

Notice of Meeting

Planning and Regulatory Committee



Date and Time

Wednesday, 29
January 2025
10.30 am

Place

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

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AGENDA

5 MEMBERS' QUESTION TIME

(Pages
1 - 2)

One Member question was received. The question and response are included within this supplementary agenda.

7 MINERALS/WASTE RU.21/0115 - LAND AT ADDLESTONE QUARRY, NATIONAL GRID ENTRANCE, BYFLEET ROAD, NEW HAW, SURREY KT15 3LA

(Pages
3 - 6)

Update sheet.

8 MINERALS/WASTE RU.21/0085 - LAND AT ADDLESTONE QUARRY, NATIONAL GRID ENTRANCE, BYFLEET ROAD, NEW HAW, SURREY KT15 3LA

(Pages
7 - 8)

Update sheet.

Terence Herbert
Chief Executive

Published: 28 January 2025

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QUESTIONS AND PETITIONS

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Please note the following regarding questions from the public:

1. Members of the public can submit one written question to a meeting by the deadline stated in the agenda. Questions should relate to general policy and not to detail. Questions are asked and answered in public and cannot relate to “confidential” or “exempt” matters (for example, personal or financial details of an individual); for further advice please contact the committee manager listed on the front page of an agenda.
2. The number of public questions which can be asked at a meeting may not exceed six. Questions which are received after the first six will be held over to the following meeting or dealt with in writing at the Chairman’s discretion.
3. Questions will be taken in the order in which they are received.
4. Questions will be asked and answered without discussion. The Chairman or Cabinet members may decline to answer a question, provide a written reply or nominate another Member to answer the question.
5. Following the initial reply, one supplementary question may be asked by the questioner. The Chairman or Cabinet members may decline to answer a supplementary question.

Planning and Regulatory Committee

29 January 2025

PROCEDURAL MATTERS – MEMBER QUESTIONS**1. Question submitted by Cllr Steven McCormick**

When are the following applications SCC_Ref_2024-0076, SCC_Ref_2023_0228, and SCC_Ref_2023_0200 likely to come to committee, and have Epsom & Ewell Borough Council (EEBC) and the Environment Agency (EA) been consulted on them?

Reply:

The first two applications refer to the Reston site formerly Epsom Skip Hire (2024-0076) and the Skip It site (2023-0228) at Epsom Chalkpit. Officers are still considering both applications and no recommendation has yet been made. A key issue remains noise and officers are liaising with the same consultant on both applications in relation to professional advice as to the noise impacts of the applications. The timing of when the applications will be reported to committee will depend on the final comments, and whether or not any further information needs to be sought from the applicants in response. Given the timing of reports for the February meeting it is currently unlikely either application will be reported to the February meeting but remains possible that one or both could be reported to the March committee.

In respect of both the above applications the EA and EEBC have been consulted on each of these.

The outstanding surface water drainage application (2023-0200) relates to the existing planning permission at the Skip It site. If planning permission is granted for the current application at that site, this would result in a new permission and new conditions covering the site and development. The application is therefore being held in abeyance until we are clear as to the decision on the current application. This would be a delegated decision not one for committee. As the condition relates to surface water drainage it is one where we consult the Lead Local Flood Authority (LLFA) rather than the EA. EEBC were also consulted.

Edward Hawkins
Chairman of the Planning and Regulatory Committee
29 January 2024

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Planning & Regulatory Committee 29 January 2025

Item No 7

UPDATE SHEET

MINERALS/WASTE RU.21/0115

DISTRICT(S) RUNNYMEDE

Land at Addlestone Quarry, National Grid Entrance, Byfleet Road, New Haw, Surrey KT15 3LA

Retention of existing plant and continued extraction of sand and gravel and bagshot beds from 61 HA with importation of inert waste and progressive restoration of the site partly to agriculture and partly to reedbed shallows without compliance with Conditions 1, 3, 7, 8 and 16 of planning permission ref: RU09/1103 dated 11 December 2015 in order to extend the time period for mineral extraction and restoration, allow revision to the approved plans and drawings, provide details of amended surface water management scheme and revise timing of submission of aftercare and ecological management scheme.

Officer's report

Update and substitution of paragraphs 113 and 114 of the officer's report to include the following text:

113. It is noted that the officer's report for application RU09/1103 concluded that openness would be preserved and as such the proposal did not constitute inappropriate development. However, in assessing the current application it is recognised that the further extended period, until restoration has been completed, would result in limited harm being caused to the openness of the Green Belt. As such, the proposal does not preserve the openness of the Green Belt as would be required under paragraph 154 h) i of the NPPF and constitutes inappropriate development in the Green Belt.
114. Paragraph 153 of the NPPF states that the local authority should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'Very Special Circumstances' (VSC). VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations. In this case, harm to the Green Belt and to openness have been identified as resulting from the proposal.

The VSC in relation to this application are considered to comprise:-

- full restoration of the site, in accordance with the Restoration Plan (ref: DOC3 19224 dated 19 February 2024) by 31 December 2029;
- an agricultural after-use with access into open countryside;

- enhanced biodiversity opportunities including hedgerow creation, tree planting and the re-establishment of ancient woodland; and
- extraction of 0.81ha of sand

The applicant has demonstrated that the restoration works would continue to be completed to a high standard, resulting in the land being returned to an appropriate aftercare use at the earliest opportunity (as demonstrated within the programme of works provided within the email dated 17 January 2025).

Officers consider that sufficient VSC exist to outweigh the harm by reason of inappropriateness in respect of the harm to openness as identified.

Inclusion of timetable referred to in paragraph 66 of the officer's report

Key dates & Extension of Time (Years)	Time Period	Amount filled & anticipated amount of ARF residual material available for filling.	Material required to complete filling of void space (tonnes)
Date of grant of last PP	November 2015	-	269,460
End date current PP	31 December 2020	*58,000	**211,460
1 year	1 Jan – 31 Dec 2021	22,000	189,460
2 years	1 Jan – 31 Dec 2022	23,000	166,460
3 years	1 Jan – 31 Dec 2023	25,000	141,460
4 years	1 Jan – 31 Dec 2024	25,000	116,460
5 years	1 Jan – 31 Dec 2025	25,000	91,460
6 years	1 Jan – 31 Dec 2026	25,000	66,460
7 years	1 Jan – 31 Dec 2027	25,000	41,460
8 years	1 Jan – 31 Dec 2028	25,000	16,460
***9 years	1 Jan – 31 Dec 2029	16,460	0

Amendments to Conditions

Condition 5 has been updated as follows:-

Restoration of the site shall return the land contours to those shown on the revised restoration plan drawing DOC3 19224 dated 19 February 2024.

Amendment to Reasons:

Reason for condition 8 has been updated as follows:-

To safeguard and enhance biodiversity and secure restoration to the required standard and assist in absorbing the site back into the local landscape to comply with Schedule 5 Part 2 of the Town and Country Planning Act 1990, as amended, and in accordance with Policies MC14, MC17 and MC18 of the Surrey Minerals Plan 2011 and Policy EE9 of the Runnymede Local Plan 2030.

Reason for condition 11 has been updated as follows:-

To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation so as to secure restoration to the required standard and assist in absorbing the site back into the local landscape in accordance with Policies MC14, MC17 and MC18 of the Surrey Minerals Plan 2011.

Reason for condition 16 has been updated as follows:-

To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation so as to secure restoration to the required standard and assist in absorbing the site back into the local landscape and to safeguard the environment, protect the amenities of the wider landscape and preserve the openness of the Green Belt in accordance with Policies MC3, MC14, MC17 and MC18 of the Surrey Minerals Plan 2011.

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Planning & Regulatory Committee 29 January 2025 Item No: 8

UPDATE SHEET

MINERALS/WASTE RU.21/0085

DISTRICT(S) RUNNYMEDE
ELMBRIDGE

Land at Addlestone Quarry, National Grid Entrance, Byfleet Road, New Haw, Surrey KT15 3LA

Continued use of land for the importation of construction, demolition and excavation (C, D & E) waste and the siting of an aggregate recycling facility, involving the placement of mobile crushing and screening plant to enable the recovery of recycled aggregates for sale and export without compliance with Conditions 1, 2 and 9 of planning permission ref: RU.16/1960 dated 16 June 2017 in order to extend the time period of the development and for retention of bund on northern boundary.

RECOMMENDATION

Amendment to Condition 1:

All importation, deposit, storage and processing of construction, demolition and excavation waste and export of materials arising from this process shall cease by 31 December 2029 by which date the bund on the northern boundary and all buildings, plant, conveyor belts, machinery both fixed plant and otherwise, and any engineering works connected therewith on or related to the application site (including hard surfaces constructed for any purpose) shall be removed from the land and the site restored in accordance with the approved restoration plan for Addlestone Quarry (Drawing ref: DOC3-19224 Revised Restoration Plan dated 19 February 2024).

Reason: To enable the County Planning Authority to exercise control over the site for the development hereby permitted and comply with Section 91 of the Town and Country Planning Act 1990, and to comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development hereby permitted at a mineral working site in an area of Metropolitan Green Belt where permanent development of this type is inappropriate and to enable restoration of the land in accordance with the approved restoration scheme to comply with Schedule 5 paragraph 1 of the Town and Country Planning Act 1990 and to minimise the impact on local amenity in accordance with the terms of Surrey Minerals Plan 2011 Core Strategy Development Plan Document Policy MC17.

Amend wording of Condition 7:

Noise levels from the development hereby permitted, at specified noise sensitive properties (see below) shall not exceed the existing/pre-works representative

background noise level (LA90,1h, freefield) by more than 10 dB(A), or as near this level as practicable, up to a maximum noise level of 55 dB LAeq, 1h (free field). The existing representative, daytime LA90 background noise level shall be determined by measurement that shall be sufficient to characterise the environment and the recommended level should be

justified following guidance contained within British Standard BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Noise Sensitive Properties

Coxes Mill, Bourneside Road, Addlestone, KT15 2JX

14 Wey Meadows, Weybridge, KT13 8XY

Westfield Court, Byfleet Road, New Haw, KT15 3LG

20 Birch Close, New Haw, KT15 3JT

1 Kashmir Close, New Haw, KT15 3JD

35 Bates Walk, Addlestone, KT15 2DQ

Iver Cottage, Canal Bank, Addlestone, KT15 2SH

Kildare, Canal Bank, Addlestone, KT15 2SH

Wey Manor Cottage, Wey Manor Road, New Haw, KT15 3JR

Wey Manor Farm, Addlestone, KT15 3JR

Where noise levels exceed the levels specified, operations shall cease until such time that appropriate measures can be set in place to ensure compliance with the specified levels.

Reason: To protect the amenities of the locality and avoid noise nuisance in accordance with Policy EE2 of the Runnymede Local Plan 2030 and Policy 14 of the Surrey Waste Local Plan 2020

Additional Condition 9:

Approved Plans- inclusion of plans previously omitted from the decision notice

For the avoidance of doubt the applicant is advised that this decision is based on the following plans:

Drawing No: 2707/10 Rev B Site Location Plan dated December 2020

Drawing No: 2707/12 Rev B Site Wide Plan dated December 2020

Drawing No: 2707/11 Rev B Site Layout Plan dated March 2016

Drawing No: DOC3-19224 Revised Restoration Plan dated 19 February 2024