshot  
Hill, Reigate, Surrey,  
RH2 8EF

**Contact**

Joss Butler  
joss.butler@surreycc.gov.uk

**Chief Executive**

Joanna Killian

### SUPPLEMENTARY AGENDA

- 5 MEMBERS' QUESTION TIME** (Pages 1 - 4)  
Responses to two questions submitted by Ernest Mallett.
- 7 MINERALS/WASTE WA/2021/0004 - LAND AT HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD, FARNHAM, SURREY GU10 1PG** (Pages 5 - 6)  
Update sheet.
- 8 MINERALS/WASTE WA/2021/0005 - LAND AT HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD, FARNHAM, SURREY GU10 1PG** (Pages 7 - 8)  
Update sheet.
- 9 WASTE MANAGEMENT APPLICATION REF. MO/2020/1804 - LAND AT ROLLS FARMHOUSE, PARTRIDGE LANE, NEWDIGATE, SURREY RH5 5BW** (Pages 9 - 12)  
Update sheet.

**Joanna Killian**  
**Chief Executive**  
Published: 15 June 2021

This page is intentionally left blank

**Planning and Regulatory Committee – 16 June 2021**

**Members' Question Time**

**Question (1) Ernest Mallett**

Can Planning Committee Members be offered the relevant booklets/documents which list the NPPF Policies and the SCC Planning Policies including documents concerning Waste, Minerals & Oil/Gas?

In 2005 the general Planning Policy documents were issued to members and the Waste, Minerals & Oil/Gas documents were mostly available to view in the Members Resources Room. There have been no issue of such documents since 2005 and there is currently no Members Resources Room providing documents to view.

I accept that officers do give some explanation of the relevant policies in the appropriate sections of each Planning Agenda but this does not necessarily cover the policies fully.

**Reply:**

There are a number of documents that are frequently referred to in Officers' reports. As County Councillor Mallett rightly points out, these have hitherto been made available in the Members Resource Room. As this provision does not currently exist, and many recent documents have only been issued electronically, the best way of addressing Mr Mallett's query is by supplying links to the most commonly referred to Plans, Guidance and other policy documents as follows:

National Planning Policy Framework

[National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

National Planning Policy for Waste

[National planning policy for waste - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Planning Practice Guidance

[Planning practice guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Surrey Waste Local Plan

[Surrey Waste Local Plan Part 1 \(surreycc.gov.uk\)](http://surreycc.gov.uk)

[Surrey Waste Local Plan Part 2 ILAS and Site Allocations \(surreycc.gov.uk\)](http://surreycc.gov.uk)

Surrey Minerals Plan

[Surrey Minerals Plan Core Strategy Development Plan Document 2011 - Surrey County Council \(surreycc.gov.uk\)](http://surreycc.gov.uk)

[Surrey Minerals Plan Primary Aggregates Development Plan Document - Surrey County Council \(surreycc.gov.uk\)](http://surreycc.gov.uk)

Surrey Site Restoration Supplementary Planning Document

[Surrey Minerals Plan Minerals Site Restoration Supplementary Planning Document - Surrey County Council \(surreycc.gov.uk\)](#)

Surrey Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013

[Aggregates Recycling Joint Development Plan Document - Surrey County Council \(surreycc.gov.uk\)](#)

Borough and District Local Plans

[Current Epsom and Ewell Local Plan | Epsom and Ewell Borough Council \(epsom-ewell.gov.uk\)](#)

[Elmbridge Borough Council - Local Plan: current and emerging policy and guidance](#)

[Guildford Local Plan - Guildford Borough Council](#)

[Local Plans | Mole Valley District Council](#)

[Adopted Planning Policy | Development Plan | Reigate and Banstead \(reigate-banstead.gov.uk\)](#)

[NEW Runnymede 2030 Local Plan - Runnymede Borough Council](#)

[Strategic Planning and Spelthorne Local Plan - Spelthorne Borough Council](#)

[Surrey Heath Current Local Plan | SURREY HEATH BOROUGH COUNCIL](#)

[Current and adopted planning policies - Tandridge District Council](#)

[Waverley Borough Council - Local plan](#)

[Woking 2027 Local Development Framework](#)

Some of these are under review and will be subject to change in due course.

Additional documents that may be of interest:

Surrey County Council Statement of Community Involvement

[Statement of Community Involvement 2019 \(surreycc.gov.uk\)](#)

Surrey County Council Minerals and Waste Development Scheme

[Minerals and Waste Development Scheme 2020 \(surreycc.gov.uk\)](#)

Annual Monitoring Report

[Minerals and waste performance monitoring - Surrey County Council \(surreycc.gov.uk\)](#)

Oil and Gas Development Q&A

[Oil and Gas development: Q & A \(surreycc.gov.uk\)](https://www.surreycc.gov.uk)

[Glossary of planning terms](#)

[Glossary of planning terms - Surrey County Council \(surreycc.gov.uk\)](#)

[Link to Surrey County Council Planning Application pages:](#)

[Planning applications register - Surrey County Council \(surreycc.gov.uk\)](#)

**Tim Hall**  
**Chairman of the Planning and Regulatory Committee**  
**15 June 2021**

<b>Question (2) Ernest Mallett</b>
------------------------------------

At the next meeting of the Planning & Regulatory Committee, could there be an update and appraisal of the situation regarding meeting the Section 106 conditions on the Molesey Wetlands Site and an estimate of the likelihood of making progress on the original objectives for this site?

**Reply:**

Molesey Reservoirs has been worked and successfully restored together with 5 years of aftercare and annual inspections completed. There does however remain an outstanding requirement for the submission and approval of a Long-Term Management Plan for the site pursuant to both the Section 106 Agreement for the site and also Condition 16 of the original Permission EL97/1445.

A scheme was submitted but considered to be inadequate. It has never been withdrawn but officers have worked to negotiate a revised scheme. Unfortunately, this process has taken far longer than envisaged, with Thames Water (the owners of the site) wishing to partner with a third party to manage the site, and the desire to ensure that party is fully on board with what is required. Unfortunately, Thames has failed to reach an agreement with the preferred third party and is now in advanced talks involving different partners. In the interim, a pre-application revised draft Management Plan has been submitted which officers are just completing comments on, and it is envisaged this will be formally submitted over the summer.

Pending this, the site does continue to be managed, and inspected by Officers who consider that the nature conservation restoration objectives of the site are more than being met.

**Tim Hall**  
**Chairman of the Planning and Regulatory Committee**  
**15 June 2021**

This page is intentionally left blank

Planning & Regulatory Committee 16 June 2021    Item No        7

**UPDATE SHEET**

**MINERALS/WASTE WA/2021/0004**

**DISTRICT(S)**    WAVERLEY BOROUGH COUNCIL

**Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG**

**Continued use of workshop for use in repairing onsite plant, machinery and lorries without compliance with Conditions 1 and 2 of planning permission ref: WA11/0009 dated 7 April 2011 (as amended by planning application ref: WA/2020/1753 dated 11 December 2020) to extend the time period of the development.**

*Following statement to be added to the Background Paper section after the first paragraph and before the section of 'Other Documents' heading.*

For this application, the deposited application documents and plans, and response to consultations, are available to view on [our online register](#). The representations received are publicly available to view on the district/borough planning register. The Waverley Borough Council planning register entry for this application can be found under:

- [WA/2021/0004](#)

*Reason for the update is to confirm where the background papers are available to be viewed online as it is not possible under current Covid-19 restrictions for paper copies to be made available for inspection in person.*

This page is intentionally left blank

Planning & Regulatory Committee 16 June 2021    Item No        8

**UPDATE SHEET**

**MINERALS/WASTE WA/2021/0005**

**DISTRICT(S)**    WAVERLEY BOROUGH COUNCIL

**Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG**

**Continued use of two storey extension to side of workshop to provide welfare facilities without compliance with Conditions 1 and 2 of planning permission ref: WA10/2109 dated 17 February 2011 (as amended by planning application ref: WA/2020/1754 dated 14 December 2020) to extend the period of development.**

*Following statement to be added to the Background Paper section after the first paragraph and before the section of 'Other Documents' heading.*

For this application, the deposited application documents and plans, and response to consultations, are available to view on [our online register](#). The representations received are publicly available to view on the district/borough planning register. The Waverley Borough Council planning register entry for this application can be found under:

- [WA/2021/0005](#)

*Reason for the update is to confirm where the background papers are available to be viewed online as it is not possible under current Covid-19 restrictions for paper copies to be made available for inspection in person.*

This page is intentionally left blank

Planning & Regulatory Committee 16 June 2021 Item No 9

## UPDATE SHEET

WASTE MO/2020/1804

DISTRICT(S) MOLE VALLEY DISTRICT COUNCIL

9

**Land at Rolls Farmhouse, Partridge Lane, Newdigate, Surrey RH5 5BW**

**Change of use of land, existing storage bays and existing building for the storage and sorting of green waste. Erection of roof on storage barn and retaining bund**

### AIR QUALITY

1. With reference to paragraphs 32 and 107 of the officers report it should be noted that SCC's Air Quality Consultant has assessed<sup>1</sup> the applicant's Bioaerosol Monitoring Report<sup>2</sup> and stated that this *"sets out the results of bioaerosol monitoring on 21 January 2021 whilst the site was operational. This review therefore assumes that the activities taking place on the 21 January 2021 are broadly the same activities for which permission is being sought. (If the activities for which permission is being sought are not yet being undertaken the applicant would need to revert to a predictive, desk-based risk assessment.) The results of the monitoring survey indicate that bio-aerosol impacts associated with the activities undertaken at the site during the period of sampling would not have a significant effect."*
2. In this regard it should also be noted that officers are unclear whether the activities undertaken on the application site on 21 January 2021 for the purposes of applicant's bioaerosol monitoring were representative of the development for which consent is sought.
3. Despite this uncertainty officers continue to consider that the nature and scale of the proposed development is such that it has an insignificant potential for generating biologically-active particles at levels which would be unacceptable. The development is small-scale and would not involve more than 1, 350 tonnes of arboricultural waste per annum which would be processed/managed at a frequency which is unlikely to give rise to significant decomposition. The volume of waste to be managed by the proposed development and the nature of such management could be adequately controlled by the imposition of conditions on any consent issued.
4. Consequently, officers continue to consider that the air quality implications of the development in the context of bioaerosols remains consistent with paragraph 108 of the officers report.

---

<sup>1</sup> RPS letter Ref. JAP10488/ dated 9 June 2021

<sup>2</sup> Phlorum Ltd. Bioaerosols Monitoring Report dated 2 February 2021 received on 25 May 2021

## NOISE

5. With reference to paragraphs 33 and 118 of the officers report it should be noted that SCC's Noise Consultant has assessed<sup>3</sup> the applicant's Noise Impact Assessment<sup>4</sup> and confirmed that they remain concerned about the noise implications of the development.
6. The main discrepancies highlighted in SCC's Noise Consultant's previous review of the applicant's supporting information have been clarified by the applicant and the supporting Noise Impact Assessment has been updated accordingly. However, SCC's Noise Consultant does not agree with the conclusion of the applicant's assessment that *"the proposed operation of the site would not result in a significant impact, but no observed adverse effect whereby "noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life."* and that no mitigation measures are required.
7. SCC guidance allows a rating level of up to +5 dB above the background sound level. The applicant's assessment in Section 6.3 'Rating Levels' indicates that the difference between the rating level and the background level will exceed SCC's criteria by up to +8 dB for typical daily activities and by up to +17 dB for Heizohack (chipping) activity. Even when considering the context (e.g. internal noise levels, character of the noise, nature of the noise, sensitivity of the NSRs, frequency of the activities, etc) RPS considers that the difference between the rating levels and the background level are still significant.
8. In light of such excess levels SCC's Noise Consultant has advised the County Planning Authority (CPA) that measures should be considered to mitigate noise arising from the development to acceptable levels. In this context officers have already considered making the proposed development acceptable by the imposition of planning conditions e.g. restricting operational hours; limiting plant/machinery types and numbers; limiting vehicle movements; limiting annual operational throughput. To formalise all mitigation measures in this regard and require the applicant to consider further operational measures to mitigate noise a further condition could be imposed on any consent granted requiring the submission of a Noise Management Plan for approval within 3-months of any consent being issued.
9. Accordingly, subject to the imposition of a planning conditions on any consent granted officers remain satisfied that the development would not give rise to unacceptable levels of noise emissions as per paragraph 120 of the officers report.

## RECOMMENDATION

10. Add informative 1: *"In determining this application the County Planning Authority has worked positively and proactively with the applicant by: assessing the proposal against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations providing feedback to the applicant where appropriate, and issues of concern have been brought to the applicant's attention in a timely manner affording the opportunity to consider whether such matters can be suitably resolved. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019. However, in this instance, it has not been possible to resolve the issues of concern to overcome the harm as identified in the reason(s) for refusal. The County Planning Authority has, however, identified within its report, the matters considered necessary to overcome the reason(s) for refusal which may lead to the submission of a more*

---

<sup>3</sup> RPS letter Ref. NS/JAE7869/107-R1-R1-Rev0/KE dated 15 June 2021

<sup>4</sup> Anderson Acoustics Noise Impact Assessment dated January 2021 received on 25 May 2021

*acceptable scheme in the future. The County Planning Authority is willing to offer pre-application advice in respect of any revised proposal.”*

## **BACKGROUND PAPERS**

11. After the first paragraph ending “...report and included on the application file.” And before the “Other documents” heading. Please insert the following paragraph: “For this application, the deposited application documents and plans, and response to consultations, are available to view on [our online register](#). The representations received are publicly available to view on the district/borough planning register. The Mole Valley District Council planning register entry for this application can be found under:

- [MO/2020/1804](#)”

This page is intentionally left blank