

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 6 January 2016 at Ashcombe Suite, County Hall, Kingston upon Thames, Surrey KT1 2DN.

These minutes are subject to confirmation by the Committee at its meeting.

Members Present:

Mr Tim Hall (Chairman)
Mr Keith Taylor (Vice-Chairman)
Mr Ian Beardsmore
Mr Steve Cosser
Mr Jonathan Essex
Mrs Margaret Hicks
Mr David Munro
Mr George Johnson
Mr Ernest Mallett MBE
Mr Michael Sydney
Mr Richard Wilson

Apologies:

Mrs Carol Coleman, Substituted by Mr David Ivison

50/15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Carol Coleman. David Ivison attended as a substitute.

51/15 MINUTES OF THE LAST MEETING [Item 2]

The Minutes were **APPROVED** as an accurate record of the previous meeting.

52/15 PETITIONS [Item 3]

No petitions were received.

53/15 PUBLIC QUESTION TIME [Item 4]

No petitions were received.

54/15 MEMBERS' QUESTION TIME [Item 5]

There were no Member questions.

55/15 DECLARATIONS OF INTERESTS [Item 6]

There were no Declarations of Interest.

56/15 MINERALS/WASTE SP15/01243: HITHERMOOR QUARRY, LEYLANDS LANE, STANWELL MOOR, SURREY [Item 7]

Declarations of Interest:

None.

Officers:

Alan Stones, Planning & Development Control Team Manager
Stephen Jenkins, Deputy Planning Development Manager
Caroline Smith, Transport Development Planning Team Manager
Nancy El-Shatoury, Principal Solicitor

Speakers:

Robert Evans, the Local Member, made the following points:

- Informed the Committee that Stanwell Moor is located approximately 100metres from Heathrow airport, the application proposal would be close to the centre of the village.
- It was noted that residents were anxious about implications of the proposed plans.
- Told the Committee that the application would see 75,000 tonnes of contaminated soil per year stored in 3metre high bio piles.
- Noted that there objections to the application had been received from local groups.
- Informed the Committee that the area sat within the Metropolitan Green Belt, building in this area was considered inappropriate unless very special circumstances existed to justify the plans.

Key points raised during the discussion:

1. The Deputy Planning Development Officer introduced the report and informed the Committee that the site lies to the south west of Heathrow, access to the site was via Junction 14 interchange of the M25. The recycling compound was granted permission in 2008; the new proposal for soil treatment was to occupy the north corner of the existing recycling compound. It was added that there would be no increase in HGV vehicle movements to the site and the proposal fits into the existing compound. Restoration would be completed by 2023.
2. The Committee were informed that the soil the site would be receiving contained low level hydrocarbons and had been polluted by fuels, this was not toxic but meant soil could not be used for restoration until it had been cleaned. The method for cleaning was an established process, the soil would be turned frequently to break down contaminants while being regularly tested; exposure to air would remove pollutants. It was added that the soil would be acceptable for restoration after around 12-16 weeks of implementing the procedure.
3. The Committee were informed that an objection had been received from Spelthorne Borough Council unless certain matters were satisfactorily addressed, these included HGV movements. It was responded that there would be no increase in HGV movements. It was noted to Members that no objections had been received from technical consultees, with an Update Sheet noting that there were no

- objections from Thames Water, Natural England and the County Ecologist. Three objections had been received from local groups.
4. Other matters raised by Spelthorne Borough Council included; dust, surface water mitigation and wheel washing facilities to minimise damage to surrounding highways. Officers responded that surface water was covered under the permitting regime as well as dust management, it was added that the County Air Quality Consultant and Environment Agency (EA) were content with the plans in place. The site would utilise the existing wheel washing facilities and all HGV's transporting waste would be covered.
 5. The Committee was informed that the only aspect of the site changing was the recycling activity and type of recycling material, hours of operation and the size of the site would not change.
 6. Officers noted that the proposed proximity of the soil treatment away from the housing, which was in excess of 250 metres was deemed sufficient by the EA.
 7. The Committee was told that whilst the site would receive waste from the adjacent London borough, it would also benefit Surrey due to its transport links (M25), as such the site is well located to receive such waste and there was a need for further commercial waste recycling,

Resolved:

- It was agreed to **PERMIT** subject to conditions for the reasons set out in the report

Action/further information to be provided:

None.

Ian Beardsmore left the room at 11.33am

57/15 AMENDED CHARGING SCHEDULE FOR THE PROVISION OF PRE-APPLICATION ADVICE ON SURFACE WATER DRAINAGE [Item 8]

Declarations of Interest:

None.

Officers:

Alan Stones, Planning & Development Control Team Manager
Stephen Jenkins, Deputy Planning Development Manager
Caroline Smith, Transport Development Planning Team Manager
Nancy El-Shatoury, Principal Solicitor
Glen Westmore, Sustainable Drainage and Consenting Team Leader

No one had registered to speak.

Key points raised during the discussion:

1. The Sustainable Drainage and Consenting Team Leader introduced the report and informed the Committee that limited requests had so far been received but the quality of applications had increased. Services

available were advice, guidance, low level advice and follow up advice charged on an hourly basis.

2. It was expressed to the Committee that the new fees better reflected the service provided. Members were informed that low end advice was the only service that a rise in cost had been implemented.
3. The Committee was informed that developers were not obliged to seek advice on surface water drainage, developers had been approached in differing appropriate manners.
4. It was noted that only advice for small major developments had a small cost increase, all other developments had seen a decrease in charges.

Resolved:

- The Committee **APPROVED** the amended charging schedule for the provision of pre-application advice on SuDS and that the amended fees be implemented with immediate effect.

58/15 ENFORCEMENT & MONITORING UPDATE REPORT [Item 9]

Declarations of Interest:

None.

Officers:

Alan Stones, Planning & Development Control Team Manager
Stephen Jenkins, Deputy Planning Development Manager
Nancy El-Shatoury, Principal Solicitor
Paul Warner, Senior Planning Enforcement Officer

No one had registered to speak.

Key points raised during the discussion:

1. The Planning Development & Control Team Manager introduced the report and informed the Committee that the Enforcement Team were currently waiting for the outcome of enquiries for some sites. The Committee were given details of the statuses of all current enforcement cases; these are detailed in the report.
2. Members congratulated the Planning Enforcement Team for the work undertaken; congratulation was also given to the team for winning 'Team of the Year Award'.

Resolved:

- The Committee noted the report.

Action/further information to be provided:

None.

Ian Beardsmore returned to the Committee at 11.55am

David Munro left before the start of the last item.

59/15 PLANNING REVIEW PROJECT CLOSURE REPORT [Item 10]

Declarations of Interest:

None.

Officers:

Alan Stones, Planning & Development Control Team Manager
Stephen Jenkins, Deputy Planning Development Manager
Nancy El-Shatoury, Principal Solicitor
Dominic Forbes, Planning and Development Group Manager
Dominique Stephens, Change Consultant

No one had registered to speak.

Key points raised during the discussion:

3. The Planning and Development Group Manager introduced the report and informed the Committee that the Planning review that had started in 2013, concluded in 2015 and the results were detailed in the report. The review monitored change management, department pressures and number of applications etc. The review was implemented when the service had been facing challenges and monitored the effect of changes to legislation, and increase in demand for the service.
4. The Committee was informed that nearly all recommendations from the review had been completed; anything not completed would be completed as business as usual.
5. It was noted that the amount of planning decisions previously made by the Planning and Regulatory Committee was 48%; this has since been reduced to 30%. It was also noted that the average time for the Planning service to respond to a planning consideration had been reduced from 26 days to seven days; the aim would be to further reduce this to three days.
6. Officers told Members that the review had an estimated cost of £125,000. The funding for this has no overall effect on the annual planning budget.

Ernest Mallet left at 12.20pm

7. The Committee was informed that the service was working with the Property and Education services to improve communications, the Planning webpage would also be reviewed and improved to make more user friendly.

Margaret Hicks left at 12.46pm

Resolved:

- The Committee noted the report and the outcomes of the review.

Action/further information to be provided:

None.

60/15 DATE OF NEXT MEETING [Item 11]

The date of the next meeting was noted.

Meeting closed at 1.05 pm

Chairman

UPDATE SHEET - AGENDA ITEM 7

Planning & Regulatory Committee 6 January 2016

Minerals & Waste Application: SP15/01243

Hithermoor Quarry, Leylands Lane, Stanwell Moor, Surrey

Construction and operation of a soil treatment facility for the processing and recycling of imported contaminated soils through bioremediation; including ancillary infrastructure and associated works on some 1.75ha.

Please note the Committee Report should be amended / corrected as follows:

CONSULTATIONS AND PUBLICITY

Consultees (Statutory and Non-Statutory)

15 Thames Water

No objection

Natural England

No objection subject to conditions

County Ecologist

No objection

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