

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 24 February 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
Mrs Carol Coleman
Mr Jonathan Essex
Mrs Margaret Hicks
Mr George Johnson
Mr Michael Sydney
Mr Richard Wilson

Apologies:

Mr Steve Cosser
Mr David Munro
Mr Ernest Mallett MBE

61/15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Steve Cosser, Ernest Mallet and David Munro.

Peter Hickman substituted for Ernest Mallet.

62/15 MINUTES OF THE LAST MEETING [Item 2]

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

63/15 PETITIONS [Item 3]

No petitions were received.

64/15 PUBLIC QUESTION TIME [Item 4]

No public questions were received.

65/15 MEMBERS' QUESTION TIME [Item 5]

No Member questions were received.

66/15 DECLARATIONS OF INTERESTS [Item 6]

Michael Sydney declared that he would not vote during Item 7 as he was a director of the Surrey Campaign to Protect Rural England.

67/15 MINERALS AND WASTE APPLICATION MO10/0847- PARK PIT AND TAPWOOD QUARRY (BUCKLAND SANDPITS), REIGATE ROAD, BUCKLAND, REIGATE [Item 7]

Declarations of Interest:

Michael Sydney declared that he would not vote as he was a director of the Surrey Campaign to Protect Rural England.

Officers:

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

Speakers:

No one had registered to speak.

Key points raised during the discussion:

1. The Deputy Planning Development Manager introduced the report and informed the Committee that the application was a variation of an existing permission, and was submitted in 2010. Restoration was scheduled for completion in 2015 though due to delays this deadline had been amended to 2016. Sand and equipment from the site had been removed and the restorative work was all that remained to be completed. It was explained that complicated hydrology had implications on the final water levels that would be attained at the site, which has led to the delays in the determination of this application. Natural England expressed that the previously proposed re-wetting scheme in respect of the nearby SSSI would not prove effective and that the scheme should no longer be considered. This view was supported by the Environment Agency. The majority of Park Pit had been restored, though work at Tapwood had not finished due to the water levels not at equilibrium. Natural England (NE) and the Environment Agency (EA) were content with the submitted landscaping and restoration plans. Ground water monitoring would be ongoing in conjunction with aftercare.
2. A Member queried whether adequate safety measures for recreational users was being implemented at the site. Officers reported that the site was part of a private estate, and as such not open to the public, safety facilities such as signage and buoyancy aids would be made available at the site.
3. A Member commented that historical activities at the site had caused irreversible damage to the natural environment and this had a detrimental impact on the planned restorative work. It was also highlighted that various statutory groups and residents had raised concern that the water levels had been left lower than planned. Officers commented that historic working of the quarries and continued abstraction by the local water company was likely to have been more damaging to the SSSI than the activities within the proposal, i.e. since 2010. The external consultees agreed that the proposed water levels were acceptable. Officers explained that the damage to the SSSI is the result of a combination of factors and operations over a long period of time, therefore it would be impossible to identify which operator this responsibility could be apportioned to. Officers also stated that the

recommendations for compensation would not meet the tests in the planning regulations, so could not be supported.

4. Officers agreed with the Committee that mineral working had made an impact on the water tables in Surrey however issues, such as those highlighted in the report, were the result of historical decisions to extract a resource whilst not considering the consequences fully at the time. The Officer also commented that submitted restoration schemes would provide a benefit to the local landscape and are in accordance with the Development Plan.

RESOLVED:

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

Action/further information to be provided:

None.

68/15 MINERALS/WASTE SP/15/00929/SCC- OAKLEAF FARM WASTE RECYCLING FACILITY, OAKLEAF FARM, HORTON ROAD, STANWELL MOOR, SURREY TW19 6AF [Item 8]

Officers:

Alan Stones, Planning Development and Control Team Manager
Duncan Evans, Planning Officer

Duncan Evnas presented the reports for item 8 and item 9 together and the Committee discussed both items under item 8.

Speakers:

There were no public speakers.

The Local Member, Robert Evans, registered to speak and made the following points in reference to the applications:

- Expressed concern that the area proposed in SP/15/00929/SCC to be developed was not included in the original planning application.
- Outlined that the reported stated that development was inappropriate in the Green Belt area.
- Expressed concerns around dust, noise pollution and traffic issues regarding the concrete crusher application set out in SP15/01184/SCC.
- Supported Spelthorne Borough Council's position that the development would be inappropriate.
- Expressed that the Committee should go back to the applicant and request details on their long term plans for the site.

Key points raised during the discussion:

1. The Planning Officer introduced the reports and informed the Committee that in 2009 the permission was granted for the redevelopment of the site and the installation of waste management facilities. The proposal was amended in 2015 to allow for shredding

machinery. The present application requested the installation of a concrete crusher. Local residents had raised concerns over dust and noise pollution; it was noted that Spelthorne Borough Council and the Local Member had raised objections. The site is located within Greenbelt land however, as permission was granted in 2009, further development was permissible. The Officer also informed the Committee that the application to resurface the remaining part of the site was for ancillary services; the concrete surface would create less dust in dry periods and provide a more efficient surface for working in wet weather; there would be an increase of around 25 Heavy Goods Vehicle (HGV) movements to the site per day, and issues such as drainage and highways matters had been considered and found to be acceptable.

2. A Member noted that there were four other concrete crushers in Spelthorne and expressed that the report did not demonstrate an appropriate need for an additional concrete crusher in the area.
3. The Committee expressed that generating additional HGV movements had no benefit to Surrey, and raised concerns over the nature of the concrete to be used for the hard-standing. Officers responded that there was a known need for Surrey to be able to process more waste materials and suggested that this development would help relieve this issue.
4. Members queried whether the applications for the site constituted to a change of use of the site. Officers also confirmed that the development would not make the site Brownfield land and would not set a precedent for future development works on the site.
5. A Member raised concern around the stockpile of waste at the site and sought clarification on the height limits for waste. Concerns were also raised over: proposed time restrictions for the concrete crusher; whether its proposed location was fixed, as well as further concerns around combined noise pollution and a lack of clarity over lighting restrictions. Officers confirmed that the location of the concrete crusher was fixed. Officers also informed the Committee that the 2009 permission approved the use of a concrete crusher however the operator changed their equipment plan and opted for a shredder instead; subsequently there was no space left for a crusher. The Committee was informed that whilst the application was in consultation, it was decided that the dust action plan was sufficient to accommodate the concrete crusher.
6. Members queried the need for a concrete crusher at the site and suggested that the Committee should defer the application decision in order to undertake a second site visit as there had been a material change since permission was granted for a concrete crusher at the Queen Mary Reservoir site in Spelthorne.
7. A Member queried whether it would have been beneficial to impose lighting and noise restrictions at the site, officers suggested that a more effective method of noise control would be imposing limits based on sound power levels. It was added that the conditions in the report intended to clarify lighting restrictions.
8. Drainage measures were questioned and officers reported that there was an existing drainage system in place on the site and the external consultees were satisfied the system would operate effectively after the development.

RESOLVED:

The Committee resolved to **DEFER** the applications in order to undertake a site visit for the reasons set out above.

Action/further information required:

A second site for the Committee would be scheduled.

69/15 MINERALS/WASTE SP15/01184/SCC- OAKLEAF FARM WASTE RECYCLING FACILITY, OAKLEAF FARM, HORTON ROAD, STANWELL MOOR, SURREY TW19 6AF [Item 9]

Officers:

Alan Stones, Planning Development and Control Team Manager
William Flaherty, Planning Officer
Caroline Smith, Transport and Planning Team Manager
Nancy El-Shatoury, Principal Solicitor

The discussion in relation to this item is recorded under item 8.

RESOLVED:

The Committee resolved to **DEFER** the applications in order to undertake a site visit for the reasons set out in item 8.

Action/further information to be provided:

None.

70/15 MINERALS/WASTE RE15/02426/CON- 2 PERRYLANDS LANE, SMALLFIELD, HORLEY, SURREY RH6 9PR [Item 10]

An update sheet was tabled and is attached as annex 1.

Officers:

Alan Stones, Planning Development and Control Team Manager
William Flaherty, Planning Officer

Caroline Smith, Transport and Planning Team Manager
Nancy El-Shatoury, Principal Solicitor

Speakers:

There were no public speakers.

The Local Member, Michael Sydney, spoke as a Member of the Committee.

Key points raised during the discussion:

1. The Planning Officer introduced the report and informed the Committee of the proposed change of drainage solution for the land within the application.
2. It was expressed that the application may increase the risk of flooding in the local area. Though the land crosses over two ward boundaries,

it was understood that the risks to flooding were greater in the Tandrige area

3. A Member queried why the noise restrictions at this waste site differed so greatly from the previous application. Officers explained that restrictions were agreed on a case by case basis and the geography and location of sites affected the level of restrictions imposed.
4. The Committee expressed that the application seemed straightforward in that it was a proposal to relocate the drainage from one area of the site to another.
5. A Member queried which party had responsibility for ditches and the connections on land. Officers confirmed that ditches and drainage were the responsibility of the land owners, though the Council had powers to ensure that watercourses remained unblocked.

RESOLVED:

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

Action/further information to be provided:

None.

71/15 DECISION ON PLANNING APPEAL REFS: APP/B3600/C/14/3000220; APP/B3600/X/14/3000386 AND 3000387: LAND AT MOORHOUSE SANDPITS, WESTERHAM ROAD, LIMPSFIELD [Item 11]

Officers:

Alan Stones, Planning Development and Control Team Manager
Dustin Lees, Senior Planning Officer

Caroline Smith, Transport and Planning Team Manager
Nancy El-Shatoury, Principal Solicitor

Key points raised during the discussion:

1. The Planning Development and Control Team Manager introduced the report and noted that the item was for information.
2. The Senior Planning Officer was congratulated for the work completed and commitment on the application.

RESOLVED:

- The Committee noted the report

Action/further information to be provided:

None.

72/15 DATE OF NEXT MEETING [Item 12]

The next Planning and Regulatory Committee will be held on Wednesday 23 March 2016 at 10.30am.

Meeting closed at 12.28 pm

Chairman