



**PLANNING AND REGULATORY COMMITTEE
NOTICE OF MEETING**

Date: Wednesday, 23 March 2016
Time 10.30 am
Place: Ashcombe Suite, County Hall, Kingston upon Thames, Surrey KT1 2DN

Contact: Rianna Hanford, Room 122, County Hall
Telephone: 020 8213 2662
Email: rianna.hanford@surreycc.gov.uk

[For queries on the content of the agenda and requests for copies of related documents]

APPOINTED MEMBERS [12]

Tim Hall (Chairman)	Leatherhead and Fetcham East;
Keith Taylor (Vice-Chairman)	Shere;
Ian Beardsmore	Sunbury Common & Ashford Common;
Mr S Cosser	Godalming North;
Carol Coleman	Ashford;
Jonathan Essex	Redhill East;
Margaret Hicks	Hersham;
Mr D Munro	Farnham South;
George Johnson	Shalford;
Ernest Mallett MBE	West Molesey;
Michael Sydney	Lingfield;
Richard Wilson	The Byfleets;

EX OFFICIO MEMBERS (NON-VOTING) [4]

Sally Marks	Chairman of the County Council	Caterham Valley;
Nick Skellett CB E	Vice-Chairman of the County Council	Oxted;
David Hodge	Leader of the Council	Warlingham;
Mr P J Martin	Deputy Leader and Cabinet Member for Economic Prosperity	Godalming South, Milford & Witley;

APPOINTED SUBSTITUTES [19]

Stephen Cooksey	Dorking South and the Holmwoods;
Will Forster	Woking South;
Denis Fuller	Camberley West;
Ramon Gray	Weybridge;
Nick Harrison	Nork & Tattenhams;
Peter Hickman	The Dittons;
David Ivison	Heatherside and Parkside;
Daniel Jenkins	Staines South and Ashford West;
John Orrick	Caterham Hill;
Adrian Page	Lightwater, West End and Bisley;
Chris Pitt	Frimley Green and Mytchett;
Fiona White	Guildford West;
Helena Windsor	Godstone;
Chris Townsend	Ashtead;

Register of planning applications: <http://planning.surreycc.gov.uk/>

If you would like a copy of this agenda or the attached papers in another format, eg large print or braille, or another language please either call our Contact Centre on 08456 009 009, write to Surrey County Council at County Hall, Penrhyn Road, Kingston upon Thames, Surrey KT1 2DN, Minicom 020 8541 0698, fax 020 8541 9004, or email rianna.hanford@surreycc.gov.uk. This meeting will be held in public. If you would like to attend and you have any special requirements, please contact Rianna Hanford on 020 8213 2662.

AGENDA

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive any apologies for absence and notices of substitutions under Standing Order 40.

2 MINUTES OF THE LAST MEETING

(Pages 1 - 8)

To confirm the minutes of the meeting held on (24 February 2016).

3 PETITIONS

To receive any petitions from members of the public in accordance with Standing Order 65 (please see note 7 below).

4 PUBLIC QUESTION TIME

To answer any questions received from local government electors within Surrey in accordance with Standing Order 66 (please see note 8 below).

5 MEMBERS' QUESTION TIME

To answer any questions received from Members of the Council in accordance with Standing Order 47.

6 DECLARATIONS OF INTERESTS

To receive any declarations of disclosable pecuniary interests from Members in respect of any item to be considered at the meeting.

Notes:

- In line with the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, declarations may relate to the interest of the member, or the member's spouse or civil partner, or a person with whom the member is living as husband or wife, or a person with whom the member is living as if they were civil partners and the member is aware they have the interest.
- Members need only disclose interests not currently listed on the Register of Disclosable Pecuniary Interests.
- Members must notify the Monitoring Officer of any interests disclosed at the meeting so they may be added to the Register.
- Members are reminded that they must not participate in any item where they have a disclosable pecuniary interest.

7 SURREY COUNTY COUNCIL PROPOSAL SP15/01590/SCC: GRAZING LAND OPPOSITE FORD CLOSE, KINGSTON ROAD, ASHFORD, SURREY TW15 3SL

(Pages 9 - 60)

Construction of new single storey fire station with access from A308 Staines Road West, incorporating two double appliance bays, dormitories with ancillary facilities, office accommodation, operational areas and store rooms; drill tower and smoke house;

proposed hard standing for training, car parking and refuelling point for appliances; associated generator and oil storage tank; retention of existing rail timber fencing on north and eastern boundary of the site and the erection of 3m high acoustic fencing on the south, west and part of the northern boundaries.

It is recommended that:

1. Pursuant to the provisions of the Town and Country Planning (Consultation) (England) Direction 2009, application no. SP15/01590/SCC be forwarded to the Secretary of State and
2. In the absence of any direction by him and pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application be PERMITTED subject to the following conditions

- 8 SP/15/01184/SCC (SCC REF 2015/0146): OAKLEAF FARM WASTE RECYCLING FACILITY, OAKLEAF FARM, HORTON ROAD, STANWELL MOOR, SURREY TW19 6AF.**

(Pages 61 - 100)

The installation and use of concrete crushing plant for the processing of construction and demolition wastes to produce recycled aggregate.

It is recommended that planning application Ref. SP15/01184/SCC be PERMITTED subject to the revised conditions.

- 9 MINERALS/WASTE SP/15/00929/SCC: OAKLEAF FARM WASTE RECYCLING FACILITY, OAKLEAF FARM, HORTON ROAD, STANWELL MOOR, SURREY TW19 6AF**

(Pages 101 - 136)

Construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.

It is recommended that planning permission Ref. SP/15/00929/SCC be PERMITTED subject to the conditions set out in the appended report.

- 10 DATE OF NEXT MEETING**

The next meeting of the Planning & Regulatory Committee will be on 20 April 2016.

David McNulty
Chief Executive
Thursday, 10 March 2016

MOBILE TECHNOLOGY AND FILMING – ACCEPTABLE USE

Those attending for the purpose of reporting on the meeting may use social media or mobile

devices in silent mode to send electronic messages about the progress of the public parts of the meeting. To support this, County Hall has wifi available for visitors – please ask at reception for details.

Anyone is permitted to film, record or take photographs at council meetings. Please liaise with the council officer listed in the agenda prior to the start of the meeting so that those attending the meeting can be made aware of any filming taking place.

Use of mobile devices, including for the purpose of recording or filming a meeting, is subject to no interruptions, distractions or interference being caused to the PA or Induction Loop systems, or any general disturbance to proceedings. The Chairman may ask for mobile devices to be switched off in these circumstances.

It is requested that if you are not using your mobile device for any of the activities outlined above, it be switched off or placed in silent mode during the meeting to prevent interruptions and interference with PA and Induction Loop systems.

Thank you for your co-operation

Note: *This meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.*

Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

If you have any queries regarding this, please contact the representative of Legal and Democratic Services at the meeting

NOTES:

1. The Chairman will adjourn the meeting for lunch from 12.45pm unless satisfied that the Committee's business can be completed by 1.15pm.
2. Members are requested to let the Regulatory Committee Manager have the wording of any motions and amendments not later than one hour before the start of the meeting.
3. Substitutions must be notified to the Regulatory Committee Manager by the absent Member or group representative at least half an hour in advance of the meeting.
4. Planning officers will introduce their report and be able to provide information or advice to Members during the meeting. They can also be contacted before the meeting if you require information or advice on any matter.
5. A record of any items handled under delegated powers since the last meeting of the Committee will be available for inspection at the meeting.
6. Members of the public can speak at the Committee meeting on any planning application that is being reported to the Committee for decision, provided they have made written representations on the application at least 14 days in advance of the meeting, and provided they have registered their wish to do so with the Regulatory Committee Manager in advance of the meeting. The number of public speakers is restricted to five objectors and five supporters in respect of each application.
7. Petitions from members of the public may be presented to the Committee provided that they contain 100 or more signatures and relate to a matter within the Committee's terms of reference. The presentation of petitions on the following matters is not allowed: (a) matters which are "confidential" or "exempt" under the Local Government Access to Information Act 1985; and (b) planning applications. Notice must be given in writing at least 14 days before the meeting. Please contact the Regulatory Committee Manager for further advice.
8. Notice of public questions must be given in writing at least 7 days before the meeting. Members of the public may ask one question relating to a matter within the Committee's terms of reference. Questions on "confidential" or "exempt" matters and planning applications are not allowed. Questions should relate to general policy and not detail. Please contact the Regulatory Committee Manager for further advice.
9. On 10 December 2013, the Council agreed amendments to the Scheme of Delegation so that:
 - All details pursuant (applications relating to a previously granted permission) and non-material amendments (minor issues that do not change the principles of an existing permission) will be delegated to officers (irrespective of the number of objections).
 - Any full application with fewer than 5 objections, which is in accordance with the development plan and national policies will be delegated to officers.
 - Any full application with fewer than 5 objections that is not in accordance with the development plan (i.e. waste development in Green Belt) and national policies will be delegated to officers in liaison with either the Chairman or Vice Chairman of the Planning & Regulatory Committee.
 - Any application can come before committee if requested by the local member or a member of the Planning & Regulatory Committee.

The revised Scheme of Delegation came into effect as of the date of the Council decision.

HUMAN RIGHTS ACT 1998 – GUIDANCE FOR INTERPRETATION

This Guidance should be read in conjunction with the Human Rights section in the following Committee reports.

The Human Rights Act 1998 does not incorporate the European Convention on Human Rights in English law. It does, however, impose an obligation on public authorities not to act incompatibly with those Convention rights specified in Schedule 1 of that Act. As such, those persons directly affected by the adverse effects of decisions of public authorities may be able to claim a breach of their human rights. Decision makers are required to weigh the adverse impact of the development against the benefits to the public at large.

The most commonly relied upon articles of the European Convention are Articles 6, 8 and Article 1 of Protocol 1. These are specified in Schedule 1 of the Act.

Article 6 provides the right to a fair and public hearing. Officers must be satisfied that the application has been subject to proper public consultation and that the public have had an opportunity to make representations in the normal way and that any representations received have been properly covered in the report. Members of the public wishing to make oral representations may do so at Committee, having given the requisite advance notice, and this satisfies the requirements of Article 6.

Article 8 covers the right to respect for a private and family life. This has been interpreted as the right to live one's personal life without unjustified interference. Officers must judge whether the development proposed would constitute such an interference and thus engage Article 8.

Article 1 of Protocol 1 provides that a person is entitled to the peaceful enjoyment of his possessions and that no-one shall be deprived of his possessions except in the public interest. Possessions will include material possessions, such as property, and also planning permissions and possibly other rights. Officers will wish to consider whether the impact of the proposed development will affect the peaceful enjoyment of such possessions.

These are qualified rights, which means that interference with them may be justified if deemed necessary in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Any interference with a Convention right must be proportionate to the intended objective. This means that such an interference should be carefully designed to meet the objective in question and not be arbitrary, unfair or overly severe.

European case law suggests that interference with the human rights described above will only be considered to engage those Articles and thereby cause a breach of human rights where that interference is significant. Officers will therefore consider the impacts of all applications for planning permission and will express a view as to whether an Article of the Convention may be engaged.

This page is intentionally left blank

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 Tandridge 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

This page is intentionally left blank

TO: PLANNING & REGULATORY COMMITTEE

DATE: 23 March 2016

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) Spelthorne Borough Council

ELECTORAL DIVISION(S):

Laleham & Shepperton

Mr Walsh

Staines South & Ashford West

Mr Jenkins

Ashford

Mrs Coleman

PURPOSE: FOR DECISION

GRID REF: 506361 170767

TITLE: Surrey County Council Proposal SP15/01590/SCC

SUMMARY REPORT

Grazing Land opposite Ford Close, Kingston Road, Ashford, Surrey TW15 3SL

Construction of new single storey fire station with access from A308 Staines Road West, incorporating two double appliance bays, dormitories with ancillary facilities, office accommodation, operational areas and store rooms; drill tower and smoke house; proposed hard standing for training, car parking and refuelling point for appliances; associated generator and oil storage tank; retention of existing rail timber fencing on north and eastern boundary of the site and the erection of 3m high acoustic fencing on the south, west and part of the northern boundaries.

The application site is located on the southern side of the A308, Kingston Road just before the Fordbridge roundabout. The site is currently undeveloped and is used as grazing land comprising grass and a number of trees. The site is enclosed by a post and rail fence and is relatively flat with a slight upward gradient from west to east. The site is located within the Green Belt and is within Flood Zone 2.

The proposal would comprise of a new fire station building located to the north of the site running parallel to the A308 with areas of hardstanding to the south, east and west. The building would be single storey although the area which houses the appliances (fire engines) would be equivalent of two storey in height. The building would measure a maximum width of 51m, a maximum depth of 27m and a maximum height of 8m. A drill tower / smoke house is proposed to the rear of the site measuring a maximum width of 5m a maximum depth of 8.5m and a height of 12.5m. The proposal would also involve alterations to the existing highway to allow appliances to exit the site and turn east onto Staines Road West (the A308) in order to avoid delays in reaching emergency calls.

In this case the main issues are whether the development is or is not inappropriate in the Green Belt and if it is inappropriate development, whether considerations exist which clearly outweigh the harm to Green Belt by way of inappropriateness and any other harm so as to amount to very special circumstances; whether the development is acceptable in terms of flood risk; whether the highways works, parking and traffic generated by the proposal are acceptable in terms of highway safety and impacts on the amenity of neighbours; whether there would be any other adverse impacts on residential amenity due to noise, air quality or lighting; whether the design of the development meets the required standard; the risk of harm to archaeological resources. The ecological and landscaping impacts will also be given full consideration.

Officers consider that the proposal would constitute inappropriate development within the Green Belt but that the applicant has demonstrated that there are very special circumstances that would clearly outweigh the harm to the Green Belt and any other harm such that an exception to policy can be made. These are the lack of alternative site and the specific needs of the Surrey Fire and Rescue Service.

The proposal would integrate within the surrounding area and the impact on the street scene has been reduced through the design and location of the building and the use of materials. The highways implications can be controlled by conditions and are not considered to prejudice highway safety. The noise, lighting and air quality impacts will also be controlled by condition in order to protect the nearest residential properties. Officers are satisfied that there are no suitable alternative sites that could accommodate the proposal and that the sequential and exceptions tests have been met which could allow for a development of this nature in Flood Zone 2. The proposal would not cause adverse impacts in terms of loss of trees, ecology, landscaping or archaeology (subject to conditions) and ground contamination will also be investigated further. Therefore, officers recommend that planning permission should be granted.

The recommendation is subject to referral to the Secretary of State as a Departure, to PERMIT subject to conditions.

APPLICATION DETAILS

Applicant

Property Services

Date application valid

11 November 2015

Period for Determination

10 February 2016

Amending Documents

- Revised Certificate B received 08/12/2015
- Floor area calculations for existing Staines and Sunbury Fire Stations received in email from agent dated 08/12/2015
- Email of 11/12/2015 from the applicant confirming land ownership

- Written Scheme of investigation for an Archaeological Strip, Map and Sample received 14/12/2016
- Email from Transport Consultant dated 21/1/2015
- DWG No: 150446-05, Visibility Splays received 06/01/2016
- Email chain from Agent dated 10/01/2016 regarding Landscaping and Flood Risk
- DWG No: P3206-E-00-1010 Revision C, External Lighting LUX level Plan dated 29.01.16
- Revised Flood Risk Assessment dated June 2015 received 03/02/2016
- Revised Noise Impact Assessment dated 29 January 2016 received 03/02/2016
- Revised Design and Access Statement dated 03 February 2016
- DWG No: 7834.P.205 Rev P2, Planning Drawing Hard Landscaping dated 03/02/16
- DWG No: 7834.P.212 Rev P2, Planning Drawing – Elevations dated 03/02/16
- DWG No: 7834.P.214 Rev P2, 3D Images dated 03/02/16
- DWG No: 7834.P.213 Rev P2, Planning drawing – Cross Sections dated 03/02/16
- Revised Framework Construction Traffic Management Plan received 10 February 2016

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Design and Visual Amenity	Yes	32 – 35
Residential Amenity	Yes	36 – 39
Highways	Yes	40 – 50
Flood Risk and Sustainable Drainage	Yes	51 – 59
Tree, Landscaping and Ecology	Yes	60 – 67
Noise	Yes	68 – 73
Air Quality	Yes	74 – 79
Lighting	Yes	80 – 82
Sustainable Design and	Yes	83 - 86

Construction		
Archaeology	Yes	87 – 88
Ground Contamination	Yes	89 - 94
Green Belt	No	95 - 106

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial

Site Photographs

Figure 1: View of the application site to the south west with the A308 to the north west

Figure 2: View of the application site facing south west

Figure 3: View of the application site facing south west

Figure 4: View of the application site facing south

Figure 5: View of the application site facing south

Figure 6: View of group of trees to remain facing south east

Figure 7: View of Mr Sparkle car wash facing east

Figure 8: view of houses on Ford Close facing north

Figure 9: View of application site and A308 facing east

Figure 10: View of River Ash and wildlife corridor facing south

Figure 11: View of Thames Water access road facing east

BACKGROUND

Site Description

1. The application site is located on the southern side of the A308, Kingston Road just before the Ford Bridge roundabout. There is a car wash facility to the immediate east of the site and the river Ash runs along the western boundary with a truck rental depot beyond the river also to the west. To the south is a National Grid site and beyond is Queen Mary Reservoir. The site is currently undeveloped and is used as grazing land comprising grass with a number of trees. The site is enclosed by a post and rail fence

and is relatively flat with a slight upward gradient from west to east. The site is located within the Green Belt and is within Flood Zone 2.

Planning History

2. There is no planning history on this site. The site has been used as grazing land for a number of years.

THE PROPOSAL

3. The proposal is for the construction of a new fire station. The application site is a triangular piece of land to the south east of Ford Bridge Roundabout. To the west of site lies an open grazing field, the river Ash and further west is a truck rental depot. To the east lies a car wash facility. The site is open in character.
4. Surrey Fire and Rescue Service (SFRS) have, as part of a wider review, considered that to meet its current and future operational requirements, it needs to construct a new single fire station in the Borough and in a location which meets specific criteria across the whole borough in terms of access and response times. It will then close the two existing fire stations within the borough (one of which is located opposite Ashford Hospital and one which is located close to Sunbury Cross).
5. The proposal would comprise of a new fire station building located to the north of the site running parallel to the A308 with areas of hardstanding to the south, east and west. The building would be single storey although the area which houses the appliances (fire engines) would be two storey in height. The building would have both a flat and mono-pitched roof. The building would have two double appliance bays which could accommodate four vehicles. Dormitories with ancillary facilities, office accommodation, operational areas and store rooms are also proposed. The building would be steel framed with both brick and silver panels to the elevations and a silver / grey roof. The single storey part of the building would front the A308 with the two storey part set behind with the roof pitching away from the road. The building would measure a maximum width of 51m, a maximum depth of 27m and a maximum height of 8m measuring 1154sqm.
6. A drill tower / smoke house is proposed to the rear of the site measuring a maximum width of 5m a maximum depth of 8.5m and a height of 12.5m measuring 150sqm. This would be a four storey building and would be coloured green. Hard standing is proposed for training, car parking and refuelling point for appliances. A generator and oil storage tank are also proposed. The existing post and rail fence is proposed to be retained on the north and east boundaries and as amended a 2.4m high weld mesh fence is proposed to the south and west. This replaces the 3m acoustic fence referred to in the description of development. There will be a small section of 2.5m timber fencing to the front of the site and around the training vehicles and refuse area.
7. The proposal would also involve alterations to the existing highway to allow appliances to exit the site and turn east onto Staines Road West (the A308) in order to avoid delays in reaching emergency calls. The proposal would remove part of the existing central reservation and a crossover would be created. Emergency warning Lights would be installed on the A308 to halt traffic and allow fire vehicles to exit the site in emergencies. Also forming part of the application site use of the Thames Water access road which runs to the south of the site and forms part of the access to the Bretts Queen Mary Reservoir minerals site. This access is from Ashford Road and runs west to east, and exits onto Staines Road West (A308). This access would be used to allow rapid access to the proposed fire station site by SFRS staff.

CONSULTATIONS AND PUBLICITY

District Council

- | | |
|-------------------------------|--|
| 8. Spelthorne Borough Council | <p>- Objects unless flood storage Capacity is increased</p> <p>-Satisfied that landscaping concerns in terms of the visual impact of the proposal can be dealt with by condition providing they are consulted</p> <p>- if permission granted request that SCC are satisfied that ecology is protected during construction, impact on archaeology and highway are acceptable, that pre-commencement conditions are imposed relating to submission of Construction Environment Management Plan, Dust Management Plan and Ground Contamination reports.</p> |
|-------------------------------|--|

Consultees (Statutory and Non-Statutory)

- | | |
|--|--|
| 9. Affinity Water Ltd | No comments received |
| 10. County Arboriculturalist | No comments received |
| 11. County Ecologist | No objection |
| 12. County Landscape Architect | No objection subject to conditions |
| 13. Environmental Consultant – Air Quality | No objection subject to condition requiring submission of Dust Management Plan |
| 14. Environmental Consultant – Lighting | No objection subject to conditions |
| 15. Environmental Consultant – Noise | No objection subject to conditions |
| 16. Thames Water | No objection |
| 17. The Environment Agency South East | No objection subject to conditions |
| 18. Transportation Development Planning | No objection subject to conditions |

19. Flood & Water Services Manager (SUDS)	No objection subject to conditions
20. Planning Policy Team	No comment received
21. Borough Environmental Health Officer	No objection subject to conditions
22. Archaeological Officer	No objection subject to conditions
23. Scottish and Southern Energy - Cables	No comments received
24. Zayo Group - Fibre Optic	No comments received
25. Fisher German LLP (ESSO Pipeline)	No comments received

Parish/Town Council and Amenity Groups

26. None

Summary of publicity undertaken and key issues raised by public

27. The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 64 owner / occupiers of neighbouring properties were directly notified by letter. To date 5 letters of representation have been received raising the following concerns:

- Development on Green Belt land
- Development within a flood zone and on a flood plain
- Noise pollution – already subjected to high levels of traffic noise and this proposal will make matters worse especially when using sirens
- Adding to the volume of traffic
- Serious flooding issues on the A308 alongside Ford Close which will be exacerbated by fire engines speeding on a blue light
- Why can't existing fire stations be modified to meet modern standards
- If proposal does go ahead, sirens are only used in an emergency, exercises carried out must be unobtrusive, traffic signals not to cause noise nuisance, local residents be provided with 3m acoustic fencing
- Will spoil view of grazing land
- Opening in central reservation, temptation for others drivers to use it
- Pollution from smoke tower
- Increase traffic congestion
- If Spelthorne have another major flood event this fire station could be out of action
- There is less regard for the bigger picture (flooding) and more about being centrally located

PLANNING CONSIDERATIONS

28. The County Council as County Planning Authority has a duty under Section 38 (6) of the Planning and Compulsory Purchase Act 2004 to determine this application in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) requires local planning authorities when determining planning applications to “have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations”. At present in relation to this application the Development Plan consists of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009 and six policies saved from the Spelthorne Borough Local Plan 2001.
29. The National Planning Policy Framework (NPPF) was adopted in March 2012. This document provides guidance to local planning authorities in producing local plans and in making decisions on planning applications. The NPPF is intended to make the planning system less complex and more accessible by summarising national guidance which replaces numerous planning policy statements and guidance notes, circulars and various letters to Chief Planning Officers. The document is based on the principle of the planning system making an important contribution to sustainable development, which is seen as achieving positive growth that strikes a balance between economic, social and environmental factors. The Development Plan remains the cornerstone of the planning system. Planning applications which comply with an up to date Development Plan should be approved. Refusal should only be on the basis of conflict with the Development Plan and other material considerations.
30. The NPPF states that policies in Local Plans should not be considered out of date simply because they were adopted prior to publication of the framework. However, the guidance contained in the NPPF are material considerations which planning authorities should take into account. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).
31. In this case the main considerations are whether the development is or is not inappropriate in the Green Belt and if it is inappropriate development, whether considerations exist which clearly outweigh the harm to Green Belt by way of inappropriateness and any other harm so as to amount to very special circumstances; whether the development is acceptable in terms of flood risk; whether the traffic and parking generated by the proposal are acceptable in terms of highway safety and impacts on the amenity of neighbours; whether there would be any other adverse impacts on residential amenity due to noise, air quality or lighting; whether the design of the development meets the required standard; the risk of harm to archaeological resources. The ecological and landscaping impacts will also be given full consideration.

DESIGN AND VISUAL AMENITY

National Planning Policy Framework (NPPF) 2012

Paragraph 17 - Core Planning Principles

Chapter 7 – Requiring Good Design

Spelthorne Core Strategy and Policies DPD 2009

Policy EN1 – Design of New Development

32. The NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 7, paragraph 56 states that good design is a key aspect of sustainable development. Paragraph 64 goes on to say that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it function. Core Strategy Policy EN1 requires that development should create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
33. The proposed fire station is of a large scale which has been designed to minimise its impact on the surrounding area whilst maintaining its functionality. The design of the fire station is to a great extent dictated by its functional requirements, and so its form and layout reflects the needs of the SFRS. The single storey element of the building would front the A308 measuring a width of 51m and a maximum height of 4.9m. The two storey part of the building would be set behind this single storey element measuring a maximum height of 8m. The drill tower and smoke house would be located to the rear of the site measuring 12m. The existing picket fence is to be upgraded at the front of the site. The areas of hardstanding for parking and training surround the building to the south, east and west. The site is contained by a combination of a picket fence, close board panel fencing and weld mesh fencing.
34. Officers consider that the proposed fire station building and ancillary elements would integrate well within the street scene and wider landscape. The proposal has been sensitively designed to minimise the impact on the existing site and the surrounding area. This is a very prominent site but officers consider that the building makes the best use of the available space whilst limiting the impact on the wider area by locating the larger elements towards the rear of the site namely the tallest part of the building and the 12m drill tower and smoke house. The use of a variety of materials, coloured panels and height variations of the building helps to break up the built form and provide interest which helps to reduce the prominence of the building. The picket fence and weld mesh fencing also assists in keeping an open feel further reducing the impact on the street scene. There is undoubtedly a change in character of the site from an open field to a more urban development however officers consider that the proposal has limited the initial impact of the development on the existing site and surrounding area through the design, scale and the location of the building, and following the establishment of the proposed landscaping officers consider that the development would be successfully assimilated into the landscape in the long term.
35. Officers consider that the proposal has been sensitively designed and located to reflect its surroundings to cause the least amount of harm to the existing site and the surrounding area and therefore consider that the proposal would accord with development plan policy in this regard.

RESIDENTIAL AMENITY

National Planning Policy Framework (NPPF) 2012 Core Principles

Chapter 11 Conserving and enhancing the natural environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN1 – Design of New Development

36. NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 109 of chapter 11 states that the planning system should contribute to and enhance the natural and local environment by *inter alia* preventing both new and existing development from contributing to or being put a unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Core Strategy Policy EN1 requires that development achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook,
37. The nearest residential properties to the site are those located opposite the development (to the north) within Ford Close located over 35m from the front elevation of the proposed fire station. These properties front onto an access road and then onto the A308 with some screening in the form of trees and bushes. The location of the proposed building combined with the separation distance and the fact that the A308 separates these properties from the fire station would ensure that the proposal would not result in loss of light, loss of privacy or overbearance to these residential properties.
38. The use of the site as a fire station would create activity on the site which is currently a field, however the main cause of disturbance would be the fire appliances leaving the site in an emergency however, they would be exiting onto a busy main road therefore the impact of introducing additional emergency traffic would not cause any greater impact than the current situation. Any training activities would be undertaken to the rear of the building thus creating a distance of over 50m thereby limiting the impact on these properties. Conditions are recommended in terms of the timings and location of the training activities to further limit the impact upon local residents. Further discussions regarding potential noise impacts are within paragraphs 68 – 73 below.
39. Officers consider that the separation distances between the residential properties and the new fire station as well as the location along a busy 'A' road would result in a limited impact to residential amenity and as such would accord with development plan policy in this regard.

HIGHWAYS

National Planning Policy Framework (NPPF) 2012

Chapter 4 – Promoting Sustainable Transport

Spelthorne Core Strategy and Policies DPD 2009

Policy CC2 – Sustainable Travel

Policy CC3 – Parking Provision

40. Paragraph 32 of the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment; safe and suitable access to the site can be achieved for all people.

Paragraph 35 states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

41. Core Strategy Policy CC2 only allows traffic generating development compatible with local transport infrastructure, taking into account number and nature of additional traffic movements, including servicing ,needs, capacity of the local transport network, cumulative impact including other proposed development, access and egress to the public highway, and highway safety. It also requires major development to be accompanied by a site specific travel plan to promote sustainable travel choices. Policy CC3 requires appropriate provision to be made for parking in accordance with maximum standards, taking account of the scope for encouraging alternative means of transport and the impact on highway safety of on street parking and potential for measures to overcome problems. Sufficient provision should be made for safe and secure cycle parking within developments.
42. The application has been accompanied by a Transport Assessment (TA), technical note and Construction Traffic Management Plan. The proposal will provide 32 parking spaces, 16 of which will be available for fire station staff and 16 for visitors (including one accessible space). Parking will also be provided for 2 fire appliances, 2 land rovers with boat trailers, 2 ambulance and 2 police vehicles, creating a total of 8 operational spaces. 5 spaces will be provided within the training area for 'wrecked vehicles' which will always be retained as such therefore these spaces have not been included in the parking assessment.
43. Two fire appliances, one crewed by 4 watches of 4 – 5 full time members of staff and one crewed on an 'on-call' basis with a maximum of 4 people on-call at any one time. The full time staff will have set shift patterns which will be 09.00 to 18.00 and 18.00 to 09.00. there shall also be an Assistant Group Commander who is in attendance throughout the day. Based on the observed method of travel to work by staff of the existing fire stations it is considered that 25% of full time staff will travel to work by bike. As such, it is likely that 1 inbound trip and 1 outbound trip will be undertaken by bike. In addition to the full time staff, it is proposed that the second fire appliance will be operated on an on call basis with a maximum of 4 staff on-call at any one time. The timing of these trips will vary depending on the timing of the call-out. Due to the short notice of the call-outs and that the response time of the fire-fighters to a pager alert is 10 minutes, it is considered appropriate to assume that all trips would be vehicle based.
44. It is proposed that drill training for on-call staff will occur every Tuesday and Thursday from 18:00 to 22:00 with up to 10 staff in attendance at any given session. The majority of the arrivals and departures for the training events shall therefore occur outside the network peak hour periods. In addition it is proposed that the conference/ training room will be utilised approximately 3 times per week, accommodating up to 20 people. These events will operate between 09:30 and 16:30 and shall therefore also occur outside of the peak hours on the highway network.
45. Emergency call outs expected to be 2 to 3 times a day and fire and swift water rescue services are likely to be called out 1 – 2 times per week. On average the existing fire stations in Spelthorne attend 17 calls per week including fire fighting and Swift Water Incidents.

46. The TA concluded the site was located in an accessible location in proximity to local bus stops, footways and cycleways, there are no existing defects associated with the local highway which are likely to result in an increase in accident numbers as a result of the development. A new access is proposed onto the A308 with the central reservation modified to allow for fire appliances to egress the site onto the eastbound carriageway during emergencies. The proposed access arrangements have been designed in accordance with local and national guidelines with adequate visibility splays achieved.
47. The new access will have wig-wag signals installed for use during emergency call outs to allow fire appliances to egress the site with minimal delay. On the occasions that through eastbound vehicles are held on the A308, it is considered that there is sufficient space on the A308 for queuing vehicles without affecting the operation of the Fordbridge Roundabout. A Stage 1 Road Safety Audit has been undertaken and concluded that there are no fundamental / significant concerns.
48. Due to the emergency response nature of the site, it is considered that the majority of staff trips to and from the site will be undertaken by car. However, the car and cycle parking provision is considered adequate to meet the likely demand of the development. Vehicle trips to and from the site during the morning and evening network peak hours are considered not to have a detrimental impact on the operation of the surrounding highway network.
49. The Thames Water access road is proposed to be used for on-call firemen and blue light services returning to the station. Thames Water have confirmed in writing that they would be prepared to allow the use of this access road and have proposed that should permission be granted that a formal easement or similar is put in place. The method of control to prevent unauthorised use has not been formalised at this stage. However, it is advised that due to the existing location, signposting and general arrangement at the entrance of the Thames Water access road off Ashford Road it is not envisaged to be used by non-authorised vehicles. All users of the site would be aware of the correct access arrangements to use when arriving / exiting the facility.
50. Transport Development Planning were consulted on the application and do not raise objection to the proposal subject to a number of conditions. On the basis of the above, it is considered that the proposed development will not result in harm to the operation of the local highway network. Officers therefore consider that subject to conditions the proposal would not result in adverse transportation impacts and would accord with development plan policy in this regard.

FLOOD RISK AND SUSTAINABLE DRAINAGE

National Planning Policy Framework (2012)

Chapter 10 – Meeting the challenge of climate change, flooding and coastal change

Spelthorne Core Strategy and Policies DPD 2009

Policy LO1 – Flooding

51. Core Strategy Policy LO1 requires development in Flood Zone 2 to be accompanied by a Flood Risk Assessment (FRA), be flood resilient and to have appropriate sustainable drainage where new non-residential floorspace of more than 100m² is proposed. Para 101 of the NPPF requires that new development be steered towards areas with the lowest probability of flooding through application of the sequential test. Development

should not be permitted if there are reasonably available sites appropriate for the development in areas with a lower probability of flooding. If no other sites can be identified then the proposal must pass the Exception test. The Exception test comprises two parts. It must be able to demonstrate that the development would provide wider sustainability benefits to the community that outweigh the flood risk, and that the development would be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere.

52. The application site lies within Flood Zone 2 (FZ2) which is defined as a medium probability flood zone (a 1 in 1000 year flood event area), with the area to the immediate west of the building and hardstanding being within flood Zone 3. The primary flood risk is from the River Ash, which forms the western boundary of the site. A fire station is classed as a 'highly vulnerable' use due to it being required during times of flood. The Flood risk vulnerability and flood zone 'compatibility' table (as defined in the National Planning Policy Guidance – NPPG) identifies that in order to be classed as compatible 'highly vulnerable' uses must pass the Sequential and Exception test. The NPPF also requires that SuDs are required for all major developments.

The Sequential Test

53. An alternative site assessment was undertaken which considered the existence of the reasonably available sites within an area defined by modelling of response times to incidents (the 'heat map'). Due to the relatively restricted search area, very few alternatives could be identified. Five sites, including the application site were assessed. All four of the other sites lie in a lower flood risk zone than the application site. However, one was too small to meet the operational criteria, one was both too small and not being made available by its owners, and the other two were similarly not being made available. The assessment concluded that the proposed site is deemed to be the most appropriate site within Spelthorne to locate the proposed fire station and there are no other alternative sites that would be able to accommodate the proposed development. The alternative site assessment is discussed in full in paragraphs 95 - 96 below. Officers therefore consider that the applicant has demonstrated that there are no other reasonable available sites with a lower probability of flooding than FZ2 that would meet SFRS requirement. The sequential test is considered to have been passed.

The Exception Test

54. The exception test requires that applicants demonstrate that the scheme would have wider sustainability benefits to the community that outweigh flood risk, and that the development would be safe for its lifetime, taking into account the vulnerability of its users, without increasing flood risk elsewhere. The applicant has explained that the provision of a new fire station would benefit the wider community by virtue of improving the SFRS to be able to respond to emergency situations. It is considered, based on the evidence submitted, that the proposed fire station would be better placed to deal with emergencies within the borough, and the wider area, by virtue of its position to be able to meet the SFRS response times.
55. The Flood Risk Assessment (FRA) submitted with the application recommended that the floor levels of the building shall be set no lower than 300mm above the 1 in 100 years flood level plus climate change which is 13.77m AOD. The finished floor level of the fire station would be set at 14.20 AOD which is above this minimum requirements and would provide a freeboard of 0.43m. The EA are satisfied with this approach and request a

condition to secure this. Officers consider that the incorporation of the raised floor level and the ability to get from the fire station to Flood Zone 1 to the east (dry means of escape), that a safe means of access and egress would be maintained during a flood event. The FRA has demonstrated that by virtue of its raised level, and provision of Sustainable Drainage (SuDs), discussed in paragraphs 57 - 58 below, incorporated in the scheme, the development would be 'safe' over its expected lifetime.

56. Officers are satisfied that the proposal has demonstrated that the sequential test has been passed. Spelthorne BC have objected to the proposal stating that raising of the ground level within the floodplain would reduce the area which would be capable of flooding ie reduce flood storage capacity. Parts of the site lie within Flood zone 3, the defined flood plain of the River Ash. However, none of the buildings proposed are within this higher risk flood zone. They are located within Flood Zone 2. The FRA concludes therefore that there is no loss of floodplain storage capacity, and no requirement therefore for compensatory capacity to be provided. The EA have not raised any concern in this regard and the FRA demonstrates that the proposal would not reduce the flood storage capacity on the site. Officers are therefore satisfied that the Exceptions Test has also been met.

Sustainable Drainage (SuDs)

57. The proposed drainage strategy is to provide permeable paving that acts as both attenuation and a soakaway. There will be two areas of permeable hard standing both of which will have a coarse inert granular fill sub-base which will have 30% voids which will act as attenuation tanks. There will also be an attenuation tank which will be used during a 1 in 100 storm event. This is because during peak flood periods the outfall pipe to the river Ash will be closed thereby stopping water flowing from the pavings. A hydro-brake has been included in the calculations which limits the offsite flow into the River Ash to 3.1 l/s in the critical '1 in 100 years plus 30% climate change' storm. The majority of the flow will be to the ground with only a minimal proportion into the River Ash. The extra storage below flood level will be in addition to the surface water drainage calculated volume. Trenches are proposed through the ground by removing relatively impervious made ground and there will be additional conduits for surface water to discharge into the gravel. All the storage volumes will be above the flood level of 13.44AOD (1 in 100 years storm level).
58. The Lead Local Flood Authority (LLFA) was consulted on the proposal and originally raised concern that the proposed surface water strategy did not comply with the requirements within the Technical Standards. To overcome this, drainage calculations were required particularly in regard to the Greenfield discharge rates and the associated storage capacity. Confirmation was also required in terms of what was included within the impermeable area calculation. The total area of permeable surfaces would be 0.27ha and impermeable surfaces would be 0.35ha and drainage calculations were submitted. The LLFA agreed with the proposed drainage strategy and recommend planning permission be granted subject to a number of conditions.

Conclusion

59. Officers consider that both the sequential and exceptions tests have been met and that the proposed drainage strategy would be acceptable. As such the proposal would accord with development plan policy in this regard.

TREES, LANDSCAPING AND ECOLOGY

National Planning Policy Framework (NPPF) 2012

Chapter 11 Conserving and enhancing the natural environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN1 – Design of New Development

Policy EN8 – Protecting and Improving the Landscape and Biodiversity

Supplementary Planning Document

Biodiversity and Geological Conservation: Circular 06/2005

60. NPPF states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss. The NPPF states that when determining planning applications, planning authorities should aim to conserve and enhance biodiversity by applying the following principles; if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. In addition Circular 06/2005 states that it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.
61. Core Strategy Policy EN1 also requires that developments incorporate landscaping to enhance its setting, including the retention of any trees of amenity value and other significant landscape features. Policy EN8 requires that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and avoids harm to any features of the landscape or features of nature conservation value; and that planning permission be refused where development would have a harmful impact on the landscape and biodiversity.
62. The proposal would involve the removal of a total of 7 trees from the site (one class B, three class C and three class U), and some others would require some pruning. A number of trees would be maintained on the site, in particular the group at the eastern end of the site. None of the trees proposed to be removed are protected by a preservation order, and the site does not fall within a conservation area. It is not considered the removal of the trees would have an unacceptable impact subject to appropriate new planting which will be secured by condition.
63. Spelthorne Borough Council and the County Landscape Architect require more extensive landscaping to soften the visual impact of what is a substantial building. This is suggested to be dealt with by condition requiring the submission of an updated Landscape Plan and Landscape and Ecology Management Plan detailing the level and species of planting and long term maintenance. Concern was raised in regard to the 3m high acoustic fence on the southern and western boundaries to protect the wildlife corridor from light and noise pollution. The Landscape Architect considered that this fence would be a visually intrusive feature in a natural corridor, which would also have a detrimental aspect on the natural parkland character which is to be achieved by the rest of the landscape mitigation. As a result of these comments, the acoustic fence was removed and replaced with a 2.4m weld mesh fence. Conditions are recommended to secure replacement planting and a Landscape Plan and Landscape and Ecology Management Plan.

64. The EA advised that the River Ash is a heavily modified waterbody and is failing to meet good ecological potential. The proximity of the fire station to the river Ash reduces its value as a wildlife corridor. As such they also require a condition is imposed requiring the submission of a scheme to ensure that the landscape within the site is managed in such a way as to protect and enhance the ecological value of the site including the river ash and wildlife corridor. These comments have been incorporated into the suggested landscaping conditions.
65. The application has been accompanied by ecological reports which concluded that no significant protected species were found on site. It was noted that a small number of bats use the River Ash corridor to 'commute'. As the proposal would maintain a separation of 8m between the river bank and the boundary of the proposed fire station it was concluded that the proposal would not adversely impact commuting bats.
66. The removal of the acoustic fence would not result in a detrimental impact on this wildlife corridor as no sensitive ecological receptors have been identified and even so, most species are tolerant of noise. The County Ecologist advised that he could see no ecological reason why a 3m acoustic fence would be required and noise mitigation measures are not generally used to protect wildlife. The acoustic fencing was considered to have some benefit to reducing light pollution, however the lighting design is considered to have minimum spillage into the wildlife corridor as confirmed by the Lighting Consultant. There are also a number of lighting sources placed at 6m high and the fence is only 3m high, therefore the fence would not provide any real benefit in this instance. This is a very noisy location and therefore the omission of the acoustic fence is not considered to result in an adverse impact on the wildlife corridor due to noise and conditions are proposed to control the hours of training thus limiting the lighting impacts. The enhanced landscape plan referred to above is considered to be a better way of protecting and enhancing the biodiversity of the river corridor.

Conclusion

67. Officers are satisfied that subject to conditions the proposal would not result in any adverse impacts in terms of tree loss, landscaping or ecology. A full Landscape and Ecology Management Plan and well as a revised Landscape Plan are required to be submitted to ensure that the proposal would enhance the area and integrate within the surrounding landscape and to comply with the comments raised by Spelthorne Borough Council, The Environment Agency and the County Landscape Architect. As such officers consider that the proposal would accord with development plan policy in this regard.

NOISE

National Planning Policy Framework 2012

Chapter 11, Paragraph 123 – Conserving and Enhancing the Natural Environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN11 – Development and Noise

68. The NPPF requires that planning policies and decisions should aim to (a) avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; (b) mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; (c) recognise that development will often create some noise and

existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and (d) identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason

69. Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009 Policy EN11 (Development and Noise) seeks to minimise the impacts of noise and sets out a series of criteria by which to achieve this including measures to reduce noise to acceptable levels and ensuring provision of appropriate noise attenuation measures.
70. The submitted noise impact assessment concludes that the acoustic impacts on the development have been investigated and found to be acceptable in this location. The main sources of noise impacts are likely to be during emergency responses i.e. from sirens, external training activities to the rear of the site and the plant on site i.e. generators. The nearest residential properties are located to the north in Ford Close, and are separated from the site by the A308 dual carriageway.
71. The Noise Impact Assessment monitored the noise levels of the site during the day and in the evening both during the week and at a weekend. A cumulative assessment was also undertaken with both the training area in use and plant operating at the same time and concludes that if training takes place during the early morning or weekend periods then it is likely to result in an adverse impact, but if training takes place outside of these periods then it is likely to result in a low adverse impact. Training should only take place in the middle of the training area to the rear of the building; the use of the siren is likely to result in an adverse impact if used during quiet periods i.e during the night. All plant will be designed to be at least 10 dB below the representative measured background sound level of 37 dB LA90. The Noise Consultant concurs with the above conclusions.
72. The Surrey Fire and Rescue Service procedure for leaving the site in an emergency is not to use the sirens unless absolutely necessary and as a rule they are rarely used. As such, this would ensure that the proposal would not result in adverse noise impacts in this regard due to the infrequency of this happening. This procedure is considered to provide adequate safeguard and officers consider that a planning condition of preventing the use of sirens would be excessive.
73. A condition is suggested that external training activities are proposed to be undertaken Monday to Friday from 07.00 to 19.30, Saturdays from 08.00 to 19.30 and at no time on Sundays, Public, Bank or National Holidays. Given that this is an operational fire station there will need to be some training in the evenings. Officers have therefore requested further information from the applicant in terms of the noise impacts of the training activities in the evening. Once this information has been submitted, an update will be provided and the condition may be amended as a result to allow training into the evenings. Officers therefore consider that the suggested condition would protect the amenities of the residential properties from the noise impacts of the external training activities until further information to suggest otherwise has been submitted.

AIR QUALITY

National Planning Policy Framework 2012

Chapter 11, Paragraph 124 – Conserving and Enhancing the Natural Environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN3 – Air Quality

74. The NPPF advocates that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. To prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area should be taken into account.
75. Paragraph 124 of the NPPF states that “planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”. At paragraph 122, the NPPF goes on to state that local planning authorities should focus on whether the development itself is an acceptable use of the land.
76. Policy EN3 (Air Quality) of Spelthorne Borough Council Core Strategy Development Plan Document 2009 states the Council will seek to improve the air quality of the Borough and minimise harm from poor air quality by: a) supporting measures to encourage non-car based means of travel, b) supporting appropriate measures to reduce traffic congestion where it is a contributor to existing areas of poor air quality, c) requiring an air quality assessment where development: i) is in an Air Quality Management Area, and ii) generates significant levels of pollution, or iii) increases traffic volumes or congestion, or iv) is for non-residential uses of 1000 m² or greater, or v) is for 10 or more dwellings, or vi) involves development sensitive to poor air quality d) refusing development where the adverse effects on air quality are of a significant scale, either individually or in combination with other proposals, and which are not outweighed by other important considerations or effects and cannot be appropriately and effectively mitigated, e) refusing development where the adverse effects of existing air quality on future occupiers are of a significant scale which cannot be appropriately or effectively mitigated and which are not outweighed by other material considerations.
77. The key air quality impacts will be during the construction phase in the form of deposited dust, suspended particulate matter and atmospheric pollutants from construction related vehicle emissions. Air quality impacts will also occur during the operational phase from atmospheric pollutants from operational vehicle emissions and emissions during the training activities from the drill tower and smoke house.
78. An Air Quality Assessment was submitted with the application which concluded that the additional traffic generated by the development at this specific location would not significantly affect air quality for the existing properties along this part of the local road network. The construction works have the potential to create dust however a Dust Action Plan and Construction Environmental Management Plan will be required by condition in order to control and mitigate the impacts. The additional traffic generated by the proposed development would not significantly affect air quality in the area. The drill tower will not involve lighting any fires and no flammable materials will be used on site. The

smoke house uses 'cold smoke' which is produced using water-based glycerine products and would be non-toxic and odourless. The smoke would be released inside the smoke house which would be a sealed building and after the training exercise would remain contained within the building until it 'settles out' leaving no residual smoke to be vented. As such it would not release significant volumes of airborne materials therefore the training activities would not have significant harmful effects on air quality.

79. The County Air Quality Consultant considers that approach used in undertaking the Air Quality Assessment is generally acceptable and they agree with the conclusions of the report. Given this, officers are satisfied that the proposal would not result in adverse impacts in terms of air quality subject to conditions and as such would accord with development plan policy in this regard.

LIGHTING

National Planning Policy Framework 2012

Chapter 11, Paragraph 124 – Conserving and Enhancing the Natural Environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN13 – Light Pollution

80. Policy EN13 seeks to minimise the adverse impact from light pollution on the environment. It promotes the use of measures to minimise the adverse impact of lighting on surrounding areas. Those preparing proposals for lighting will be required to assess the impact of the lighting scheme and demonstrate there are no unacceptable adverse impacts. The Council will seek to reduce light pollution by: a) encouraging the installation of appropriate lighting including that provided by other statutory bodies, b) only permitting lighting proposals which would not adversely affect amenity or public safety and requiring the lights to be: i appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas; and ii of a height and illumination level of the minimum required to serve their purpose.
81. It is proposed that 11, 6m steel columns with starbeam floodlights are proposed to the east, south and western boundaries, the majority (8 of the 11 columns) are located to the rear of the site behind the building. These will be lit during training activities and are motion sensitive. A number of lights are proposed on the actual building for both security and to assist staff members. The Lighting Consultant confirms that the proposed lighting is on the whole contained within the boundary of the site, where light does fall outside of the boundary it is minimal. The angle tilt of the luminaire is fixed in the horizontal position and a condition is recommended to ensure this. Given this the Lighting Consultant does not raise objection to the proposal.
82. Officers are satisfied that the proposal would not result in adverse lighting implications and would accord with development plan policy in this regard.

SUSTAINABLE DESIGN AND CONSTRUCTION

Spelthorne Core Strategy and Policies DPD 2009

Policy CC1 – Renewable Energy, Energy Conservation and Sustainable Construction

83. Policy CC1 of the Spelthorne Core Strategy and Policies DPD 2009 states that developments are encouraged to attain high energy efficiency with a rating of BREEAM 'very good'.
84. The proposed development was not accompanied by a BREEAM pre-assessment however a Sustainability Statement was submitted. This sets out that it is intended to provide a highly efficient and sustainable building with high levels of thermal insulation and energy efficient services.
85. Key areas include: the sub-division of building in to two distinct zones with appliance bay and associated operational areas which form a 'garage' type environment kept separate from the accommodation areas. This enables the accommodation areas to be treated as a separate 'airtight' element for increased energy efficiency whilst the operational and appliance bay areas are kept at a lower temperature (reducing heat loss when the large doors are regularly opened and closed), airtightness values for the accommodation element are to be to current Building Regulation levels, BRE Green Guide to Specification A+ rated external wall construction and A+ rated roof construction to provide the highest environmental performance levels, energy efficient mechanical services are proposed with extensive use of underfloor heating that can operate at lower water temperatures than conventional radiators to improve energy consumption, use of sensor operated lighting to turn off lights when natural light levels are sufficient or rooms are unoccupied. Lighting is also proposed as LED to further increase energy efficiency, an area of photovoltaic panels may be provided along the front edge of the south/west facing appliance bay roof to provide an element of on-site generated energy however this is yet to be confirmed but is encouraged, office areas are to include use of natural ventilation through roof mounted windcatcher units to provide supply and extract air into these spaces.
86. Officers are satisfied that the proposal would support the provision of energy efficiency and promote sustainable development and would therefore accord with development plan policy in this regard.

ARCHAEOLOGY

National Planning Policy Framework 2012

Chapter 12 Conserving and enhancing the historic environment

Spelthorne Borough Local Plan 2001

Saved Policy BE25 – Areas of High Archaeological Potential

87. Paragraph 128 of the NPPF states that In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting; furthermore, where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Saved Local Plan Policy BE25 requires within Areas of High Archaeological Potential that an initial assessment of archaeological value be carried out; require field evaluation where remains are, as a result of the initial assessment , considered likely to exist; and require by condition a full investigation where justified.

88. The application was accompanied by a Archaeological Trial Trench Evaluation and a Written Scheme of Investigation for a Archaeological Strip, Map and Sample. Seven trial trenches were dug and within three of the seven trenches traces of iron age/prehistoric pottery were found. As a result the written scheme of investigation is required in order to ensure that the archaeological remains identified during the evaluation are preserved by record and the results of the work made available to the public. The County Archaeologist confirms that the documents provide an appropriate methodology to assess any finds. Officers are satisfied that subject to conditions the proposal would not compromise any archaeological remains and as such would accord with development plan policy in this regard.

GROUND CONTAMINATION

National Planning Policy Framework 2012

Chapter 11 – Conserving and Enhancing the Natural Environment

Spelthorne Core Strategy and Policies DPD 2009

Policy EN15 – Development on Land Affected by Contamination

89. Para 120 of the NPPF states that the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the proposed development to adverse effects from pollution should be taken into account. Where a site is affected by contamination, responsibility for securing a safe environment rests with the developer. Policy EN15 of the Spelthorne Core Strategy and Policies DPD 2009 states that where development is proposed on land that may be affected by contamination, action will be taken to ensure the site is safe or will be made safe for its intended use. It will be expected that the development proposal is accompanied by an assessment of risk from contamination where the development is on or adjacent to previous industrial uses or other land known to be affected by contamination, b) require applicants to provide what information is necessary to determine whether the proposed development can proceed; and c) impose conditions on planning permissions requiring appropriate investigation and treatment of contamination before development can proceed.
90. The planning application was accompanied by a Combined Geotechnical and Ground Contamination Risk Assessment and a Supplementary Contamination Assessment Report. The Environmental Health Officer was consulted on the application and advised the following. In terms of ground gas, it is noted that of the three ground gas monitoring rounds undertaken, none were undertaken during a period of low ambient pressure. All monitoring rounds were undertaken where atmospheric pressure was measured at 1025mb. Best practice guidance recommends that monitoring should be undertaken over 6 visits over a period of 3 months (with at least 1 or 2 readings taken at low or falling pressure <1000mb) to represent worst case conditions). As such the EHO agrees with the consultants recommendations for the installation of ground gas protection measures and would recommend that this remedial action is secured via a suitable condition.
91. In terms of ground contamination, recent ground investigation works have identified the presence of asbestos containing materials within shallow made ground materials in 3 of 24 locations excavated. Whilst it is noted that the materials have been identified at depths between 0.50mbgl and 0.70mbgl no additional testing has been undertaken at

shallower depths at these locations to determine whether these materials are present closer to the surface. It is noted that neither report contains details of quantification analysis having been undertaken on any of the three samples to determine the concentrations at which asbestos fibres are present. It is recommended that the consultants are required to undertake quantification analysis on the asbestos materials present to determine the level of risk associated.

92. The consultants consider the areas where the positive identification of asbestos materials have been made are likely to fall within soft landscaped areas to the northwest of the main fire station structure and therefore the risk of future exposure to these materials is significantly reduced. However there is a small area which is likely to fall within the main development footprint (where fewer samples have been taken for asbestos analysis). Further activities with the potential to expose the asbestos materials present include the laying of services and tracking of construction related vehicles across the site.
93. The report recommends that remedial works in the form of a cover system are likely to be required, where areas of soft landscaping are proposed and such works should be detailed in a separate remediation strategy and verification report. The report should also include how the ground asbestos will be dealt with and removed during the development works. Conditions are suggested to reflect this.
94. Following further archaeological work, ground contamination has been found in the form of blue grey deposits which gave off a strong smell of petrochemical. This is being investigated further and a pre-commencement condition will be recommended to ensure the submission of a remediation strategy.

DEVELOPMENT IN THE GREEN BELT

National Planning Policy Framework 2012

Chapter 9 – Protecting Green Belt Land

Spelthorne Core Strategy and Policies DPD 2009

Policy SP1 – Location of Development

Spelthorne Borough Local Plan 2001

Saved Policy GB1 - Green Belt

95. Core Strategy Policy SP1 seeks to maintain the existing extent of the urban area and states that all new development will be made within it. Saved Policy GB1 states that development will not be permitted except for uses appropriate to the Green Belt, and sets out the classes of development which can be considered appropriate, reflecting PPG2 'Green Belts' (1992), including limited extension, alteration or replacement of dwellings. The NPPF post dates both these documents and contains a revised definition of appropriate development which allows for extension, alteration and replacement of buildings of all types, subject to limits. NPPF para 87 states that development which is inappropriate should not be approved except in very special circumstances. Para 88 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

Need for the Development

96. Surrey Fire and Rescue Service (SFRS) have identified that there is a lack of up to date facilities serving the Spelthorne area. This conclusion followed a strategic review conducted across Surrey in 2010. This review concluded that a new single fire station in Spelthorne is necessary. Currently there is one 24 hour whole-time fire engine at both Sunbury and Staines Fire Stations which provide most of the initial response cover for the Borough of Spelthorne, whilst at the same time providing support to other parts of the County. The provision of a more balanced service across the county in order to be better positioned to achieve the Surrey response standard was considered necessary. To secure this a review was undertaken across the county which identified an area where the provision of a new station would facilitate a more effective and balanced service. The location of the new fire station is a fundamental factor in order to meet SFRS response times. Fire crews must be in attendance to 80% of all critical incidents with either one appliance in 10 minutes or two appliances in 15 minutes.
97. Following this review five options were available 1) do nothing to secure improvements 2) Close Sunbury and maintain Staines 3) Close Staines and maintain Sunbury 4) Open a new fire station with one 24 hour wholetime engine 5) Open a new fire station with one 24 hour and on on-call fire engine. Based on a report titled "Facing the future" which looked at whether 'on-call' fire fighters could meet operation need, SFRS considers that the use of both full time and 'on-call' fire fighters would be suitable in this position. (note: On-call fire fighters are trained to the same standard as full time fire fighters, and work in other trades. They respond to emergency calls when required and respond in a similar way to the Coastguard and Mountain Rescue services).
98. Given the above, it was not an option to 'do nothing'. The existing fire stations at Sunbury and Staines were both built in the late 1960's and both will come to the end of their economic life at the same time. The extent of maintenance works already undertaken or identified is extensive and this work will continue to grow as the buildings age further. Neither station currently provides sufficient sized or type accommodation to comply with the standards set out by the Fire and Rescue Services Act 2004. Much of the existing building layouts already create operational and accessibility barriers that need to be removed and both buildings would need to be completely re-configured and enlarged to begin to address these issues. The site for both stations are not large enough to accommodate all of the training requirements needed for modern fire fighters and therefore do not provide an opportunity to either extend / enlarge the current buildings or replace them with a new facility to address the fundamental layout problems defined above.
99. The above shows that there is a clear need for a new fire station and re-developing the existing sites at Staines and Sunbury is not a viable option.

Alternative Sites

100. Modelling was undertaken to determine the optimum location for the new fire station, and a 'heat map' was produced showing the area best suited to locate the new station. The site had to be located within the 'very good' area in order to meet the SFRS response times. The Ashford area was shown to be the best area due to its relatively central location within the borough however would be unsuitable due to its density and associated traffic congestion. However anywhere within 'very good' was considered to

be acceptable. Further criteria were also set in order to determine the best site for the new fire station, these were:

Location/Response time: the site should be located in the most advantageous position to assist response times for 999 incidents, and to assist 'on-call' staff in reaching the site.

Size: the site must be of a sufficient size to accommodate 2 fire engines and associated facilities. As such a minimum site area of 0.6 hectares is required

Adjacencies: the fire station should not be located adjacent to residential properties due to noise and disturbance from training and responding to incidents

Availability: the site must be available, and preferably under full control of the applicant

Topography: site must be as level as possible to facilitate a variety of training methods

Access: excellent access should be available to the highway network in several directions

Planning Policy designations: appropriate planning designations that allow for development or which can be presented or require tests to be satisfied in order to make the development appropriate

Existing use: site must not be in a use which prevents the proposed use.

101. Using the above criteria SFRS assessed a total of 5 sites, each category was given a score (0-2 not available/poor, 3 average/mitigation may be required, 4-5 very good/excellent). These scores were added up to give a total score for each site as follows:

Land adjacent to Queen Mary Reservoir – this site, in terms of location, site size, adjacencies, topography and access would be met however the site is not available as is owned by Thames Water and let to a third party company. The site is located within the Green Belt therefore a case for very special circumstances would be required. Score 24.

Land at Feltham Road, Ashford – this site is acceptable in terms of location, and planning policy designations however it is not acceptable in terms of the site size being too small, it is located within a dense residential area therefore making access to and from the site problematic and the site is not available. Score 19.

Land at Church Road, Ashford – this site would be acceptable in terms of location. It is positioned within safeguarded employment land therefore exceptional circumstances would need to be put forward to justify the development here. However the proposal would be too small, would be located within a dense residential area, the site is not available and accessibility would be limited due to its location within Ashford centre. Score 16.

Land adjacent to Queen Mary Sailing Club – the site would meet the criteria in terms of site size, there are no residential properties nearby and there are good access links. However, the site would be located within the 'good' section and not 'very good' as shown on the heat map therefore would not meet response times and the site is not available. The site is also located within the Green Belt. Score 21.

Land at Ford Bridge roundabout, Ashford - the proposed site is located on the south west corner of the 'heat map' within the 'very good' area therefore acceptable in terms of

location, the site size at 0.84 hectares would be big enough to accommodate the proposed fire station. The site would not directly adjoin any residential properties. The nearest properties are located in Ford Close to the north over the A308 (approximately 40m), and are separated by a main trunk road. Surrey County Council own the site therefore it is available, the site is level, the sites location accessing straight onto the A308 dual carriage way would provide good access to the whole of the borough with the provision of a separate access to the south of the site to allow engines and 'on-call' to staff to access the site when travelling from the south also. The site is located within the Green Belt and within Flood Zone 2 therefore a case for Very Special Circumstances would need to be put forward and the completion of a sequential and exception test, in relation to flooding. Score 30.

102. Only the application site scored highly enough to be able to satisfy the requirements of SFRS. As such the application site was considered to be the only available site within the appropriate location that would meet the above criteria.

Harm Due to Inappropriateness and impact on Openness

103. The proposed fire station would be located on undeveloped Green Belt land. The proposed fire station building would measure 1154sqm and the smoke house would measure 150sqm, as a result there will undoubtedly be significant harm to the openness of the site given its current site characteristics being an open field for grazing. The building would be located to the north of the site adjacent to a busy 'A' road and near existing built development. The single storey scale and the location has been designed to limit the harm as much as possible, however there will still be a significant loss of openness given the location and size of the building as well as the proposed smoke house / drill tower, the proposed parking and hard standing not to mention the intensification of use on this part of the site where currently there is none. Given this, the proposal will result in a significant loss of openness to the Green Belt due to inappropriateness, although it is acknowledged that attempts have been made to limit this harm. However, Officers consider that the Very Special Circumstances unique to this site are such that they clearly outweigh the harm due to inappropriateness.

Very Special Circumstances

104. The applicant has set out in some detail the very special circumstances in order to overcome the harm to the green belt due to inappropriateness and any other harm such that an exception to policy can be made. The very special circumstances are considered to be as follows:

- The need for a new fire station in order to meet modern day standards as set out in paragraphs 96 - 99
- The requirements to meet SFRS response times as set out in paragraph 96 and need for a centrally located site to meet the 'very good' location on the heat map
- The lack of suitable and available alternative sites see paragraphs 100 - 102
- Poor quality of the existing fire stations such that they cannot be redeveloped (see paragraph 98)

Other Harm

105. There are other sources of non Green Belt harm through impacts on the highway and in terms of noise and air quality from vehicle movements and training activities as well as harm due to the development being located within Flood Zone 2 and the harm due the impacts upon landscaping. The adverse impacts on highway safety in terms of additional traffic and the road modifications have been fully assessed by the County Highway Authority who recommends a number of conditions to ensure that the amenity impacts are limited. The development within Flood Zone 2 has been assessed and found acceptable by the EA and again is proposed to be controlled through conditions. The landscape impacts would also be controlled by conditions to ensure that a scheme is submitted to reduce the impacts of the new building in this location and for new planting to be carried out that integrates with the surrounding area. Officers consider that the harm to amenity resulting from noise and air quality would also be acceptable subject to conditions. As such officers consider that the 'other harm' caused by the development can be ameliorated through the imposition of conditions.

Conclusions on Green Belt

106. The proposal would constitute inappropriate development which would be harmful to the Green Belt. However the harm would be outweighed by the operational need of SFRS to provide a new, modern fire station which can meet the needs of the borough. The existing fire stations, due to their age and size, cannot provide facilities that meet modern requirements, and their sites are so constrained that they could not be redeveloped. The proposed station would allow the SFRS to meet its response time targets and would provide modern facilities to allow up to date training. The applicant has demonstrated that there are no alternative sites that could accommodate the development in the required location. Officers consider that very special circumstances have been demonstrated, that clearly outweigh the harm to the Green Belt and any other harm such that an exception to policy can be made.

HUMAN RIGHTS IMPLICATIONS

107. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.

108. In this case, the Officer's view is that while the possibility of impacts on amenity caused by additional traffic, emergency vehicles, air quality, noise and flood risk are acknowledged, the scale of such impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impact can be mitigated by conditions. As such, this proposal is not considered to interfere with any Convention right.

CONCLUSION

109. The proposed development has been designed so that it would integrate with the surrounding area. The impact on the street scene has been reduced as much as possible by locating the single storey element nearest the road. Officers consider that subject to conditions the proposal would not result in adverse impacts in terms of residential amenity. The noise, air quality and lighting impacts have been assessed and concluded that they would not give rise to adverse impacts. The highways implications

are considered to be acceptable. The proposal would meet the sequential and exceptions test and are therefore acceptable in terms of flood risk. The proposal would result in the loss of 7 trees which are not of significant quality. The landscaping implications of the development will be controlled by condition. There are not considered to be any ecological impacts as a result of the development. The preservation of archaeological remains can also be secured via condition.

110. The development constitutes inappropriate development in the Green Belt. Officers are satisfied that the need for the development, the lack of alternative sites and poor quality of existing fire stations, constitute very special circumstances. There would be harm to the openness of the Green Belt through the construction of new building, however the impact would be reduced by locating the building close to the existing road and limiting the height of the development. There would nevertheless be a loss of openness given that the site is currently an open field. Notwithstanding the harm to the Green Belt by virtue of inappropriateness and loss of openness, and other identified harm to landscape and amenity interests, Officers are satisfied that the need for the development and lack of alternative sites are factors that amount to very special circumstances that clearly outweigh the presumption against the proposal and justify the grant of planning permission subject to conditions and as an exception to national and local planning policies.

RECOMMENDATION

That:

- 1. Pursuant to the provisions of the Town and Country Planning (Consultation) (England) Direction 2009, application no. SP15/01590/SCC be forwarded to the Secretary of State and
- 2. In the absence of any direction by him and pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application be PERMITTED subject to the following conditions

Conditions:

IMPORTANT - CONDITION NO(S) [3,4,5,6,7,8,9,10,11,22] MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

- 1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
- 2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

DWG No: 7834.P.100 Rev P1, Location Plan dated 01/10/15

DWG No: 7834.P.101 Rev P1, Site Plan - As Existing dated 24/09/15

DWG No: 7834.P.102 Rev P1, Existing Site - Design Constraints dated 24/09/15

DWG No: 7834.P.201 Rev D, Site Plan - As Proposed dated 27/08/15

DWG No: 7834.P.202 Rev P1, Site Plan - Environmental Issues dated 24/09/15

DWG No: 7834.A.205 Rev BQ2 Site Constraints and Issues dated 23/09/15

DWG No: 7834.P.205 Rev P2, Planning Drawing - Hard Landscaping dated 03/02/16

DWG No: 7834.P.206 Rev P1, Planning - Soft Landscaping dated 22/09/15

DWG No: 7834.P.210 Rev P1, Planning Drawing - Ground Floor Plan dated 22/09/15

DWG No: 7834.P.211 Rev P1, Planning Drawing - Roof Plan dated 22/09/15

DWG No: 7834.P.212 Rev P2, Planning Drawing – Elevations dated 03/02/16

DWG No: 7834.P.213 Rev P2, Planning drawing – Cross Sections dated 03/02/16

DWG No: 7834.P.214 Rev P2, 3D Images dated 03/02/16

DWG No: P3206-E-00-1010 Rev C, External Lighting LUX level Plan dated 29/01/16

DWG No: 5434/100 Rev B, Site Layout Drainage dated June 2015

DWG No: 150446-05, Visibility Splays received 06/01/2016

DWG No: Q10452-01 Rev C, General Arrangement Fire Tower and Smoke House dated 10/09/15

3. Prior to the commencement of the development hereby permitted, the proposed vehicular access to Kingston Road (A308) shall be constructed in accordance with the approved Motion Transport drawing no. 150446-03 Revision B. These details shall be maintained in perpetuity for the duration of the development.
4. Prior to the commencement of the development hereby permitted, full details of soft landscaping works including planting plans, written specifications (stating cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities, details of new habitat created on site, details of treatment of site boundaries and or buffer zones around watercourses and an implementation programme has been submitted to and approved in writing by the County Planning Authority. These details shall include proposed finished levels, means of enclosure and hard surfacing materials (where appropriate). Only the approved details shall be implemented.
5. Prior to the commencement of the development hereby permitted, confirmation of ground water levels and a ground contamination report shall be submitted to and approved in writing by the County Planning Authority. The finalised drainage scheme shall then be designed in accordance with these results.
6. Prior to the commencement of the development hereby permitted, further details to demonstrate how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
7. Prior to commencement of the development hereby permitted, details of the ownership and maintenance of the SuDs features must be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
8. Prior to the commencement of the development hereby permitted, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.

9. Prior to the commencement of the development the following details relating to ground contamination will be required:
 - (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site has been submitted to the County Planning Authority for approval in writing.
 - (ii) where any such potential sources and impact have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. the site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the County Planning Authority.
 - (iii) a written method statement for the remediation of land and/or groundwater contamination, affecting the site shall be agreed in writing with the County Planning Authority prior to the commencement of any remediation. the method statement shall include an implementation timetable and monitoring proposals and a remediation verification methodology. the site shall be remediated in accordance with the approved method statement, with no deviation from the statement without express written agreement with the County Planning Authority.
10. Prior to the commencement of the development hereby permitted, a written method statement outlining the mitigation of ground gas risks shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
11. Prior to the commencement of the development hereby permitted, a Dust Management Plan and Construction Environmental Management Plan shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
12. The development hereby permitted shall not be first occupied unless and until the proposed gap in the Kingston Road A308 central reservation has been constructed and provided with wig wags and associated infrastructure in accordance with the approved Motion Transport drawing numbered 150446-03 Revision B, all to be permanently retained. The wig wag signals shall not operate for more than 50 seconds.
13. The development hereby permitted shall not be first occupied unless and until the right turn ban order has been created for the proposed gap in the central reservation, and associated signs have been provided on the ground in accordance with a revised scheme to be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
14. The development hereby permitted shall not be first occupied unless and until an Access Management Plan has been submitted to and approved in writing by the County Council Planning Authority. Details to include formal training on the use of the Thames Water access road. Only the approved details shall be implemented.
15. The development hereby permitted shall be carried out in strict accordance with the Framework Construction Traffic Management Plan received 10 February 2016.
16. External training shall only take place within the 'middle' or 'left' gated training areas as shown within the MACH Acoustics Noise Impact Assessment, dated 29 January 2016 between the hours of 07.00 to 19.30 Monday to Friday, 08.00 to 19.30 on Saturdays and

at no time on Sundays, Public, Bank or National Holidays. There shall be no training in the 'right' area as shown within the MACH Acoustics Noise Impact Assessment.

17. No testing of the vehicle audible warning devices shall be undertaken on Saturdays, Sundays, Public, Bank or National Holidays unless on the muted 'quiet mode'.
18. Prior to the occupation of the development hereby permitted, a Landscape and Ecology Management Plan (LEMP) shall be submitted to the County Planning Authority for approval in writing. The content of the LEMP shall include the following:
 - a) Description and evaluation of all features to be managed including a compartment plan showing all landscape areas and cross sections
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management and working method statement
 - d) Appropriate management options to achieve aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of work and/or maintenance schedule for all landscape areas both new and existing (including an annual work plan capable of being rolled forward on a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. Only the approved details shall be implemented.
19. The new building hereby permitted shall not be constructed above finished ground floor level unless and until details and samples of the materials to be used on the external surfaces of the development have first been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
20. In carrying out the development hereby permitted, no construction activities shall take place except between the hours of 07.30 and 18.00 between Mondays and Fridays and between 8.00 and 13.00 on Saturdays. There shall be no working on Sundays or bank and public/national holidays.
21. The proposed development shall be carried out in strict accordance with sections 6 - 12 of the Arboricultural Method Statement submitted with the application.
22. Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with drawing Tree Protection Plan (DWG: TPP-02 Rev A) within

Appendix 4 of the Arboricultural Method Statement submitted with the application. The tree protective fencing shall remain in situ for the duration of the construction of the development hereby permitted. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.

23. The finished floor levels of the building hereby permitted shall be set no lower than 13.77m AOD.
24. The development shall be carried out in strict accordance with sections 3 and 4 of Flood Risk Assessment ref: 5434/2.3, dated June 2015.
25. Prior to the occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the County Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
26. Prior to the occupation of the development hereby permitted, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the County Planning Authority.
27. The proposed development shall be carried out in strict accordance with the Written Scheme of Investigation for an Archaeological Strip, Map and Sample dated November 2015 and any further requirements of the County Archaeologist as a result of the above works.
28. The angle tilt of the luminaires on the proposed lighting as shown on drawing P3206-E-00-1010 Rev C, External Lighting LUX level Plan dated 29/01/16, shall be fixed in the horizontal position.
29. All plant and vehicles operating at the site shall be fitted with reversing alarms which do not emit a warning noise that could have an adverse impact on residential amenity.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
4. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
5. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change.
6. To ensure that the proposal has fully considered system failure in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.

7. To ensure the drainage design meets the technical standards in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
8. To ensure that the construction works do not compromise the functioning of the Sustainable Drainage System in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
9. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
10. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
11. To ensure the protection of neighbouring properties in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
12. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
13. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
14. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
15. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
16. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN11 of the Spelthorne Core Strategy and Policies DPD 2009.
17. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN11 of the Spelthorne Core Strategy and Policies DPD 2009.
18. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
19. To ensure that the external appearance of the building is satisfactory in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
20. To ensure the protection of neighbouring properties in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.

21. To ensure protection of the trees in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
22. To ensure protection of the trees in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
23. To protect the development from flooding in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
24. To protect the development from flooding in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
25. To ensure the Sustainable Drainage System complies with the technical standards in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
26. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
27. To ensure that any archaeological remains are preserved in accordance with Policy BE25 of the Spelthorne Borough Local Plan 2001.
28. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN13 of the Spelthorne Core Strategy and Policies DPD 2009.
29. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN11 of the Spelthorne Core Strategy and Policies DPD 2009.

Informatives:

1. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
2. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present
4. The applicant is advised that under the Thames Region Byelaws 1981 and Water Resources Act, any works in, over, under or within 8 metres of a main river require flood defence consent from the Environment Agency.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water

course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. If the proposal is to discharge into the main river or if works are required to the main river as part of the final design, Flood Defence Consent will be required from the Environment Agency.

CONTACT

Alex Sanders

TEL. NO.

020 8541 9462

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

[National Planning Policy Framework 2012](#)

[Planning Practice Guidance](#)

The Development Plan

The Spelthorne Core Strategy and Policies DPD 2009

Other Documents

Biodiversity and Geological Conservation: Circular 06/2005

This page is intentionally left blank

<p style="text-align: center;">Site Location</p> <p style="text-align: center;">ASHFORD</p> <p style="text-align: center;">SPELTHORNE DISTRICT</p> <p style="text-align: center;">Queen Mary Reservoir</p> <p>Scale 1:30,792</p>	<p>Grazing Land opposite Ford Close, Kingston Road, Ashford, Surrey TW15 3SL</p> <p>Construction of new single storey fire station with access from A308 Staines Road West, incorporating two double appliance bays, dormitories with ancillary facilities, office accommodation, operational areas and store rooms; drill tower and smoke house; proposed hard standing for training, car parking and refuelling point for appliances; associated generator and oil storage tank; retention of existing rail timber fencing on north and eastern boundary of the site and the erection of 3m high acoustic fencing on the south, west and part of the northern boundaries.</p>
	<p>Application No(s): SP15/01590/SCC</p>
	<p>Electoral Division(s): Laleham & Shepperton , 42785</p>

© Crown copyright. All rights reserved Surrey County Council, 100019813, 2016

This plan is for indicative purposes only

508,069 172,072

504,599 169,398

Application Site Area

<p>OS GRID NORTH</p>	<p>Ref No: SCC REF 2015/0243</p> <p>Date printed: 08/03/2016</p>	<p>0 10 20 40 60 80 100 120 140 Metres</p>	<p>Scale 1:2,300</p>
----------------------	--	--	----------------------

This page is intentionally left blank

2012-13 Aerial Photos

Aerial 1 : Grazing Land Opposite Ford Close



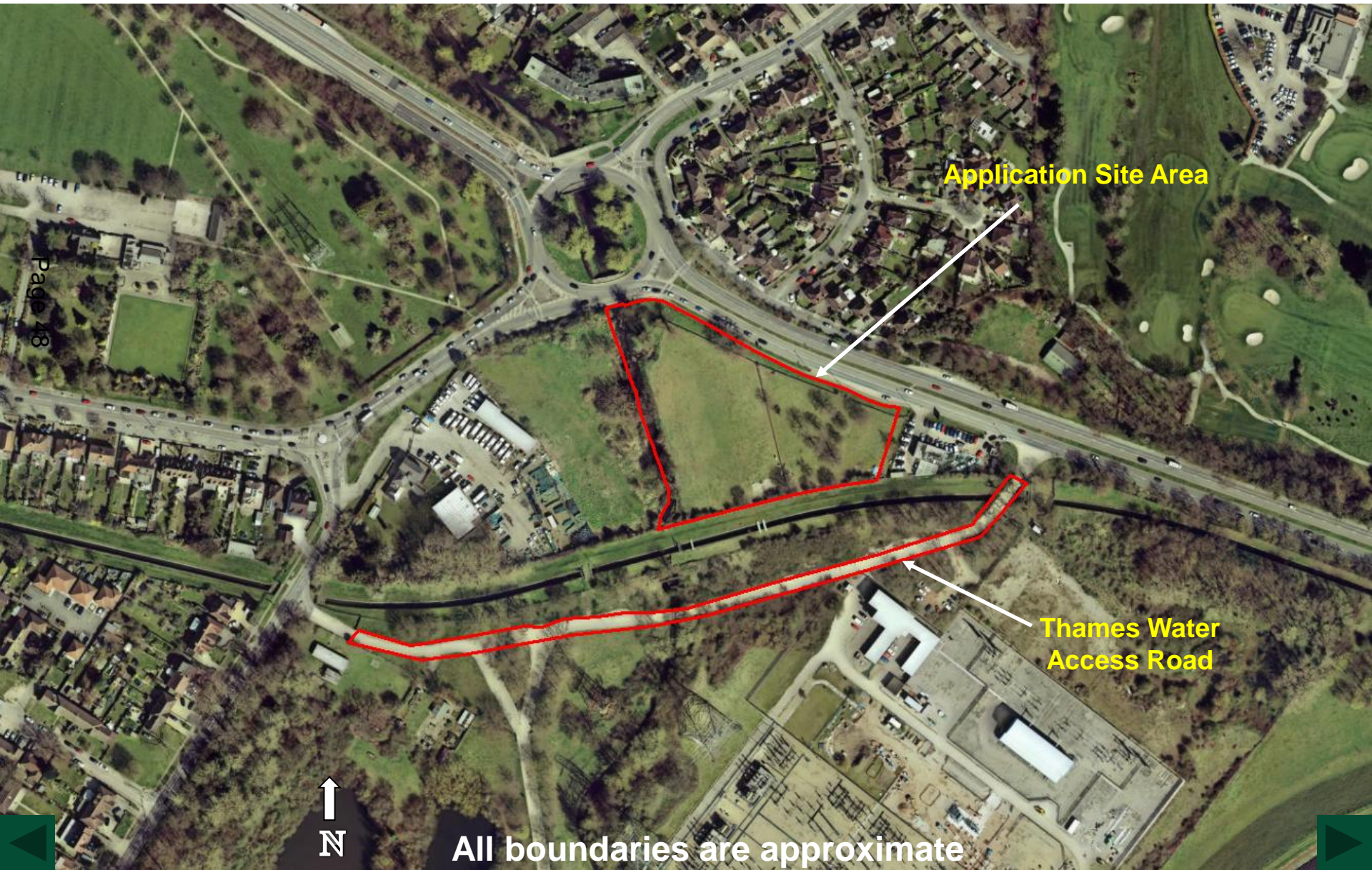
Page 47



All boundaries are approximate

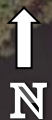
2012-13 Aerial Photos

Aerial 2 : Grazing Land Opposite Ford Close



Application Site Area

Thames Water Access Road



All boundaries are approximate

Figure 1 : View of the application site to the south west with the A308 to the north west



Figure 2 : View of the application site facing south west
west



Figure 3 : View of the application site facing south west
west



Figure 4 : View of the application site facing south



Figure 5 : View of the application site facing south



Figure 6 : View of group of trees to remain facing south east





Figure 7 : View of Mr Sparkle car wash facing east



Figure 8 : View of houses on Ford Close facing north



Figure 9 : View of application site and A308 facing east



Figure 10 : View of River Ash and wildlife corridor facing south



Figure 11 : View of Thames Water access road facing east



This page is intentionally left blank

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 23 March 2016
BY: PLANNING DEVELOPMENT TEAM MANAGER
DISTRICT(S) SPELTHORNE BOROUGH COUNCIL **ELECTORAL DIVISION(S):**
Stanwell & Stanwell Moor
Mr Evans

PURPOSE: FOR DECISION **GRID REF:** 504451 174309

TITLE: MINERALS/WASTE SP15/01184/SCC – ADDENDUM REPORT

SUMMARY REPORT

Oakleaf Farm Waste Recycling Facility, Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF.

The installation and use of concrete crushing plant for the processing of construction and demolition wastes to produce recycled aggregate.

BACKGROUND

- 1 This report has been produced further to Surrey County Council's (SCC) Planning and Regulatory Committee's decision to defer determination of planning application Ref. SP15/01184/SCC in February 2016. It should be read in conjunction with the original Officers report which is appended to this report.
- 2 Planning application Ref. SP15/01184/SCC concerns the installation and use of concrete crusher plant within the existing site operating compound at this waste management facility. The concrete crusher would be situated in a permanent location on the southern boundary within the compound as specified on plan drawing No.1163/40/D. The crushing plant would be ancillary development and used to produce recycled aggregate from the construction and demolition waste permitted for handling at the site.
- 3 The report addresses points raised by members at the 24 February 2016 meeting where the SCC's Planning and Regulatory Committee resolved to defer determination of this application (and associated planning application Ref. SP/15/00929/SCC) until a Member's site visit to the Oak Leaf Farm application site has been undertaken. The points to be clarified are addressed under the following sections and are to be considered in conjunction with Officers original assessment for the proposal.

Planning history for the use of a concrete crusher at Oak Leaf Farm

- 4 This section provides clarification to Members of the planning history involving the use of concrete crushing plant at the Oak Leaf Farm application site.
- 5 In November 2009 Surrey County Council granted planning permission Ref. SP08/0992 for the redevelopment of Oak Leaf Farm as a recycling facility for processing construction and demolition waste which also allows the use of a concrete crusher at the site. Under the 2009 consent the concrete crusher would operate inside a new Materials Recovery Facility building (MRF) also allowed under the same 2009 planning permission.

- 6 Then in 2014 the site operator made a Section 73 planning application (Ref. SP/14/01125/SCC) involving revision to the type of equipment that would operate inside the MRF building to include the use of shredding machinery which would need to operate 24 hours per day, 7 days per week. The proposed revisions to the operating plant meant that there would not be enough room to operate the previously permitted concrete crusher inside the MRF as well as the shredding machinery.
- 7 In March 2015, following the signing of a deed to the pre-existing legal agreement, the County Council granted planning permission Ref. SP/14/01125/SCC which allowed operations including the use of the shredding machinery to be carried out inside the building 24 hours per day 7, days per week.
- 8 Planning application Ref. SP/14/01125/SCC did not propose relocating the concrete crusher elsewhere on site and consequently a planning condition (Condition 7) was imposed on the planning permission preventing the use of concrete crushing plant.
- 9 Although the applicant did not include details of concrete crusher under the 2014 application, the applicant continues to maintain there is a need for a concrete crusher to be operational at Oak Leaf Farm.
- 10 The current planning application (Ref. SP15/01184/SCC) proposes the use of concrete crushing plant in a different location within the site compound from that previously permitted in 2009. It is to be noted that the planning permission granted in 2009 (Ref.SP08/0992) remains implementable in the alternative to the 2015 planning permission (Ref.SP/14/01125/SCC).

Statement on need within very special circumstances

- 11 This provides an addendum on need and should be read in conjunction to the very special circumstances paragraphs in the Green Belt section, between paragraphs 88 and 89, of the Officers original report.
- 12 Following on from paragraph 88:
- i. Aggregates recycling facilities typically produce recycled aggregates from the crushing and screening of 'hard' construction, demolition and excavation waste (C&D waste) containing concrete, masonry, hardcore, bricks, rock and stone. Oak Leaf Farm already has planning permission to process such C&D waste from which to produce recycled aggregate.
 - ii. Mindful that exploitable resources of concreting aggregates in Surrey are likely to be nearing exhaustion by around 2030 alternative sources of aggregates supply will need to be found. To support this, Surrey Minerals Plan Core Strategy Development Plan Document 2011 (SMP Core Strategy DPD) Policy MC5 sets out ambitious targets to produce at least 0.8mtpa of recycled and secondary aggregates by 2016 and 0.9mtpa by 2026. The Policy also commits the Mineral Planning Authority (MPA) to prepare an Aggregates Recycling DPD which will make provision for new facilities, that together with existing facilities, that provides the productive capacity for meeting these targets. The Aggregates Recycling Joint DPD (ARJDPD) was adopted by the County Council in February 2013.
 - iii. As well as being allocated in the SWP 2008 Policy WD2 for most forms of waste related development including waste recycling, Oak Leaf Farm is also listed as an existing permanent aggregates recycling facility in both the ARJDPD 2013 and Annex 2 of the Surrey Local Aggregate Assessment (LAA) 2015. The site therefore makes an important contribution towards Surrey's targets for recycled aggregate production.

- iv. The applicant estimates that 25% of the material accepted at Oak Leaf forms 'hard' C&D waste material which is greater than 80mm in size. Currently this oversize hard C&D material has to be bulked up and transported off site to other waste facilities for further processing (crushing) or disposal to landfill. This results in the double handling of waste materials and increases waste haulage miles across the County.
- v. At the 24 February P&R Committee meeting, the Planning Development Team Manager referred to the County Councils Annual Monitoring Report (AMR) as a source of further information on sales of recycled aggregates and production targets. The AMR 2014-2015 reports that sales of recycled and secondary aggregates in Surrey increased from 0.49 mt in 2013 to 0.63 mt in 2014. Whilst this represents a 22% increase, this presents a shortfall of at least 0.17 mtpa below the 2016 target and at least 0.27 mtpa below the 2026 target for recycled aggregate production in Surrey.
- vi. Further information contained in the LAA 2015 explains that meeting the target to produce at least 0.9mtpa by 2026 is likely to prove more challenging. This is because a number of existing temporary permissions for aggregate recycling on existing mineral workings are due to have expired by 2022 and additional permanent processing capacity is therefore required.
- vii. The County has a requirement to not only increase production of recycled aggregate, but also to improve the quality of the product. The ARJDPD 2013 explains that primary aggregates, particularly concreting aggregates, are becoming increasingly scarce and there are significant environmental constraints for working the remaining resources in the county. When better quality C&D waste source materials are processed to a higher grade, through screening, crushing and washing for example, this material can be substituted for primary aggregate in a wide range of construction uses such as in the manufacture of concrete. Policy AR5 of the ARJDPD 2013 seeks to promote an improvement in the quality of recycled aggregates produced in Surrey. The policy expects planning applications for aggregates recycling facilities to demonstrate that the development will maximise the amount and range of recyclable materials that can be recovered from the C&D waste stream delivered for treatment at this site.
- viii. The proposal to install a concrete crusher at oak Leaf Farm would therefore enable this facility to recover a larger amount and range of the recyclable material imported to the site, and produce a higher quality recycled aggregate in accordance with the requirements of ARJDPD Policy AR5. Supporting additional investment in this permanent facility would provide a qualitative improvement to the operation of the site. It is also considered likely to support the potential of the site to continue to continue to make an important contribution towards overall aggregate supply in the county and the targets for the production of recycled and secondary aggregates in the longer term. The site is also well located with regard to the strategic road network serving Surrey, and the proximity to the M25 motorway and the links that it provides.

13 Paragraph 89 has been revised and now reads:

“Oak Leaf Farm is listed as a permanent aggregate recycling site in the County’s ARJDPD and LAA, as well as being allocated in the SWP 2008 Policy WD2 for most forms of waste development including waste recycling. The retention and enhancement of existing sites is to be supported wherever possible. Officers recognise that at a typical C&D waste processing facility, the production of recycled aggregates involves a number of processes which include the use of concrete crushing plant. Officers are of the view there is an identified need for a crusher at this site to enhance the existing operation and improve the quality of recycled aggregates produced. If permitted, the concrete crusher is to be used on site in conjunction with a washing plant (already permitted). This will lead to further improvement in the quality of finished product, contribute towards sustainable waste management objectives and development plan targets for recycled aggregate production and move the management of waste further up the waste hierarchy.”

Clarification of Stockpile heights

- 14 At the 24 February meeting Members queried whether the material stockpiles proposed in the application have a maximum stockpile height limit imposed. Officers advised this point would be clarified.
- 15 To clarify, there is already an existing planning condition (Condition 8 of planning permission SP/14/01125/SCC or Condition 6 of planning permission SP08/0992) that limits material stockpile heights to 6 metres above ground level at the site. It is expected that the maximum stockpile height limit of 6m will also apply to the material stockpiles used in association to the use of the concrete crusher. For clarity a similar condition could be applied to the application. The details conditioning stockpile heights to 6m is set out in the recommended Condition 6 in the conclusion and recommendation section to this report below.

Clarification of Lighting

- 16 A Member queried whether there would be lighting restriction in place for this proposal, or how would lighting be controlled.
- 17 Control over lighting is proposed and Members attention is drawn to the recommended “*hours of operation*” condition (Condition 2 in the original Officers report and recommended condition 3 below). This condition controls any lighting that may be required in connection to the use of the proposed concrete crusher and the operation of the concrete crusher would be restricted for use in daytime hours i.e. 0700 to 1800 weekdays and 0700 to 1300 on Saturday. The wording of the condition is a standardised condition for ‘hours of operation’ and is recommended to maintain consistency in line with the already permitted hours for day time operations at Oak Leaf Farm.
- 18 This application does not include proposals for new lighting, and any new lighting would require planning consent.

Addition of Commencement Condition

- 19 This addendum report adds the recommendation of an additional condition for commencing the development which was not included in the Officers original recommendation. This commencement condition is now proposed under the proposed Condition 2 set out under “conclusion and recommendation” section below.

CONCLUSION & RECOMMENDATION

Having regard to the above, and considering the contents and conclusions of the appended Officers report, Officers recommend that planning application Ref. SP15/01184/SCC be **PERMITTED** subject to the following **revised** conditions.

Conditions:

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

Drawing number 1163/40D: Site Location Plan dated 5 August 2015

2. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County

Planning Authority in writing within seven working days of the commencement of development.

3. No lights shall be illuminated nor shall any operations or activities authorised or required by this permission be carried out outside the following hours:

07:00 to 18:00 Mondays to Fridays
07:00 to 13:00 Saturdays

and there shall be no working on Sundays, or Bank, National or Public Holidays.

4. The level of noise arising from the development hereby permitted shall not exceed the level of 55 LAeq (½ hour) measured at, or recalculated as at, a height of 1.2m and at least 3.5m from the facade of the properties 121 to 149 Horton Road or 47 LAeq (½ hour) measured at, or recalculated as at, a height of 1.2m and at least 3.5m from the facade of the noise sensitive locations at Pegasus stables or the properties in Hithermoor Road.
5. No activity hereby permitted shall cause dust to be emitted so as to cause nuisance or loss of amenity at sensitive receptors. Should such emissions occur the activity shall be suspended until it can be resumed without causing any unacceptable emissions. The operation of the concrete crusher shall be commensurate with the Dust Action Plan approved under Ref. SP10/0476 dated 29 September 2010 or as subsequently amended.
6. The material stockpiles delineated on Drawing No.1163/40/D shall not exceed a height of 6 meters above ground level.

Reasons:

1. In the interests of proper planning and to ensure that the permission is implemented in accordance with the terms of the application.
2. To enable the County Planning Authority to exercise control over the site for the development hereby permitted and to comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
3. To protect the amenities of local residents in accordance with Policy DC3 of the Surrey Waste Plan 2008.
4. To ensure the minimum disturbance and avoid nuisance to the locality to comply with Policy DC3 of the Surrey Waste Plan 2008 and Policy EN11 of the Spelthorne Borough Core Strategy and Policies and Development Plan Document 2009.
5. In the interests of local amenity, the environment and/or human health to comply with Surrey Waste Plan 2008 Policy DC3.
6. To enable the County Planning Authority to Exercise control over the development hereby permitted and to protect the amenities of local residents in accordance with Policy DC3 of the Surrey Waste Plan 2008.

Informatives:

1. The Applicant's attention is drawn to the requirements of the Environmental Permit for the site. Please check with the Environment Agency as to whether your site is compliant with the current permit and also legislation.

2. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
-

CONTACT

Duncan Evans

TEL. NO.

0208 541 9094

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

National Planning Policy Framework 2012

National Planning Policy for Waste 2014

National Planning Practice Guidance

The Development Plan

Surrey Waste Plan 2008

Spelthorne Borough Core Strategy and Policies DPD February 2009

Spelthorne Borough Local Plan 2001 (Saved policy)

Other Documents

Planning permission Ref SP08/0992 dated 19 November 2009 and accompanying application documents and Officers report.

Minutes from 24 February 2016 Planning and Regulatory Committee meeting

Surrey County Council Annual Monitoring Report 2014-2015

Surrey County Council Local Aggregates Assessment 2015

ANNEXES

- A** Officer report to 24 February 2016 Planning and Regulatory Committee on application Ref. Ref. SP15/01184/SCC.

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 24 February 2016

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) SPELTHORNE BOROUGH COUNCIL **ELECTORAL DIVISION(S):**

Stanwell & Stanwell Moor

Mr Evans

PURPOSE: FOR DECISION

GRID REF: 504451 174309

TITLE: MINERALS/WASTE SP15/01184/SCC

SUMMARY REPORT

Oakleaf Farm Waste Recycling Facility, Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF

The installation and use of concrete crushing plant for the processing of construction and demolition wastes to produce recycled aggregate.

The Oak Leaf Farm Waste Recycling Facility, an area of some 9.4ha, lies to the south of Horton Road, Stanwell Moor, approximately 1 km south east of Junction 14 of the M25 Motorway, some 500m south west off London Heathrow Airport's western perimeter and approximately 75m north of King George VI Reservoir. Access to the site is off Horton Road. The application site lies within the Metropolitan Green Belt.

The Oak Leaf Farm site is a former mineral working with a complicated planning history dating back to the 1960's and is identified in the adopted Surrey Waste Local Plan 2008 as suitable for development as a waste management facility.

In November 2009 planning permission (ref.SP08/0992) was granted to redevelop the site, allowing for the construction and use of a permanent recycling, recovery and processing facility for construction and demolition waste comprising a Materials Recovery Facility building (MRF), site office and workshop, wheel wash and two weighbridges, lorry and car parking areas, storage areas, site entrance and access road, and landscape perimeter screening bunds. The 2009 permission allows for the use of a concrete crusher inside the MRF. However the 2009 permission was subsequently varied by planning reference SP/14/01125/SCC in March 2015 to allow operations involving the use of shredding machinery to be carried out inside the MRF building 24 hours per day, 7 days per week. As a result of the March 2015 planning permission the County Planning Authority restricted the use of concrete crushing plant at the site by planning condition as no crusher was proposed under the 2015 permission and to maintain planning control over the use of a concrete crusher at the site.

The concrete crusher application site area is approximately 0.19 ha and is located on the southern boundary within the existing operating compound on an open concrete hardstand area adjacent to a permitted washing plant, and approximately 22m to the west of the (yet to be constructed) MRF building. The applicant still requires the use of a concrete crusher and the proposal is to locate and operate the concrete crusher in a different location within the site compound from that permitted in 2009 in order to produce recycled aggregate from the construction and demolition waste handled at the site. The crusher is to be used in connection with washing plant equipment already permitted for use at the site. The operating hours proposed for the use of the concrete crusher are between 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturdays. The proposal does not seek to change the throughput or type of waste handled at the site, which is controlled by the waste licence issued from the Environment Agency.

Local residents have raised concerns about noise and dust from the use of the machinery. Spelthorne Borough Council have raised strong objection to the proposal on the grounds of visual intrusion within the Green Belt, the intensification of the use of the site and further disturbance arising from the use of the concrete crusher. The local member objects to the proposal.

The implications of the siting and use of the concrete crushing plant within the existing recycling yard area have been assessed against Green Belt policy and in terms of impacts to local environment and amenity.

Development Plan policies seek to protect the local environment and the amenities of local residents from the adverse effects of development. The issues to be assessed for this particular proposal involve issues of noise, air quality (dust), landscape and visual matters. No objection has been raised by the respective consultees on these issues. Officers consider that, taking into account the mitigation measures proposed and controls through the relevant planning conditions, the development is unlikely to give rise to any significant adverse impact on amenity and the local environment.

The proposed development is inappropriate development in the Green Belt and would have an impact on openness. In relation to Green Belt policy, Officers recognise that the proposal would allow the site to contribute towards Surrey's targets for producing recycled aggregate and sustainable waste management more generally. Officers also acknowledge that the principles of this permanent waste site in this Green Belt location have already been accepted. The siting and operation of the concrete crusher in the proposed location is considered acceptable and would not result in greater harm to the openness of the Green Belt or the visual amenities of the Green Belt than at present such that the proposal complies with SWP 2008 Policy CW6 and an exception to Green Belt policy can be made.

Officers conclude that, taking account of the factors advanced by the applicant and that the proposal is ancillary development to an existing waste management facility, very special circumstances exist such that harm to the Green Belt and any other harm is clearly outweighed by the need for the proposal. Officers therefore consider that the proposal is proportionate to the need and in accordance with development plan policies and taking the above into consideration, planning permission should be granted subject to conditions

The recommendation is to PERMIT subject to conditions

APPLICATION DETAILS

Applicant

Charles Morris Fertilisers Ltd

Date application valid

13 August 2015

Period for Determination

12 November 2015

Amending Documents

WBM Acoustic Consultants - Noise Assessment dated 9 November 2015

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

Issue	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Air Quality (dust)	Yes	30-51
Noise & Hours of Working	Yes	52-63
Landscape & Visual	Yes	64-71
Highways, Traffic & Access	Yes	72-78
Metropolitan Green Belt	No	79-94

ILLUSTRATIVE MATERIAL

Site Plan

Plan 1

Aerial Photographs

Aerial 1

Aerial 2

Site Photographs

Figure 1 View of the proposed concrete crusher location facing the southern screening bund

Figure 2 View of existing internal access haul road facing west

Figure 3 View of existing landscape screening bunds at site entrance

Application Plan

Site Plan 1163/40D: Site Location Plan dated 5 August 2015

BACKGROUND

Site Description

- 1 The application site, an area of approximately some 0.19 hectares is situated at the Oak Leaf Farm Waste Recycling Facility, off Horton Road, Stanwell Moor and is located in the Metropolitan Green Belt. The site lies approximately 1 km south east of junction 14 of the M25, some 500 metres south west off London Heathrow Airport's western perimeter and approximately 75 metres north of King George VI Reservoir. The Staines reservoirs are part of the Staines Moor SSSI and South West London Waterbodies Special Protection Area (SPA) and Ramsar Site. The site lies in the southern end of the Colne Valley Regional Park.
- 2 The main site access lies to the east of Stanwell Moor village centre, on the southern side of Horton Road opposite a garden centre which lies on the northern side, some 100 metres to the west of the A3044 Stanwell Moor Road (dual carriageway). A public right of way, known as Haws Lane forms the southern boundary of the site, and beyond this is the reservoir. A more dense area of housing lies to the west and north west of the site, beyond an area used as paddocks, within 60-120 metres of the main site perimeter boundary.

Planning History

- 3 The Oak Leaf farm site, of nearly 10 hectares is a former mineral working and has a complicated planning history. The original consent for sand and gravel extraction was gained by way of three planning permissions granted in the 1960s which required the site to be restored to an agricultural use. The infilling of the extraction area was undertaken by Charles Morris Fertilizers who also obtained planning permission in 1966 (ref. STA.P.9214) for the storage of processed organic sludge on a smaller area of the site.
- 4 The site was being used for the unauthorised import, storage and treatment of other waste materials, which led to an Enforcement Notice being issued on 23 July 1992 in respect of these unauthorised activities. Following an appeal, the Enforcement Notice was upheld with some minor amendments and was granted a long compliance period until April 1995.
- 5 On 24 July 1996 planning permission was granted on appeal (ref. APP/B3600/A/95/256933), subject to the completion of a Section 106 legal agreement to secure the discontinuance of all uses and the completion of restoration by the end of a ten-year period (24 July 2006). In addition, this decision required the cessation of organic sludge storage and the removal of screening bunds, both of which benefited from planning permission.
- 6 Subsequently, Oak Leaf Farm is identified in the adopted Surrey Waste Local Plan 2008 as a site suitable for development as a waste management facility.
- 7 In November 2009 planning permission (ref.SP08/0992) was granted to redevelop the site as a permanent waste facility, allowing for the construction and use of the site for the

recycling, recovery and processing of construction and demolition waste, comprising: a Materials Recovery Facility (MRF) building; site office and workshop; wheel wash; two weighbridges; lorry and car parking areas; storage areas; site entrance and access road; and landscaped bunds.

- 8 Attached to planning permission (ref: SP08/0992) is a Section 106 legal agreement to secure a landscape and ecology management plan and footpath upgrade, and some 32 planning conditions. Some 8 of those conditions required the submission of further schemes for approval by the County Planning Authority (CPA). These were submitted to and approved by the CPA in 2010 under the following:
- Ref.SP10/0430 dated 3 August 2010 – for Condition 20 (Details of Bird Hazard Management Plan)
 - Ref.SP10/0390 dated 6 September 2010 – for Condition 25 (Method statement for controlling Japanese knotweed)
 - Ref.SP10/0278 dated 23 September 2010 – for Condition 24 (Scheme of landscaping, planting and maintenance) and Condition 26 (Scheme for the provision and management of a buffer zone alongside ditch)
 - Ref.SP10/0476 dated 29 September 2010 – for Condition 29 (Details of Dust Action Plan)
 - Ref.SP10/0617 dated 29 September 2010 – for Condition 28 (Details of external materials for buildings)
 - Ref.SP10/0668 dated 20 December 2012 – for Condition 13 (Method of Construction Statement)
 - Ref.SP10/0734 dated 20 December 2012 – for Condition 27 (Scheme of surface water drainage)
- 9 In 2011 a non-material amendment to the planning permission ref.SP08/0992 was sought in order to increase the base level within the compound to 21m AOD from 20m AOD. This was approved by the CPA in April 2012 (ref.SP11/00418).
- 10 More recently at the County Council's Planning and Regulatory Committee meeting of 15 October 2014 Members resolved, subject to the prior completion of a variation to the Section 106 legal agreement and subject to conditions, to permit planning application ref: SP/14/01125/SCC for changes to the permitted hours of working of the Materials Recovery Facility building (MRF) permitted under application ref.SP08/0992 so as to allow machinery within the building to operate for twenty-four hours a day, seven days a week. Following completion of a variation to the Section 106 legal agreement planning permission ref. SP/14/01125/SCC was issued on 13 March 2015.

THE PROPOSAL

- 11 In November 2009 planning permission was granted for the redevelopment of the Oakleaf Farm site of approximately 9.4 hectares for the construction and use of the site as a permanent recycling, recovery and processing facility for construction and demolition wastes, which included the erection of a Materials Recovery Facility (MRF) building, offices

and other infrastructure and the use of a concrete crusher inside of the MRF building under planning reference SP08/0992 dated 19 November 2009.

- 12 The 2009 permission was subsequently varied by planning reference SP/14/01125/SCC dated 13 March 2015 to allow operations involving the use of shredding machinery to be carried out inside the MRF building 24 hours per day, 7 days per week. As a result of that planning permission the use of a concrete crusher is no longer permitted at the waste site.
- 13 The applicant is now seeking planning permission for the installation and use of concrete crushing plant for use in site operations for processing the imported construction and demolition wastes to produce recycled aggregate. The crusher is to be used in connection with washing plant equipment already permitted for use at the site.
- 14 The proposed concrete crusher is to be located on the southern boundary within the existing yard on an open concrete hardstand area adjacent to the washing plant, and approximately 22m to the west of the yet to be constructed materials MRF building.
- 15 The applicant anticipates the crusher would be run for between 1 and 2 hours per day. The operating hours proposed for the use of the concrete crusher are between 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturdays. The proposal does not seek to increase the amount or type of waste handled at the site which is controlled by a waste licence issued from the Environment Agency.

CONSULTATIONS AND PUBLICITY

District Council

- 16 Spelthorne Borough Council – Planning: Strongly Objects, on the grounds of visual intrusion within the Green Belt, the intensification of the use of the site and further disturbance arising from the use of the concrete crusher

Officer Comment

The County Council acknowledges the points of objection raised by the Borough Council. These points are addressed within the detailed sections of the planning considerations contained within this report below.

- 17 Spelthorne Borough Council Environmental Health – Air Quality: No objection
- 18 Spelthorne Borough Council Environmental Health – Noise: No comments to make

Consultees (Statutory and Non-Statutory)

- 19 The Environment Agency South East: No objection.
- 20 County Air Quality Consultant - RPS Ltd: No objection
- 21 County Noise Consultant - RPS Ltd: No objection, subject to conditions

Parrish/Town Council and Amenity Groups

- 22 Stanwell Moor Residents Association: No comments received

Summary of publicity undertaken and key issues raised by public

23 The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 76 of owner/occupiers of neighbouring properties were directly notified by letter. In response to date 3 letters of representation have been received by the County Planning Authority (CPA) objecting to the proposed development. Not all points raised are relevant to this proposal. Of the comments made, issues regarding air quality; noise; and hours of operation are material to this proposal. For completeness comments on highway matters are also noted.

The local member and local District councillor both object to the proposal.

A summary of the main points raised are grouped together below:

Pollution – Dust

- There would be extra pollution, we already have a lot of aircraft from Heathrow
- Dust would be horrendous.
- Breathing in fine dust containing crystalline silica can cause lung damage. Will the concrete crusher lead to more dangerous pollution in an area that is already highly polluted. If the proposal increases poor air quality it should be refused.

Noise

- There would be extra noise, we already have a lot of aircraft from Heathrow
- Already hear continuous noise from the site all day
- Noise would be horrendous

Hours of operation

- The crusher will be run for one to two hours per day. How will the hours of operation be controlled.
- We have been told the crusher will operate 24 hours per day

Highway matters

- The traffic would be terrible
- There is a continuous stream of lorries along Horton Road and a lot park up before entering the site.
- Lorries are not mindful towards other road users
- Road made narrow with parked cars on one or both sides making it dangerous when confronted with HGV's

Officer Comment

The issues raised will be discussed within the sections of this report below.

PLANNING CONSIDERATIONS

- 24 The County Council as County Planning Authority has a duty under Section 38 (6) of the Planning and Compulsory Purchase Act 2004 to determine this application in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) requires local planning authorities when determining planning applications to “have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations”. At present in relation to this application the Development Plan consists of The Surrey Waste Plan 2008; Spelthorne Borough Core Strategy and Policies DPD 2009, and the saved polices from the Spelthorne Borough local Plan 2001.
- 25 The National Planning Policy Framework (NPPF) was adopted in March 2012. This document provides guidance to local planning authorities in producing local plans and in making decisions on planning applications. The NPPF is intended to make the planning system less complex and more accessible by summarising national guidance, which replaces numerous planning policy statements and guidance notes, circulars and various letters to Chief Planning Officers. The document is based on the principle of the planning system making an important contribution to sustainable development, which is seen as achieving positive growth that strikes a balance between economic, social and environmental factors. The Development Plan remains the cornerstone of the planning system. Planning applications, which comply, with an up to date Development Plan should be approved. Refusal should only be on the basis of conflict with the Development Plan and other material considerations.
- 26 The NPPF states that policies in Local Plans should not be considered out of date simply because they were adopted prior to publication of the framework. However, the policies in the NPPF are material considerations which planning authorities should take into account. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).
- 27 The Government sets out its specific planning policy for waste in the National Planning Policy for Waste 2014 (NPPW) and accompany Planning Practice Guidance NPPG. The NPPW seeks to deliver England’s waste ambitions by driving waste management up the waste hierarchy, the delivery of resource efficiency through the provision of modern infrastructure and wider climate change benefits; ensuring waste management is considered alongside other spatial planning concerns such as housing and transport; providing a framework in which communities and business take more responsibility for their own waste; helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and ensuring the design and layout of new residential and commercial development and other infrastructure complements sustainable waste management.
- 28 Paragraph 7 of the NPPW sets out six bullet points that waste planning authorities should take account of when determining planning applications. Of these bullet points, bullet point three and five are the most relevant in determining this planning application. Bullet point three requires consideration to the likely impact of a waste development proposal on the local environment and on amenity against locational criteria set out in Appendix B of the

NPPW. In this case the Appendix B locational criteria of relevance include c) *landscape and visual impact*, f) *Traffic and access*, g) *air emissions including dust*, and j) *noise, light and vibration*. Bullet point 5 states that decision makers should not be concerned with the control of processes which are a matter for the pollution control authorities, and assume that the relevant control regimes will be properly applied and enforced.

- 29 The proposal is for the installation and use of a concrete crusher in connection with processing imported construction and demolition wastes handled by the site to produce recycled aggregate. Officers consider that the main issues that arise in considering this proposal are: Green Belt policy; and potential impacts on the environment and local amenity in respect of noise and hours of working, and air quality issues. For clarification matters of visual amenity and highway matters are also addressed.

ENVIRONMENT AND AMENITY CONSIDERATIONS

National Guidance

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance (PPG)

National Planning Policy for Waste 2014 (NPPW)

Surrey Waste Plan 2008

WD2 Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment)

Policy CW6 Green Belt

Policy DC3 General Considerations

Spelthorne Borough Core Strategy and Polices Development Plan Document 2009

Strategic Policy SP6 – Maintaining and Improving the Environment

Policy EN3 Air Quality

Policy EN8 Protecting and Improving the Landscape and Biodiversity

Policy EN11 Development and Noise

Air Quality – (Dust)

- 30 European Union (EU) legislation on air quality forms the basis for national UK legislation and policy on air quality. The EU Framework Directive 2008/50/EC on ambient air quality assessment and management came into force in the UK in June 2010. The Directive aims to protect human health and the environment by avoiding, reducing or preventing harmful concentrations of air pollutants. National Air Quality legislation is transposed into the Air Quality Standards Regulations 2010 and the UK Air Quality Strategy 2007 in conjunction with the Environment Act 1995. The Environment Act 1995 provides a system under which local authorities are required to review and assess the air quality within their administrative boundaries area. Should this process identify that objectives set in the Air Quality Strategy will not be met, the local authority must declare an Air Quality Management Area.

- 31 The NPPF advocates that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. To prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area should be taken into account.
- 32 Paragraph 124 of the NPPF states that “planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMA) and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”. At paragraph 122, the NPPF goes on to state that local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of that use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. The local planning authority should assume that these regimes will operate effectively.
- 33 The National Planning Policy for Waste (NPPW) requires waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from relevant health bodies. Appendix B location criteria point (g) *air emissions, including dust* states considerations will include the proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained equipment and vehicles.
- 34 Surrey Waste Plan 2008 (SWP 2008) Policy DC3 seeks to ensure that proposals do not cause significant adverse harm to land or people from dust emissions and requires appropriate mitigation measures to be identified so as to minimise or avoid any material adverse impact.
- 35 Policy EN3 (Air Quality) of Spelthorne Borough Council Core Strategy Development Plan Document 2009 (SBC CS DPD 2009) states the Council will seek to improve the air quality of the Borough and minimise harm from poor air quality by:
- a) supporting measures to encourage non-car based means of travel,
 - b) supporting appropriate measures to reduce traffic congestion where it is a contributor to existing areas of poor air quality,
 - c) requiring an air quality assessment where development:
 - i) is in an Air Quality Management Area, and
 - ii) generates significant levels of pollution, or
 - iii) increases traffic volumes or congestion, or
 - iv) is for non-residential uses of 1000 m² or greater, or
 - v) is for 10 or more dwellings, or

- vi) involves development sensitive to poor air quality
- d) refusing development where the adverse effects on air quality are of a significant scale, either individually or in combination with other proposals, and which are not outweighed by other important considerations or effects and cannot be appropriately and effectively mitigated,
- e) refusing development where the adverse effects of existing air quality on future occupiers are of a significant scale which cannot be appropriately or effectively mitigated and which are not outweighed by other material considerations.
- 36 Neither the NPPW, nor the Waste section of the National Planning Practice Guidance (PPG) provide any specific direction on dust assessment methodology for waste planning applications. In the absence of this, Surrey County Council expects applicants for waste developments to follow the dust assessment advice provided earlier for minerals workings. Lending support to this approach, guidance is referred to the former MPS2 (Minerals Policy Statement 2) and its Annex 1 (Dust). The MPS2 stated that *“Industries involving similar process (i.e. aggregates recycling, construction and waste disposal, etc) should take into account relevant elements of this Statement in planning their own development proposals, in the expectation that they will be applied by planning authorities.”*
- 37 The key planning principle set out in MPS2 is that dust emissions should, as far as possible, be controlled, mitigated or removed at source. Development proposals that could give rise to dust emissions should include appropriate proposals for the control and/ or mitigation of such emissions. MPS2 defines dust as *“particulate matter in the size range 1 - 75µm in diameter [...] particles that are less than or equal to 10µm in diameter are commonly referred as PM10.* Paragraph 1.1 of Annex 1 of MPS outlines that *residents can potentially be affected by dust up to 1km from the source, although concerns about dust are most likely to be experienced near to dust sources, generally within 100m, depending on site characteristics and in the absence of appropriate mitigation”.* The paragraph goes on further to state that dust emissions should be kept at a level that reflects high environmental standards and that this should be achieved by working towards continuous improvement based on best available techniques.
- 38 There are two issues concerning airborne particles from waste development sites, the impact upon residential amenity by causing a nuisance; and the impact upon health. The technical guidance documents on dust suggest that: (a) large dust particles, which make up the greatest proportion of dust emitted from mineral workings, will largely deposit within 100m of sources, (b) intermediate-sized particles are likely to travel up to 200 – 500m from the source, and (c) PM₁₀ particles, which makes up a small proportion of the dust emitted from most mineral workings, are only deposited slowly but may travel 1000m or more with concentrations decreasing rapidly on moving away from the source due to dispersion and dilution.
- 39 Oak Leaf Farm is identified within the Surrey Waste Plan 2008 Policy WD2 for development as a recycling facility. A Key Development Criteria is that the level of activity proposed should be similar to that currently experienced at the site and that *“concrete crushing is not considered an appropriate process at this location”.* It is therefore important to be satisfied that it can be demonstrated that generated dust levels from the proposal will not give rise to a significant adverse impact and cause harm to residential amenity.

- 40 In November 2009 Surrey County Council granted planning permission at the application site for the construction and operation of a permanent waste recycling facility for processing construction and demolition waste, permitted under reference SP08/0992 dated 19 November 2009. The permission included construction of a building to operate as a Materials Recovery Facility (MRF) as well as a variety of waste processing machinery for use either on external processing areas; such as soil screeners and a washing plant, or within the MRF building; such as trommel screen, balers, conveyers and blower equipment. The 2009 permission also allowed the use of a concrete crusher inside the MRF building. The site operates under a Dust Action Plan (DAP) which was approved by the County Council in September 2010 under application ref. SP10/0476. This was followed when, in March 2015, planning permission (ref: SP/14/01125/SCC) was granted for changes to the permitted hours of working of the MRF building permitted under application ref. SP08/0992 to allow machinery to operate inside the building for twenty-four hours a day, seven days a week. However, under that permission the use of a concrete crusher at the site would not be permitted, as no concrete crusher was proposed under the March 2015 permission and to maintain planning control, the County Planning Authority restricted the use of concrete crushing plant at the site by planning condition.
- 41 The applicant now seeks permission to install and operate a concrete crusher on the site in order to produce recycled aggregate. It is proposed that the concrete crusher will be installed in a new location within the site, on open land within the operating compound, located on a concrete hardstanding between the permitted washing plant and MRF building, adjacent to the southern boundary of the site. The application proposes no new additional vehicle movements, or increase in the volume and type of waste permitted for handling at the site.
- 42 The proposal has the potential to give rise to dust emissions during the operation of the concrete crusher. The application site is located within an Air Quality Management Area (AQMA) designated for annual mean nitrogen dioxide (NO₂), which covers the whole of the borough of Spelthorne. Three letters of representation have been received against the proposal which raise issues regarding; dust nuisance; and effects of pollution on health.
- 43 The applicant has submitted an Air Quality Assessment (AQA) to accompany the application which focuses on potential dust nuisance that may be generated during the operation of the crusher. The AQA identifies that the nearest sensitive receptors lie over 200m from the proposed concrete crusher location.
- 44 In terms of health impacts, the AQA identifies that dust generated from the operation of the crusher would be of relatively large particle size which the applicant highlights, studies have shown are of a size unlikely to affect health. Consequently, the impact on health from these particles is unlikely to be significant compared to the smaller particle sizes associated with combustion type processes (<2.5 µm) such as those from traffic emissions from surrounding road network. Included in the report is an assessment of data from the most up-to-date local monitoring of the AQMA undertaken by Spelthorne Borough Council for NO₂, PM₁₀ and PM_{2.5} at the Oaks Road monitoring location which, for the period 2011-2013, indicates that all air quality strategy objectives have been met for the period.
- 45 In terms of dust nuisance, the applicant states that their observation of existing soil screening and processing operations indicate that any impact of dust arising from site operations is limited to the vicinity of the activity within the site, even without dust suppression measures.

- 46 The applicant has proposed a range of mitigation measures for controlling dust from the crushing activity which includes; minimise drop heights through the use of variable height conveyor; avoiding double handling through appropriate siting of equipment; and suppressing dust through using water sprays. In addition to the measures proposed, the site is screened by 6m and 8m high bunds constructed along the perimeter of the site which includes landscape planting on the bunds.
- 47 The applicant's assessment concludes that the potential for dust nuisance from the proposal to surrounding residential and community properties would be low, and that subject to implementation of the mitigation proposed (referred in the paragraph above) the release of dust can be controlled to an extent that would prevent a nuisance and ensure that residual effects will not be significant.
- 48 The County Air Quality Consultant (CAQC) has reviewed the applicant's air quality assessment. The CAQC notes the assessment findings and considers that it is clear that the risk of adverse impact of dust pollution from the proposal is low, adding that the assessment shows that the nearest downwind receptors are more than 200m from the proposed crusher location. In addition the CAQC notes there is an 8m screening bund separating the site from receptors to the north of the site. Accordingly the CAQC agrees with the findings of the applicant's air quality assessment that the risk of dust impacts is low and does not raise objection to the proposal and adding that, with the implementation of mitigation measures, dust impact would be negligible. The Environment Agency (EA) raises no objection, having assessed the proposal as having a low environmental risk.
- 49 Spelthorne Borough Council (SBC) Environmental Health Officer (EHO) has not raised objection to the proposal, although recommended that a condition be imposed to any permission to ensure that a dust management plan is submitted for approval and subsequent implementation. Officers acknowledge the recommendations of the SBC Environmental Health Officer, however the site operates under an approved Dust Action Plan already and the applicant has proposed a range of measures for mitigating dust for this proposal with which to complement the approved dust scheme for the site.
- 50 On this basis Officers consider that, having regard to the paragraphs above, the development proposed would not give rise to significant adverse impact to local amenity with regard to dust impacts.

Air Quality - Dust Conclusion

- 51 Officers conclude that, subject to the successful implementation of measures for mitigating dust proposed, and further controls secured by planning condition, the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG with regards to air quality – dust.

Noise and Hours of Working

- 52 Paragraphs 109 – 125 of the NPPF advocates that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. Accordingly, to prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural

environment or general amenity, and the potential sensitivity of the area should be taken account.

- 53 The NPPF requires that planning policies and decisions should aim to (a) avoid noise from giving rise to significant adverse impacts on health and quality of life as a result from new development; (b) mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; (c) recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and (d) identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason
- 54 The NPPW at bullet point number 3, paragraph 7, advises that waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B. Under Appendix B point (j) *noise and vibration*, considerations will include the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise affecting both the inside and outside of buildings. Intermittent and sustained operating noise may be a problem if not properly managed.
- 55 Policy DC3 seeks to ensure that proposals do not cause significant adverse harm to land or people from dust emissions and requires appropriate mitigation measures to be identified so as to minimise or avoid any material adverse impact. Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009 Policy EN11 (Development and Noise) seeks to minimise the impacts of noise and sets out a series of criteria by which to achieve this including measures to reduce noise to acceptable levels and ensuring provision of appropriate noise attenuation measures.

The Development

- 56 As discussed in the paragraphs above SWP 2008 Policy WD2 *Key Development Criteria* considers concrete crushing as not an appropriate process at this location. It is therefore important to be satisfied that it can be demonstrated that noise levels from the proposal will not give rise to significant adverse impact and harm residential amenity.
- 57 In 2009 planning permission was granted which allowed for the use of concrete crusher at the site within in the MRF building. In 2015 under ref SP14/01125/SCC the applicant was granted planning permission for changes to operations inside the MRF building and at that time did not require the use of concrete crushing plant, so no crusher was proposed in the application. To maintain planning control and protect harm to the amenity and as no crusher was proposed under the 2015 the County Planning Authority restricted the use of a concrete crusher by planning condition. Officers recognise that there is the potential to generate noise at the site from the activities proposed. Three letters of representation have been received from neighbouring residents raising concern on potential noise impacts from the proposal.
- 58 The proposed concrete crusher is to be located at a new location on the southern boundary within the existing yard on an open concrete hardstand area adjacent to the washing plant, and approximately 22m to the west of the yet to be constructed materials MRF building. The operating hours proposed for the crusher are between 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturdays. The applicant anticipates the crusher would be run for between

1 and 2 hours per day during the proposed operating hours. The proposal does not seek to increase the amount or type of waste handled at the site which is controlled by a waste licence issued from the Environment Agency. No new vehicle movements proposed for this application.

- 59 The applicant submitted a detailed noise report (WBM Acoustic Consultants 15 July 2015) that assesses the up-to-date noise environment at the site with inclusion of a concrete crusher. The noise assessment follows the principles of the noise assessment made for previous planning applications for redeveloping the site (refs.SP08/0992 as varied by SP/14/01125/SCC). The applicant's noise assessment identifies the same nearest noise sensitive receptor locations as being: 121 Horton Road, 149 Horton Road and Pegasus Stables dwellings (over 200m from the crusher). The report also includes assessment against the noise conditions (Condition 17) which have been imposed on the parent planning permission to control existing operational noise from the development. The noise assessment concludes that the calculated site noise levels for site operations including the proposed concrete crusher operation at Pegasus Stables dwellings (the nearest noise sensitive receptor) would be at the permitted site noise limit set for Pegasus Stables dwellings, allowing for mitigation from the 8m high screening bund.
- 60 The County Noise Consultant (CNC) noted the findings of the noise assessment, although noted that the assessment followed criteria contained within the Surrey County Councils '*Guidelines for Noise Control – Minerals and Waste or the Governments Planning Practice Guidance on Minerals*' and whilst these guidelines include waste disposal, they imply that where a waste operation is not associated to minerals site restoration, other methods should apply. Consequently the CNC considers the assessment should be made against British Standard (BS) 4142:2014 '*Methods for rating and assessing industrial and commercial sound*'. The CNC therefore recommended that the applicant should amend the noise assessment and submit a report to include an assessment of the proposal in accordance with the aforementioned BS 4142:2014.
- 61 The applicant subsequently submitted a revised noise assessment dated 9 November 2015. The CNC noted the findings in the report, although commented that an acoustic feature correction has not been included in the revised assessment. However, the CNC considers that if a conservative 3 dB correction was to be applied this would result in the excess of rating over background sound level of -1 dB. The CNC therefore considers that, in accordance with BS 4142:2014, where the rating level does not exceed the background sound level, the specific sound source from the crushing activity will have a low impact. In conclusion, the CNC recommends that the existing planning condition limiting the level of noise from all operations on site should remain in place for this application. In addition, a suitably worded condition should also be imposed to ensure that the concrete crusher does not operate out of hours.
- 62 SBC Environmental Health (Noise) requested further information directly from the applicant. After receipt of the requested information and confirmation that the noise limit stipulated on the original planning permission can be met, the SBC Environmental Health officer has since made no further comment. The EA has not raised objection to the proposal.

Conclusion – Noise and Hours of Working

- 63 Having regard to the above paragraphs, Officers consider that the development would not have significant adverse impact on local amenity on the grounds of noise and any impacts can be satisfactorily controlled by condition. Officers conclude that the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG with regard to noise and hours of working.

Landscape and Visual Impact

- 64 National Planning Policy for Waste Appendix B locational criteria (g) *landscape and visual impacts* states, when determining planning applications, waste planning authorities considerations will include (i) the potential for design-led solutions to produce acceptable development which respects landscape character; (ii) the need to protect landscapes or designated areas of national importance (National Parks, the Broads, Areas of Outstanding Natural Beauty and Heritage Coasts) (iii) localised height restrictions.
- 65 Surrey Waste Plan 2008 Policy DC3 (General Considerations) requires that appropriate information be submitted in support of a planning application to demonstrate that any visual and landscape impact of the development on the application site and surrounding land including townscape can be controlled to achieve levels that will not significantly adversely affect people, land and infrastructure. The policy requires an assessment of the landscape and visual impact from the proposal.
- 66 Policy EN8 of the Spelthorne Borough Core Strategy and Policies DPD requires that new development, wherever possible, contributes to an improvement in the landscape and avoids harm to any features of the landscape; and that planning permission be refused where development would have a harmful impact on the landscape.
- 67 The application site located on the urban fringe is bounded immediately to the north and west by residential properties, to the south by reservoirs and to the east by Stanwell Moor Road. The context of the surrounding land includes exhausted and restored mineral workings, light commercial and industrial uses, Heathrow airport (to the north), and the M25 and other arterial roads.

The Development

- 68 The proposed concrete crusher is to be located at a new location on the southern boundary within the existing yard on an open concrete hardstand area. The applicant states that the height of the crusher is 4.05m.
- 69 The application site is a developed site where 6m and 8m high are constructed around the perimeter. Officers are satisfied that the crusher at approximately 4m in height, and at the proposed location, would not be visible above the perimeter screening bunds. Furthermore, landscape planting schemes already approved for the bunds will afford further screening of the site as the planting establishes.
- 70 Within the site, the crusher would be located adjacent to the washing plant already permitted, and 22 meters to the west of the MRF building (yet to be constructed) which has a ridge height of approx 10 meters and is much higher, therefore within the context of the site the visual impact of the crusher would be limited.

Conclusion Landscape and Visual Impact

- 71 Officers are satisfied that the proposal would not conflict with the aims and objectives of relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG with regard to landscape and visual impacts.

HIGHWAYS, TRAFFIC AND ACCESS

National Guidance

National Planning Policy Framework 2012 (NPPF)

National Planning Policy for Waste 2014 (NPPW)

Surrey Waste Plan 2008

Policy DC3 General Considerations

Spelthorne Borough Core Strategy and Policies Development Plan Document

Policy CC2 – Sustainable Travel

- 72 Government policy on transport is set out in part 4 ‘Promoting sustainable transport’ of the NPPF (paragraphs 29 to 41). At paragraph 32, the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Planning decisions should take account of whether safe and suitable access can be achieved for all people, and that development should only be prevented or refused on transport grounds where its residual cumulative impacts would be severe.
- 73 Paragraph 7 of the NPPW at bullet point number 3 advises that waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the NPPW. In respect of traffic and access, point (f) of Appendix B advises that considerations should include the suitability of the road network and the extent to which access would require reliance on local roads.
- 74 Policy DC3 of the Surrey Waste Plan 2008 states that planning permission for waste related development will be granted provided it can be demonstrated that the traffic generation, access and the suitability of the highway network in the vicinity, including access to and from a motorway and primary route network associated with the proposal can be controlled to achieve levels that will not significantly adversely affect people, land, infrastructure and resources.
- 75 Spelthorne Borough Council Core Strategy Policy CC2 (Sustainable Travel) provides that the Borough Council will seek to secure more sustainable travel patterns through only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking account where relevant:
- number and nature of additional traffic movements, including servicing needs,
 - capacity of the local transport network,
 - cumulative impact including other proposed development,
 - access and egress to the public highway, and
 - highway safety

The Development

- 76 Concerns have been raised by neighbouring residents with regards to highway safety and vehicle movements. Officers note the concerns raised, however these concerns do not directly relate to the subject of this planning application. The proposal is for the use of a concrete crusher for processing construction and demolition wastes already permitted for handling at the site in order to produce recycle aggregate. There are no new HGV movements proposed under this planning application.
- 77 All HGV movements would be the same as existing, as already allowed for the site. Under the existing consent (ref.SP08/0992, as varied by SP/14/01125/SCC) there are several planning conditions for controlling Traffic matters which will remain extant, one of which limits the daily volume of vehicle movements to and from the site through Stanwell Moor village. Outside of that limit, all other access for the site is via Stanwell Moor Road (A3044) where there are no restrictions. The site has a waste licence issued from the Environment Agency (EA) of approx 250,000tpa which limits the amount of waste handled by the site and determines the overall limit of HGV vehicle movements which can access the site annually.

Highways conclusion

- 78 In conclusion Officers are satisfied that, as the proposal is for the operational use of a concrete crusher at the site and as there will be no material change to vehicle movements at the site by way of this planning application, the proposal accords with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG, and NPPW on highways matters.

GREEN BELT

Surrey Waste Plan 2008

Policy WD2 – Recycling, storage, transfer, materials recovery and processing facilities (excluding thermal treatment)

Policy CW5 – Location of Waste facilities

Policy CW6 – Development in the Green Belt

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

Policy AR1 – Presumption in favour of sustainable development

Spelthorne Borough Local Plan 2001

Policy GB1 Development Proposals in the Green Belt

- 79 Paragraph 79 of the NPPF establishes the importance of Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, and that the essential characteristics of Green belts are their openness and their permanence. Paragraph 80 of the NPPF states that Green Belt serves five purposes: (a) to check the unrestricted sprawl of large built-up areas, (b) to prevent neighbouring towns merging into one another, (c) to assist in safeguarding the countryside from encroachment, (d) to

preserve the setting and special character of historic towns, and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 80 Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green belt and should not be approved except in very special circumstances. Paragraph 88 states that when considering any planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, and goes on to say that 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 81 Policy CW6 of the Surrey Waste Plan 2008 states that there will be a presumption against inappropriate waste related development in the Green Belt except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Policy CW6 goes on to state that the characteristics of the application site and wider environmental and economic benefits of sustainable waste management may contribute to very special circumstances.
- 82 Spelthorne Borough Local Plan 2001 Policy GB1 Development Proposals in the Green Belt advises that development in the Green Belt, which would conflict with the purposes of the Green Belt and maintaining its openness, will not be permitted.
- 83 Policy WD2 of Surrey Waste Plan 2008 identifies the locations where planning permission will be granted for development involving recycling, storage, transfer, materials recovery and processing of waste. For such development to take place the policy test should be met including the need to satisfy key development criteria and where very special circumstances can be demonstrated in accordance with the provisions of Policy CW6 of the SWP 2008. Waste sites also have to be assessed against SWP 2008 development control Policy DC3 (General Considerations), which requires that the County Council be satisfied the impacts of a proposal will not significantly affect the local environment and amenity and that applicant has demonstrated they have assessed the particular environment and amenity issues.

Harm

- 84 The application site lies within an existing waste management facility, which is located within the Green Belt where there is a general presumption against inappropriate development. Waste management operations, including the proposal, are not deemed to be compatible with the objectives of maintaining the openness of the Green Belt and are therefore considered to be inappropriate development.
- 85 The proposal is for the installation and use of a concrete crusher located within the existing operator's compound to be used for processing imported construction and demolition waste permitted for handling at the site. The concrete crusher would have greater impact on the openness of the Green Belt by virtue of its presence thereby causing harm, furthermore a key development criteria (Policy WD2 of SWP 2008) identifies that concrete crushing is not considered an appropriate activity at this location and thereby its presence can cause other harm in terms of adverse impacts to neighbouring residential amenity, especially from noise and dust. Inappropriate development may only be permitted where very special circumstances are demonstrated to outweigh the harm caused by inappropriateness and

any other harm. Therefore the applicant will need to demonstrate that very special circumstances exist that overcome the harm caused to the Green Belt.

Very Special Circumstances

- 86 The applicant has advanced an argument for what they consider to be a case for very special circumstances. They state the site is a permitted waste recycling facility, granted planning permission in 2009 to redevelop the site and which also previously granted the use of a crusher on this site (Ref. SP08/0992). By virtue of a revised planning permission (Ref.SP/14/01125/SCC) granted in 2015 the use of a concrete crusher operation would no longer be permitted at the site. The applicant still wishes to be able to produce recycled aggregate, stating they have the same need for a concrete crusher as at the time of the 2009 parent planning permission. The concrete crusher will form an integral part of the recycling operations where concrete, brick and rock residuals arising from imported construction and demolition waste will be crushed on site which otherwise would require removal for processing elsewhere at another facility. They state that the use of the crusher on site would improve the sites operational efficiency for contributing to sustainable waste management and would reduce vehicle movements.
- 87 The application the subject of this report does not seek to amend the type or volume of waste undertaken at this waste recycling facility, which is controlled by a waste licence issued by the Environment Agency. The Oak Leaf Farm site is identified as a site under Policy WD2 of SWP 2008 where planning permission for development involving waste recycling, recovery and processing will be granted provided key development criteria are met and where very special circumstances can be demonstrated in accordance with provisions of Policy CW6 for development in the Green Belt.
- 88 In considering whether very special circumstances may exist, Officers accept that the principle of the construction and operation of the application site as a permanent waste recycling facility for processing construction and demolition waste in this Green Belt location has already been established and accepted by virtue of the existing planning permissions (principally Ref.SP08/0992), thereby already establishing a need for the site. It is further acknowledged this previous planning permission (Ref.SP08/0992) established a principle of the use of a concrete crusher on site, albeit in a different location.
- 89 The Oak Leaf Farm site is listed as a permanent aggregate recycling site in the County's *Aggregates Recycling Joint DPD for Minerals and Waste Plan* (Policy AR1) where the aim of the County Council, in seeking to make increased provision for aggregate recycling, is to support recycled aggregate production at existing facilities. Officers recognise that at a typical C&D waste processing facility the production of recycled aggregate involves a number of processes which includes the use of concrete crushing plant. If permitted, the concrete crusher is to be used on site in conjunction with a washing plant (already permitted) as part of the sites recycled aggregate potential, thereby contributing towards goals for sustainable waste management and moving waste up the hierarchy.
- 90 The proposed concrete crusher would be ancillary to the existing waste management use which is characterised by amongst other things, buildings, structures, moving and fixed plant and machinery, material stockpile and daily vehicle movements. The crusher is well located within the existing compound, on the southern boundary and screening of the site is already afforded by the construction of 6m and 8m high perimeter screening bunds which also include a scheme of landscape planting. Taking these factors into consideration, Officers do not consider that the crusher would have an adverse impact on local visual amenity, the

local landscape or local highway network and consider that the crusher is proportionate to the nature and scale of the existing waste management facility.

- 91 Policy CW6 of the SWP 2008 states that the characteristics of the application site and wider environmental and economic benefits of sustainable waste management may contribute to very special circumstances. Having regard to the existing waste management use outlined above, Officers are of the opinion that the impact of the proposed development in terms of loss of openness on the Green Belt would be limited in the context of the location of the plant within the existing waste management facility.
- 92 With regard to 'other harm', in view of the conclusions in the above sections on environment and amenity, highways, and visual matters, Officers do not consider that the amenities of the Green Belt would be harmed to such a degree that planning permission should be refused, that would result as 'any other harm' in the context of Green Belt planning policy. Officers are satisfied that any significant adverse impacts can be controlled through the mitigation proposed and where necessary, secured through planning condition.

Green Belt Conclusion

- 93 Officers recognise that the recycling and processing activities carried out at the site require appropriate plant and equipment to maximise the sites efficiency towards recycling C&D waste. Officers are satisfied that there is the need for the concrete crusher which would be ancillary to the permitted recycling of construction and demolition waste and will enable the production of recycled aggregate, contributing to greater efficiencies for sustainable waste management and cannot be located elsewhere. Officers are also satisfied that the proposal is proportionate to the nature, scale and character of the existing waste management facility and that the scale of the development would have only limited impact on openness of the Green Belt and any other harm.
- 94 For the reasons discussed, Officers consider that there are factors that exist which amount to very special circumstances that clearly outweigh the harm caused to the Green Belt by reason of inappropriateness and any other harm identified in this report such that an exception to policy can be made. Accordingly, Officers consider the proposal satisfies the requirements of Green Belt policy contained within relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG, and NPPW.

HUMAN RIGHTS IMPLICATIONS

- 95 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 96 It is acknowledged that the proposal has the potential to impact on residential amenity. The issues are considered and assessed in the report and it is the Officers view that the scale of any potential impacts, either on their own or the cumulative effect of multiple impacts, are not considered sufficient to engage Article 8 or Article 1 and any impact impacts can be mitigated through the mitigation measures incorporated into the proposal and by planning conditions. As such, this proposal is not considered to interfere with any Convention right.
-

CONCLUSION

- 97 The applicant is proposing the installation and use of concrete crushing plant within the existing operating compound at the recycling facility. In 2009 planning permission was granted which allowed for the use of concrete crusher at the site within in the MRF building. In 2015 under ref SP14/01125/SCC the applicant was granted planning permission for changes to operations inside the MRF building and at that time did not require the use of concrete crushing plant, so no crusher was proposed in the application. To maintain planning control and protect harm to the amenity and as no crusher was proposed under the 2015 permission the County Planning Authority restricted the use of a concrete crusher by planning condition. This is an established site with planning permission for the production of recycled aggregated and the applicant has stated that there is now a need for the use of a concrete crusher on site as it would form an integral part of the recycling process, without which aggregate production would not be possible.
- 98 The application site is located in the Metropolitan Green Belt and therefore planning permission may only be granted where factors that amount to very special circumstances exist that clearly outweigh the harm caused by inappropriateness and any other harm. The crusher is considered to be appropriately sited within the yard on the southern boundary which would be adjacent a permitted washing plant and MRF building. In this location the crusher would not cause harm to visual amenity, the site is well screened with 6 and 8 meter high perimeter screening bunds which include landscape planting schemes on the bunds. Officers are satisfied that with regard to air quality that the risk of impact would be low, reduced to negligible through the implementation of the proposed mitigation and management measures. In terms of noise the sound source would have a low impact, subject to further controls to be imposed through planning conditions.
- 99 Officers consider that the proposal is proportionate to the need and within the existing context of the site the proposal will only have a limited impact on the openness of the Green Belt, and any other harm can be controlled by conditions. The proposed facilities are ancillary to the primary waste use at the site and the characteristics of the existing developed site and wider environmental and economic objectives for sustainable waste management are considerations that contribute to very special circumstances. Officers therefore consider that there are factors as identified above which combined amount to very special circumstances and outweigh any harm caused.

RECOMMENDATION

The recommendation is to PERMIT, subject to the following conditions

Conditions:

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

Drawing number 1163/40D: Site Location Plan dated 5 August 2015

- No lights shall be illuminated nor shall any operations or activities authorised or required by this permission be carried out outside the following hours:

07:00 to 18:00 Mondays to Fridays

07:00 to 13:00 Saturdays

and there shall be no working on Sundays, or Bank, National or Public Holidays.

- The level of noise arising from the development hereby permitted shall not exceed the level of 55 LAeq (½ hour) measured at, or recalculated as at, a height of 1.2m and at least 3.5m from the facade of the properties 121 to 149 Horton Road or 47 LAeq (½ hour) measured at, or recalculated as at, a height of 1.2m and at least 3.5m from the facade of the noise sensitive locations at Pegasus stables or the properties in Hithermoor Road.
- No activity hereby permitted shall cause dust to be emitted so as to cause nuisance or loss of amenity at sensitive receptors. Should such emissions occur the activity shall be suspended until it can be resumed without causing any unacceptable emissions. The operation of the concrete crusher shall be commensurate with the Dust Action Plan approved under Ref. SP10/0476 dated 29 September 2010 or as subsequently amended.

Reasons:

- In the interests of proper planning and to ensure that the permission is implemented in accordance with the terms of the application.
- To protect the amenities of local residents in accordance with Policy DC3 of the Surrey Waste Plan 2008.
- To ensure the minimum disturbance and avoid nuisance to the locality to comply with Policy DC3 of the Surrey Waste Plan 2008 and Policy EN11 of the Spelthorne Borough Core Strategy and Policies and Development Plan Document 2009.
- In the interests of local amenity, the environment and/or human health to comply with Surrey Waste Plan 2008 Policy DC3.

Informatives:

- The Applicant's attention is drawn to the requirements of the Environmental Permit for the site. Please check with the Environment Agency as to whether your site is compliant with the current permit and also legislation.
- The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

CONTACT

Duncan Evans

TEL. NO.

0208 541 9094

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

National Planning Policy Framework 2012

National Planning Policy for Waste 2014

National Planning Practice Guidance

The Development Plan

Surrey Waste Plan 2008

Surrey Minerals Plan 2011

Spelthorne Borough Core Strategy and Policies DPD February 2009

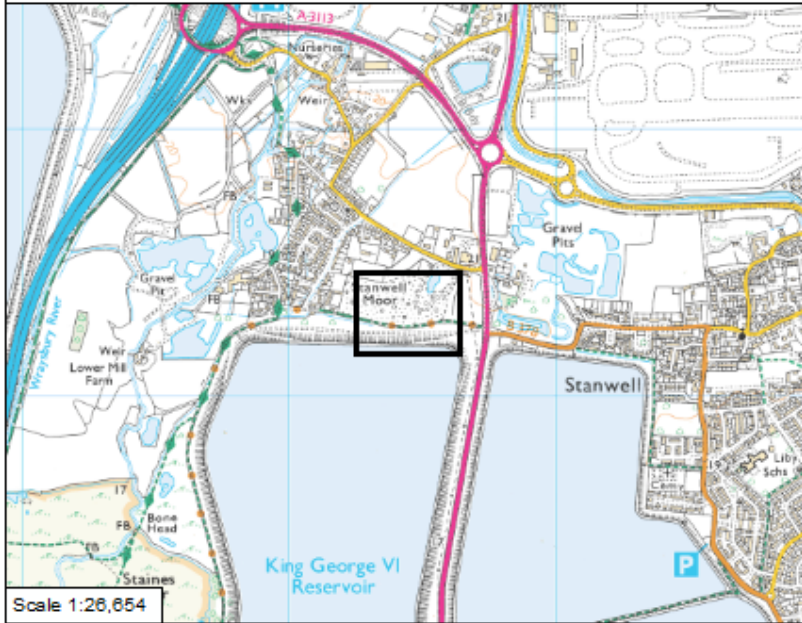
Spelthorne Borough Local Plan 2001 (Saved policy)

Other Documents

Planning permission Ref SP08/0992 dated 19 November 2009 and accompanying application documents and Officer

This page is intentionally left blank

Site Location



Scale 1:26,654

Oakleaf Farm Waste Recycling Facility, Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF.

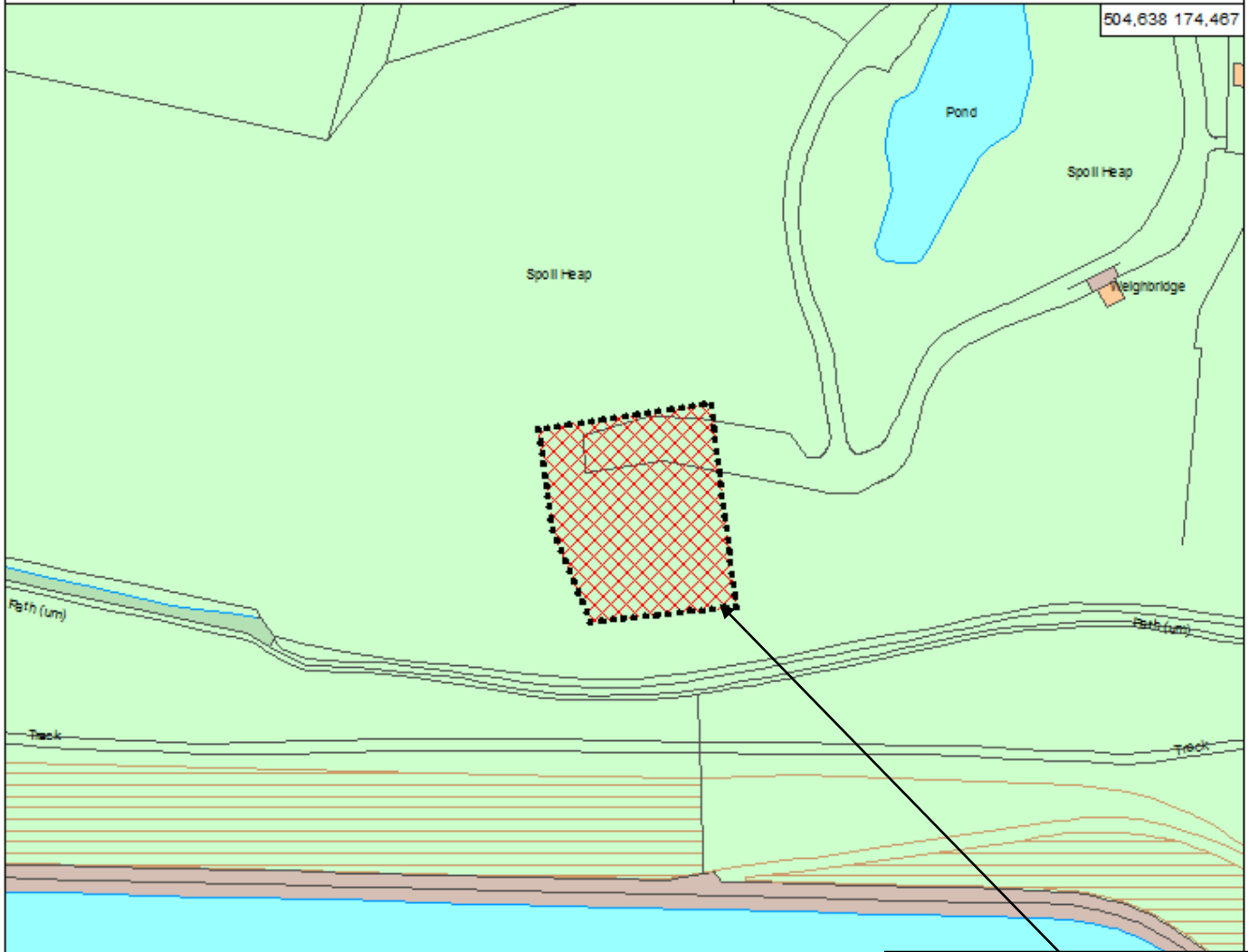
The installation and use of concrete crushing plant for the processing of construction and demolition wastes to produce recycled aggregate.

Application No(s): SP15/01184/SCC

Electoral Division(s): Stanwell & Stanwell Moor

© Crown copyright. All rights reserved Surrey County Council, 100019613, 2016

This plan is for indicative purposes only



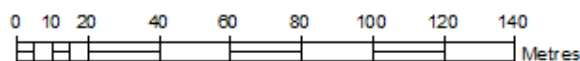
504,254 174,157

Application Site Area



RefNo: SCC REF 2015/0146

Date printed: 03/02/2016



Scale
1:2,000

This page is intentionally left blank



2012-13 Aerial Photos

Aerial 1 : Oakleaf Farm Waste Recycling Facility



Page 95

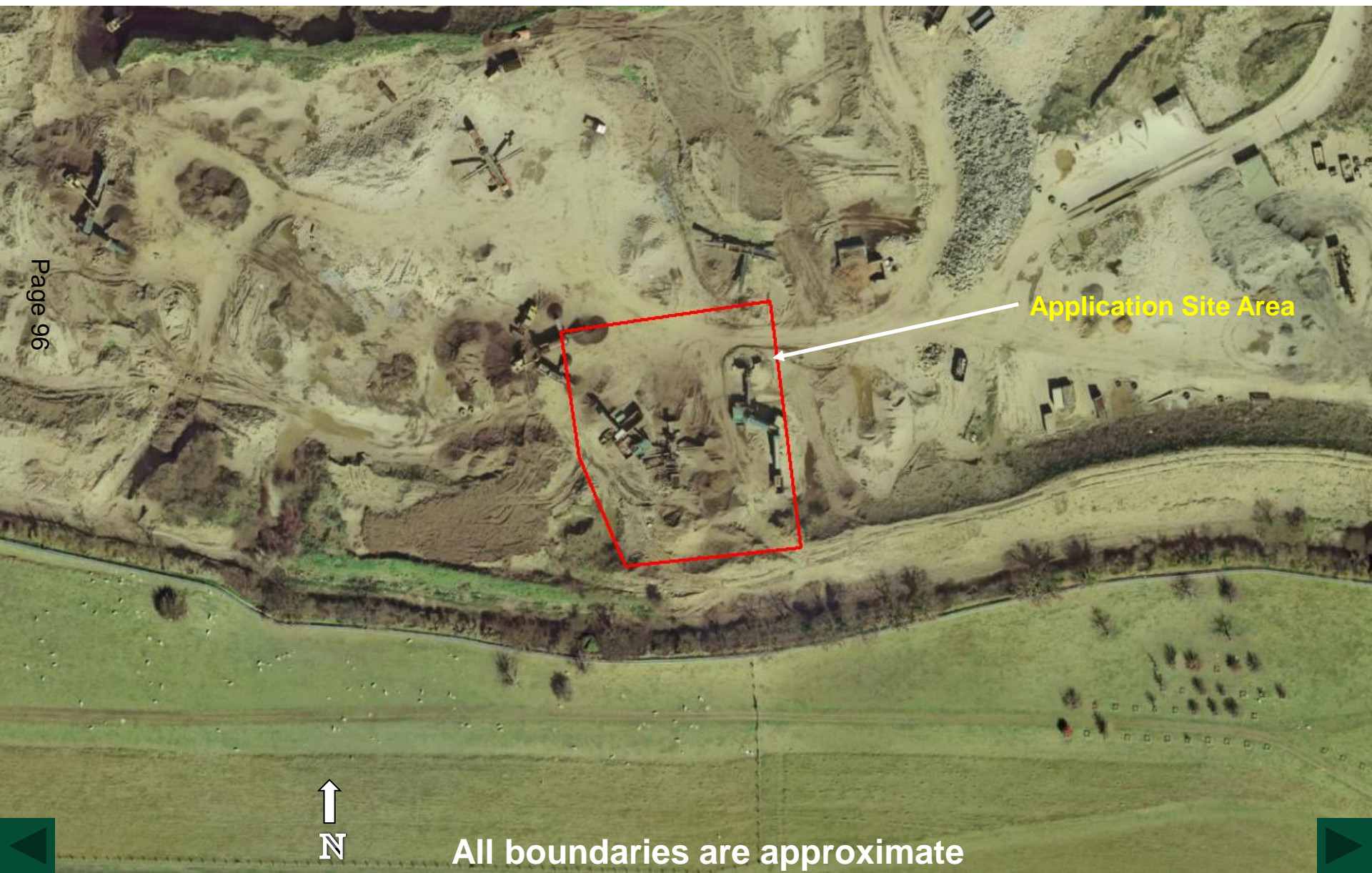


All boundaries are approximate



2012-13 Aerial Photos

Aerial 2 : Oakleaf Farm Waste Recycling Facility



Page 96

Application Site Area



All boundaries are approximate

Figure 1 : View of the proposed concrete crusher location facing the southern screening bund



Figure 2 : View of existing internal access haul road facing west



Figure 3 : View of existing landscape screening bunds at site entrance



This page is intentionally left blank

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 23 March 2016
BY: PLANNING DEVELOPMENT TEAM MANAGER
DISTRICT(S) SPELTHORNE BOROUGH COUNCIL **ELECTORAL DIVISION(S):**
Stanwell & Stanwell Moor
Mr Evans

PURPOSE: FOR DECISION **GRID REF:** 504375 174375

TITLE: MINERALS/WASTE SP/15/00929/SCC – ADDENDUM REPORT

SUMMARY REPORT

Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF

Construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.

BACKGROUND

- 1 This report has been produced in response to Surrey County Councils (SCC) Planning and Regulatory Committee decision to defer determination of planning application Ref. SP/15/00929/SCC in February 2016. It should be read in conjunction with the original Officers report which is appended to this report.
- 2 Planning application Ref. SP/15/00929/SCC concerns the laying of 2.47 ha of concrete to resurface the existing unmade operating area within the operating compound at the Oak Leaf Farm application site. The existing 2.47 ha unmade operating surface area (comprising bare soils and stone) already has planning permission for waste processing operations granted by Surrey County Council in November 2009 under Ref.SP08/0992. The laying of the 2.47 ha of concrete would be ancillary to the construction works approved under Ref.SP08/0992 for redevelopment of the Oak Leaf Farm waste management facility that already includes the laying of 2.19 ha of concreted operating area. The proposed concrete surface would provide operational enhancement to the existing site, reducing likely dust and detritus.
- 3 This application formed one of two applications (Refs: SP/15/00929/SCC & SP15/01184/SCC) considered at the Council's Planning and Regulatory Committee meeting on 24 February 2016. At the 24 February 2016 meeting Members queried the need for the concrete crusher proposed in the associated planning application Ref.SP15/01184/SCC and resolved to defer determination of the crusher application until a Members visit to the Oak Leaf Farm site has been undertaken.
- 4 Consideration of the proposed additional 2.47ha concrete hardstanding was also deferred by SCCs Planning and Regulatory Committee at the meeting on 24 February 2016.
- 5 The issues raised by Members in respect of the concrete crusher application are dealt with under separate Officer report to that application.

- 6 This addendum report addresses points raised by Member's concerning drainage and flooding with regard to the proposed concrete hardstanding application (Ref. SP/15/00929/SCC).

Clarification of site drainage

- 7 Members are advised that the site already has an approved surface water drainage scheme, the substance of which previously approved pursuant to Condition 27 of Ref. SP08/0992 under SCC decision notice Ref. SP10/0734 dated 20 December 2010. As part of this application (Ref. SP/15/00929/SCC) the applicant has submitted details of an updated Flood Risk Assessment (FRA) which has assessed the impacts of providing the additional concrete surface area, and details of a revised site Surface Water Drainage Scheme (SWDS) which has been revised for the increase in concrete surface area.
- 8 The updated FRA submitted as part of the application includes a plan drawing showing the outline drainage arrangements for the site. To provide Members with additional illustrative material a copy of that plan drawing No. CMF/OLF/D001-D REV D dated April 2015 is appended to this report.
- 9 As a final point of clarification, matters on drainage and flood risk have been assessed in paragraphs 38 to 47 of the Officer's original appended report. As discussed within that report the County Lead Local Flood Authority (LLFA) has been consulted on the proposal and confirmed that they are satisfied with the drainage scheme proposed. The LLFA has however recommended that three pre-commencement conditions should be imposed requiring approval of further details to ensure the sites Sustainable Drainage System (SuDS) scheme is properly implemented and maintained for the lifetime of the development. Officers consider that Conditions 3, 4 and 5 set out in the Officer's original report as recommended by the LLFA apply appropriate controls.

CONCLUSION & RECOMMENDATION

- 10 Having regard to the above, and considering the contents and conclusion of the appended Officers report and that there are no material changes to the planning proposal, Officers recommend that planning permission Ref. SP/15/00929/SCC be PERMITTED subject to the conditions set out in the appended report.

CONTACT

Duncan Evans
TEL. NO.
0208 541 9094

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

National Planning Policy Framework 2012
National Planning Policy for Waste 2014
National Planning Practice Guidance

The Development Plan

Surrey Waste Plan 2008

Other Documents

Planning permission Ref SP08/0992 dated 19 November 2009 and accompanying application documents and Officers report.

Minutes from 24 February 2016 Planning and Regulatory Committee meeting

ANNEXES

- A** Officer report to 24 February 2016 Planning and Regulatory Committee on application Ref. SP/15/00929/SCC (item 8).
- B** Plan drawing No. CMF/OLF/D001-D REV G – Surface Water Drainage Plan, dated April 2015.

This page is intentionally left blank

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 24 February 2016

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) SPELTHORNE BOROUGH COUNCIL **ELECTORAL DIVISION(S):**

Stanwell & Stanwell Moor

Mr Evans

PURPOSE: FOR DECISION

GRID REF: 504375 174375

TITLE: MINERALS/WASTE SP/15/00929/SCC

SUMMARY REPORT

Oakleaf Farm Waste Recycling Facility, Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF

Construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.

The Oak Leaf Farm Waste Recycling Facility, an area of some 9.4ha, lies to the south of Horton Road, Stanwell Moor, approximately 1 km south east of Junction 14 of the M25 Motorway, some 500m south west off London Heathrow Airport's western perimeter and approximately 75m north of King George VI Reservoir. Access to the site is off Horton Road. The application site lies within the Metropolitan Green Belt.

The Oak Leaf Farm site is a former mineral working with a complicated planning history dating back to the 1960's and is identified in the adopted Surrey Waste Local Plan 2008 as suitable for development as a waste management facility.

In November 2009 planning permission (ref.SP08/0992) was granted for the construction and use of the site as a permanent waste recycling, recovery and processing facility for construction and demolition waste on a site of approximately 9.4ha. The scheme provided for the construction of a new bunded compound of which 2.19ha would be laid to concrete hardsurface and the remaining 2.47ha to an unmade surface (e.g. bare soil, stone). The applicant states that at the time of application ref.SP08/0992, the extent of concrete hardstanding proposed had been limited on the grounds of cost.

The application site area of 2.47ha is the unmade surface area that forms the western part of the operating compound. The proposal is for construction works and would involve surfacing the remaining 2.47 ha of unmade surface with concrete. The concrete surface would provide a cleaner surface, easier to maintain in clean and tidy condition and give rise to less dust during drier conditions. The concrete surface would enable the site to operate more efficiently during wet weather. The concrete would be laid during the existing permitted hours for site construction

operations, laid in sections using premixed concrete at between 150 to 200sqm per day. It is calculated it would take between 125 to 165 days to lay the additional concrete. There would be some additional vehicle movements involved of up to 25 concrete delivery vehicles per day. It is stated these movements would be incorporated into the existing vehicle limits for the site.

Development Plan policies seek to protect the local environment and the amenities of local residents from the adverse effects of development. This particular proposal raises issues for surface water drainage, highway matters, noise and air quality (dust). No technical objections have been raised by the respective consultees on these issues however Spelthorne Borough Council have raised strong objection on the grounds of intensification of the use of the site. It is considered that, taking into account the advice of technical consultees and mitigation measures proposed and controls through the relevant planning conditions, the development is unlikely to give rise to any significant adverse impact on amenity or local environment.

The proposed development is inappropriate development in the Green Belt and would have an impact on openness by virtue of its presence. In relation to Green Belt policy, Officers consider there are factors which amount to very special circumstances regarding this development, which clearly outweigh the harm to the Green Belt and any other harm. The proposal is for ancillary development to an existing waste management facility. Having regard to existing characteristics of the waste site and amenity benefits for providing the concrete surface, Officers consider the proposal would not result in greater harm to the openness of the Green Belt or the visual amenities of the Green Belt than at present, and that the proposal is acceptable and complies with SWP 2008 Policy CW6 and an exception to Green Belt policy can be made. Officers therefore consider that the proposal is proportionate to the need and in accordance with development plan policies and taking the above into consideration, planning permission should be granted subject to conditions.

The recommendation is to PERMIT subject to conditions

APPLICATION DETAILS

Applicant

Charles Morris Fertilisers Ltd

Date application valid

26 June 2015

Period for Determination

25 September 2015

Amending Documents

Letter from EAS Ltd dated 24 September 2015 – further details for surface water drainage; email from EAS Ltd dated 13 January 2016 and attachments.

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

Issue	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Highways, Traffic & Access	Yes	28 - 37
Surface Water & Flood Risk	Yes	38 - 47
Noise	Yes	48 - 63
Air Quality (dust)	Yes	64- 72
Metropolitan Green Belt	No	73 - 84

ILLUSTRATIVE MATERIAL

Site Plan

Site plan

Aerial Photographs

Aerial 1

Aerial 2

Site Photographs

Figure 1 – Unmade surface vs existing concrete facing west (northern extract)

Figure 2 – Unmade surface vs. existing concrete facing west (southern extract)

Figure 3 – View of existing internal access haul road facing west

Application Plan

Site Plan 1163/41D: Site Location Plan dated 27 April 2015

BACKGROUND

Site Description

- 1 The application site, comprising an area of some 2.47 hectares is situated at the Oak Leaf Farm Waste Recycling Facility, off Horton Road, Stanwell Moor and is located in the Metropolitan Green Belt. The site lies approximately 1 km south east of junction 14 of the M25, some 500 metres south west off London Heathrow Airport’s western perimeter and approximately 75 metres north of King George VI Reservoir. The Staines reservoirs are

part of the Staines Moor SSSI and South West London Waterbodies Special Protection Area (SPA) and Ramsar Site. The site lies in the southern end of the Colne Valley Regional Park.

- 2 The main site access lies to the east of Stanwell Moor village centre, on the southern side of Horton Road opposite a garden centre which lies on the northern side, some 100 metres to the west of the A3044 Stanwell Moor Road (dual carriageway). A public right of way, known as Haws Lane forms the southern boundary of the site, and beyond this is the reservoir. A more dense area of housing lies to the west and north west of the site, beyond an area used as paddocks, within 60-120 metres of the main site perimeter boundary.

Planning History

- 3 The Oak Leaf farm site, of nearly 10 hectares is a former mineral working and has a complicated planning history. The original consent for sand and gravel extraction was gained by way of three planning permissions granted in the 1960s which required the site to be restored to an agricultural use. The infilling of the extraction area was undertaken by Charles Morris Fertilizers who also obtained planning permission in 1966 (ref. STA.P.9214) for the storage of processed organic sludge on a smaller area of the site.
- 4 The site was being used for the unauthorised import, storage and treatment of other waste materials, which led to an Enforcement Notice being issued on 23 July 1992 in respect of these unauthorised activities. Following an appeal, the Enforcement Notice was upheld with some minor amendments and was granted a long compliance period until April 1995.
- 5 On 24 July 1996 planning permission was granted on appeal (ref. APP/B3600/A/95/256933), subject to the completion of a Section 106 legal agreement to secure the discontinuance of all uses and the completion of restoration by the end of a ten-year period (24 July 2006). In addition, this decision required the cessation of organic sludge storage and the removal of screening bunds, both of which benefited from planning permission.
- 6 Subsequently, Oak Leaf Farm is identified in the adopted Surrey Waste Local Plan 2008 as a site suitable for development as a waste management facility.
- 7 In November 2009 planning permission (ref.SP08/0992) was granted to redevelop the site as a permanent waste facility, allowing for the construction and use of the site for the recycling, recovery and processing of construction and demolition waste, comprising: a Materials Recovery Facility (MRF) building; site office and workshop; wheel wash; two weighbridges; lorry and car parking areas; storage areas; site entrance and access road; and landscaped bunds.
- 8 Attached to planning permission (ref: SP08/0992) is a Section 106 legal agreement to secure a landscape and ecology management plan and footpath upgrade, and some 32 planning conditions. Some 8 of those conditions required the submission of further schemes for approval by the County Planning Authority (CPA). These were submitted to and approved by the CPA in 2010 under the following:
 - Ref.SP10/0430 dated 3 August 2010 – for Condition 20 (Details of Bird Hazard Management Plan)

- Ref.SP10/0390 dated 6 September 2010 – for Condition 25 (Method statement for controlling Japanese knotweed)
 - Ref.SP10/0278 dated 23 September 2010 – for Condition 24 (Scheme of landscaping, planting and maintenance) and Condition 26 (Scheme for the provision and management of a buffer zone alongside ditch)
 - Ref.SP10/0476 dated 29 September 2010 – for Condition 29 (Details of Dust Action Plan)
 - Ref.SP10/0617 dated 29 September 2010 – for Condition 28 (Details of external materials for buildings)
 - Ref.SP10/0668 dated 20 December 2012 – for Condition 13 (Method of Construction Statement)
 - Ref.SP10/0734 dated 20 December 2012 – for Condition 27 (Scheme of surface water drainage)
- 9 In 2011 a non-material amendment to the planning permission ref.SP08/0992 was sought in order to increase the base level within the compound to 21m AOD from 20m AOD. This was approved by the CPA in April 2012 (ref.SP11/00418).
- 10 More recently at the County Council's Planning and Regulatory Committee meeting of 15 October 2014 Members resolved, subject to the prior completion of a variation to the Section 106 legal agreement and subject to conditions, to permit planning application ref: SP/14/01125/SCC for changes to the permitted hours of working of the Materials Recovery Facility building (MRF) permitted under application ref.SP08/0992 so as to allow machinery within the building to operate for twenty-four hours a day, seven days a week. Following completion of a variation to the Section 106 legal agreement planning permission ref. SP/14/01125/SCC was issued on 13 March 2015.

THE PROPOSAL

- 11 The applicant is seeking planning permission for the construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.
- 12 In November 2009 planning permission (ref.SP08/0992) was granted for the construction and use of the site as a permanent waste recycling, recovery and processing facility for construction and demolition waste on a site of approximately 9.4 hectares. The scheme provided for the construction of a new bunded compound of which 2.19 hectares would be laid to concrete. The applicant has stated that at the time of application ref.SP08/0992, the extent of concrete hardstanding was limited on the grounds of cost.
- 13 The applicant now wishes to concrete hardsurface the entire operational compound area. This would involve surfacing the remaining 2.47 hectares of unmade compound surface with new concrete. The applicant states that the advantages would be that concrete is easier to maintain in a clean and tidy condition, and would give rise to less dust during dry conditions. It would also provide a surface with which to work efficiently during wet weather.

CONSULTATIONS AND PUBLICITY

District Council

14 Spelthorne Borough Council

Objection

“This Authority Strongly OBJECTS to the proposed application on the grounds of the intensification of the use of the site and further noise and disturbance arising from the recently approved 24 hour use of the site in terms of plant and vehicle movements”

Officer Comment

Comments to the points raised by the Borough Council are as follows:

- *Intensification of the use of the site*

In November 2009 Surrey County granted planning permission reference SP08/0992 (as amended by planning permission SP/14/01125/SCC dated 13 March 2015) to allow redevelopment of the site for the construction and use of a recycling, recovery and processing facility for construction and demolition waste, and associated development, on a site of approx 9.4 hectares. The 2009 permission allowed for the construction of a bunded operating compound. At the time of the application 2.19 hectares of the operating compound, which had been limited on cost grounds, would be laid to concrete. The remaining 2.47 hectares would be left to an ‘unmade’ operating hardsurface.

The applicant now wishes to concrete hardsurface the remaining 2.47 ha of the compound which they state ‘in order to maintain a clean and tidy operating area, and now have funds available’. The proposal does not seek to change the nature of site operations, either in terms of type or intensity, which will remain as already permitted for the site. There will however be some additional construction works, which would be considered temporary, as a result of this proposal. The likely impacts of the construction of the additional 2.47 ha concrete hardsurface will be addressed within the body of this report below.

- *Further noise and disturbance arising from the recently approved 24 hour use of the site in terms of plant and vehicle movements*

In March 2015 revision was made to the parent planning permission (ref SP08/0992) when the County Council granted planning permission ref SP/14/01125/SCC to allow plant and machinery to operate inside the MRF Building (yet to be constructed) 24 hours per day, 7 days per week. The permitted revisions to site operations are confined to the MRF building and all operational activities are to be undertaken within the building only, especially in terms of plant and machinery. There would be some limited external activity involving site personnel arriving to and from the site in light vehicle. The likely impacts of the revisions to the 24 hour operation of the MRF Building have already been assessed and considered acceptable when SP/14/01125/SCC was granted.

In terms of this application, the proposal would generate some additional vehicle movements during the construction of the additional concrete surface. There is the potential of some noise during the construction activities proposed. Assessment of these issues will be addressed within the body of the report below.

Consultees (Statutory and Non-Statutory)

- 15 **The Environment Agency**
No objection
- 16 **The Lead Local Flood Authority – Surrey County Council (SuDS)**
No objection subject to conditions
- 17 **The County Highway Authority – Transport Development Planning**
No Objection, subject to conditions
- 18 **Thames Water**
No objection
- 19 **Affinity Water**
No objection

Parish/Town Council and Amenity Groups

- 20 **Stanwell Moor Residents' Association**
No comments received

Summary of publicity undertaken and key issues raised by public

- 21 The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 76 of owner/occupiers of neighbouring properties were directly notified by letter. No letters of representation have been received from neighbouring residents or members of the public.

PLANNING CONSIDERATIONS

- 22 The County Council as County Planning Authority has a duty under Section 38 (6) of the Planning and Compulsory Purchase Act 2004 to determine this application in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) requires local planning authorities when determining planning applications to “have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations”. At present in relation to this application the Development Plan consists of The Surrey Waste Plan 2008; Spelthorne Borough Core Strategy and Policies DPD 2009, and the saved policies from the Spelthorne Borough local Plan 2001.
- 23 The National Planning Policy Framework (NPPF) was adopted in March 2012. This document provides guidance to local planning authorities in producing local plans and in making decisions on planning applications. The NPPF is intended to make the planning system less complex and more accessible by summarising national guidance, which replaces numerous planning policy statements and guidance notes, circulars and various letters to Chief Planning Officers. The document is based on the principle of the planning

system making an important contribution to sustainable development, which is seen as achieving positive growth that strikes a balance between economic, social and environmental factors. The Development Plan remains the cornerstone of the planning system. Planning applications, which comply, with an up to date Development Plan should be approved. Refusal should only be on the basis of conflict with the Development Plan and other material considerations.

- 24 The NPPF states that policies in Local Plans should not be considered out of date simply because they were adopted prior to publication of the framework. However, the policies in the NPPF are material considerations which planning authorities should take into account. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).
- 25 Planning Policy Statement 10 (PPS10) Planning for Sustainable Waste Management and the companion guide was replaced in October 2014 by updated National Planning Policy for Waste (NPPW) and the guidance NPPG. The NPPW seeks to deliver England's waste ambitions to work towards a more sustainable and efficient approach to resource use and management. Positive planning plays a pivotal role in delivering the country's waste ambitions by driving waste management up the waste hierarchy through delivery of sustainable development, including the provision of modern infrastructure.
- 26 Paragraph 7 of the NPPW sets out six bullet points that waste planning authorities should take account of when determining planning applications. Of these bullet points, bullet point three, four and five are the most relevant in determining this planning application. Bullet point three requires consideration to the likely impact of a waste development proposal on the local environment and on amenity against criteria set out in Appendix B of the NPPW. Appendix B sets out a list of locational criteria, which of relevance include a) protection of water quality and flood risk, g) air emissions including dust, and j) noise. Bullet point four of paragraph 7 seeks to ensure that waste management facilities in themselves are well designed so that they contribute positively to the character and quality of the area in which they are located. And bullet point 5 states that decision makers should not be concerned with the control of processes which are a matter for the pollution control authorities, and assume that the relevant control regimes will be properly applied and enforced.
- 27 The proposed works by way of this application would be ancillary to the redevelopment of the site as an extension to the 2.19 ha of concrete hardstanding already permitted. Officers consider that the main issues that arise in considering this proposal are: Green Belt policy; Highways matters; and potential impacts on the environment and local amenity in respect of flood risk and drainage. For completeness noise and hours of working, and air quality matters will also be addressed.

HIGHWAYS, TRAFFIC AND ACCESS

National Guidance

National Planning Policy Framework 2012 (NPPF)

National Planning Policy for Waste 2014 (NPPW)

Surrey Waste Plan 2008

Policy DC3 General Considerations

Policy CC2 – Sustainable Travel

- 28 Government policy on transport is set out in part 4 'Promoting sustainable transport' of the NPPF (paragraphs 29 to 41). At paragraph 32, the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Planning decisions should take account of whether safe and suitable access can be achieved for all people, and that development should only be prevented or refused on transport grounds where its residual cumulative impacts would be severe.
- 29 Paragraph 7 of the NPPW at bullet point number 3 advises that waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the NPPW. In respect of traffic and access, point (f) of Appendix B advises that considerations should include the suitability of the road network and the extent to which access would require reliance on local roads.
- 30 Policy DC3 of the Surrey Waste Plan 2008 states that planning permission for waste related development will be granted provided it can be demonstrated that the traffic generation, access and the suitability of the highway network in the vicinity, including access to and from a motorway and primary route network associated with the proposal can be controlled to achieve levels that will not significantly adversely affect people, land, infrastructure and resources.
- 31 Spelthorne Borough Council Core Strategy Policy CC2 (Sustainable Travel) provides that the Borough Council will seek to secure more sustainable travel patterns through only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking account where relevant:
- number and nature of additional traffic movements, including servicing needs,
 - capacity of the local transport network,
 - cumulative impact including other proposed development,
 - access and egress to the public highway, and
 - highway safety

The Development

- 32 The site already generates HGV movements and the impacts of which were assessed and accepted at the time the planning permission was granted by the County Council in 2009 under ref SP08/0992.
- 33 The applicant now wishes to concrete hardsurface the remaining unmade 2.47ha surface of the site in order to maintain the area in a clean and tidy condition, and to reduce potential dust in dry conditions and provide a surface to operate from in wet conditions. The proposal would give rise to some additional HGV vehicle movements during construction of the concrete surface. The applicant states the proposal would involve between 150 and 200 square metres of new concrete laid per day, which would generate between 19 and 25 vehicles per day (38 to 50 vehicle movements). This would calculate to between 124 and 165 days required for concrete laying for the additional 2.47ha area.

The applicant has stated this would not be carried out on a continuous basis as the concrete sections require time to set.

- 34 The County Highways Authority (CHA) has been consulted on the application to assess the likely highway impacts generated by the proposal. The CHA does not raise objection to the proposal in-principle, but does consider that the total number of vehicle movements associated with the concreting, and the waste recycling, recovery and processing activities combined should not exceed the existing condition which limits vehicles movements generated by the site through Stanwell Moor. The CHA has therefore recommended that a planning condition be imposed on any new consent, if planning permission were minded to be granted, which limits HGV access through Stanwell Moor in line with the existing planning condition.
- 35 None of the other technical consultees consulted on the proposal have raised objection on highways grounds. No letters of representation have been received from neighbouring residents or members of the public.
- 36 Spelthorne Borough Council has raised objection to the planning application on the grounds of the intensification and use of the site in terms of vehicle movements. Officers do not consider, taking into account the advice from the Highway Authority, that traffic generation from the proposal would give rise to additional adverse impacts on highway grounds. The site already generates vehicle movements and the additional traffic generation, which is for site construction traffic, considered temporary in nature.

Highways conclusion

- 37 Officers consider that, on basis of the information provided and advice of specialist technical consultees, and subject to the imposition of the recommended planning conditions on highway matters, the proposal would be acceptable from a highways point of view. Officers conclude therefore that the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG on highways matters.

ENVIRONMENT AND AMENITY CONSIDERATIONS

National Guidance

National Planning Policy Framework 2012 (NPPF)

National Planning Policy for Waste 2014 (NPPW)

Surrey Waste Plan 2008

WD2 Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment)

Policy DC3 General Considerations

Spelthorne Borough Core Strategy and Development Plan Document 2009

Strategic Policy SP6 Maintaining and Improving the Environment

Policy LO1 Flooding

Policy EN1 Design of New Development

Surface Water and Flood Risk

- 38 Government policy on flood risk is contained in part 10 'Meeting the challenge of climate change, flooding and coastal change' of the NPPF (paragraphs 93 to 108). The aims of the planning policy on flood risk, as set out in the NPPF and the NPPF Technical Guidance are to ensure flood risk is taken into account in planning decisions and plan preparation; to avoid inappropriate development in areas at risk of flooding by directing development away from high flood risk areas; and where development is necessary making it safe without increasing flood risk elsewhere. Guidance on how policy should be implemented is set out in the accompanying NPPF Technical Guidance.
- 39 Paragraph 103 of the NPPF sets out that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, (informed by a site-specific flood risk assessment following the Sequential Test, and if required) it can be demonstrated that 1) within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and 2) the development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can safely be managed, including emergency planning; and it gives priority to the use of sustainable drainage systems.
- 40 Paragraph 7 of the NPPW requires that when determining waste planning applications, waste planning authorities should consider the likely impact on the local environment and amenity against locational criteria set out in appendix B. In testing the suitability of sites waste planning authorities should consider Appendix B criteria (g) protection of water quality and resources and flood risk management where considerations will include the proximity of vulnerable groundwater aquifers. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.
- 41 Policy DC3 of the SWP 2008 states that planning permission for waste related development will be granted provided it can be demonstrated by the provision of appropriate information to support a planning application that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people, land, infrastructure and resources. The information supporting the planning application must include, where relevant to a development proposal, assessment of: the contamination of ground and surface water; the drainage of the site and adjoining land and the risk of flooding; and the groundwater conditions and hydrogeology of the locality. Where necessary, appropriate mitigation should be identified so as to minimise or adverse any material adverse impact and compensate for any loss. Policy L01 (Flooding) of the SBCCS DPD 2009 seeks to reduce flood risk and its adverse effects on people and property in Spelthorne through a range of measures including reducing the risk of flooding from surface water and its contribution to fluvial flooding by requiring development to have appropriate sustainable drainage systems.

The development

- 42 Much of the Borough of Spelthorne lies within the floodplains of the River Thames Colne or Ash. The application site lies approximately 420m east of the River Colne at its closest point. The application site is classified by the Environment Agency in the EA's most up to date flood risk map and the Spelthorne Borough Councils Strategic Flood Risk Assessment as falling in Flood Zone 1. Flood Zone 1 (*low probability or low risk*) is defined as being land having less than 1 in 1000 annual probability of river or sea flooding. The site is used for non-hazardous waste treatment. This type of waste development has a flood risk vulnerability classification of '*less vulnerable*' under Table 2 (Flood risk vulnerability classification) of the national Planning Practice Guidance (PPG). The PPG then sets out under Table 3 (Flood risk vulnerability and flood zone compatibility) that less vulnerable development that may be considered acceptable development in Flood Zone 1.
- 43 The applicant is seeking permission to lay 2.47ha of new concrete hardsurface to replace the existing unmade surface within the operating compound at the application site. The new concrete hardsurface would be an extension to the 2.19 hardsurface already permitted in November 2009 under planning permission reference SP08/0992. The impacts and issues of flood risk and surface water drainage of SP08.0992 were assessed and accepted when the permission was granted in 2009.
- 44 The applicant has submitted a Flood Risk Assessment (FRA) in support of this planning application. The applicants FRA has assessed the proposal in accordance with application of the Sequential tests set out in the NPPF and PPG. The assessment identifies that the proposed development fulfils the requirements of the Sequential test as it lies in Flood Zone 1 the lowest flood risk, and that the development proposed is suitable for Flood Zone 1, therefore the proposal is not required to pass the exception test. The FRA confirms that there would be no significant adverse impact of flood risk from the proposal, subject to certain recommendations for surface water drainage. To accompany the FRA the applicant has submitted a revised Surface Water Drainage Strategy (SWDS) which assess the additional 2.47 ha concrete surface incorporated into the scheme of surface water drainage approved for the site. As per the existing site drainage, the revised SWDS proposes site surface water runoff will be managed through infiltration system and disposal to soakaway, with the use of silt-traps and oil interceptors to minimise any risk of groundwater contamination, and to keep runoff at the existing "Greenfield" flow rate.
- 45 The Environment Agency (EA) has assessed the application from a water quality perspective and raises no objection to the proposal in that regard. The Lead Local Flood Authority (LLFA) assessed the proposal for flood risk noting the applicant findings set out in the FRA. However, the LLFA raised a number of issues with the proposed surface water drainage strategy requesting that further information be provided to satisfactorily demonstrate how the sites drainage scheme will cater and manage for the potential increase in surface water runoff.
- 46 The applicant subsequently provided additional supporting information between September 2015 and January 2016 to address the concerns raised by the LLFA. Following review of the further details the LLFA is satisfied that the proposal now satisfies matters on surface water management, subject to conditions to ensure that the SuDS Scheme is properly implemented and maintained for the lifetime of the development.

Conclusion Surface Water and Flood Risk

- 47 Officers consider that on the basis of the information provided, taking into account advice of specialist technical consultees and subject to implementation of mitigation measures proposed and the recommended planning conditions, the proposal is acceptable on flood risk and surface water drainage issues. Officers conclude therefore that the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG on flood risk and drainage matters.

Noise and Hours of Working

- 48 The NPPF expects that the planning system should contribute to and enhance the natural and local environment by “preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution” (paragraph 109).
- 49 The NPPF goes on to state at paragraph 123 that planning policies and decisions should aim to: avoid noise from giving rise to significant adverse impacts on health and quality of life as a result from new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 50 Bullet point number 3 of paragraph 7 of national planning policy on waste (NPPW) advises that waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the NPPW. In respect of noise point (j) of Appendix B advises that considerations will include the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise, including from goods vehicle traffic movements to and from a site.
- 51 At paragraph 122 of the NPPF it is stated that a local planning authority should focus on whether the development itself is an acceptable use of the land, and the impact of that use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. The local planning authority should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities
- 52 Surrey Waste Plan 2008 Policy DC3 (General Considerations) requires that information be submitted to accompany a planning application which demonstrates that any impacts of the development with regard to noise can be controlled to achieve levels that will not significantly affect people, land, infrastructure and resources.
- 53 Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009 Policy EN11 (Development and Noise) seeks to minimise the impacts of noise and sets out a series of criteria by which to achieve this including measures to reduce noise to acceptable levels and ensuring provision of appropriate noise attenuation measures.
- 54 In terms of noise, the site already has planning permission for amongst other things, for the construction of 2.19ha of concrete hardsurface within the new operating compound

area permitted in 2009 under planning permission ref. SP08/0992 (as amended in 2015 under planning permission ref. SP/14/01125/SCC). The construction of the additional 2.47ha of concrete hardsurface within the existing operating area would be ancillary to the 2009 planning permission.

- 55 In terms of use, the operational activities to be undertaken on hardsurface area would be the same as existing, involving operations such as the use of plant and machinery for processing imported construction and demolition wastes for then export as product that were permitted in 2009 and no changes are proposed. The existing activities are currently undertaken on an unmade surface and the applicant now wishes to concrete the remainder of the 2.47ha unmade surface in order to provide and maintain a clean and efficient operating area for those activities.
- 56 The noise impacts arising from the operations permitted in 2009, including the construction of the 2.19 ha hardstanding, were assessed and accepted when planning permission was granted. To maintain planning control over the development, several planning conditions have been imposed which set limits to the maximum noise levels arising from the permitted site operations. A further condition is also imposed restricting the hours of operation for construction works that limits those operations to 0730-1700 hours Mondays to Fridays excluding Public Holidays; 07:00-1300 hours Saturdays; and no construction working on Sundays or Public Holidays.
- 57 As further mitigation to minimise and attenuate noise from the application site and the activities to be undertaken therein, the 2009 permission included for the construction of new screening bunds around the perimeter of the new enlarged compound area. The screening bunds are to be constructed 8 meters in height along the northern western and eastern boundaries of the site; and 6 metres along the southern boundary adjacent with the Rights of Way.
- 58 The likely noise impacts from concreting the remaining 2.47 would involve construction works along with some additional HGV movements as discussed in the Highways section above. The applicant states the construction works would involve vehicles bringing ready-mix concrete to the site. The vehicle would arrive to and from the site via Stanwell Moor road. Arriving at the site vehicles will travel directly to the pour location and it is proposed between 150 and 200 square metres of new concrete laid per day. Due to the time required for the concrete to set the operation will not be undertaken on a continuous basis. Based on the information provided by the applicant it is estimated that between 124 and 165 days will be required for concrete laying for the additional 2.47ha area now proposed.
- 59 No objections have been raised by the technical consultees consulted on the application on the grounds of noise. No letters objections have been received from neighbouring residents or members of the public.
- 60 As discussed in this report above, Spelthorne Borough Council has raised objection to the application on the grounds of intensification of the site and further noise and disturbance arising from the recently approved 24 hour use of the MRF building. This proposal does not seek to change the nature of waste operations or waste type or throughput at the site. The proposal is for construction works which seek permission to replace an existing unmade surface with a concrete hardsurface with no intensification of use of the site.

- 61 Nevertheless, Officers recognise that there is the potential to generate noise at the site from the activities proposed. However, Officers also recognise that planning permission already exists for redevelopment of the site that involves a number of noise generating activities which include construction activities, and which were assessed and accepted when permission was granted in 2009. The site already has measures in place to control noise including the construction of 6 and 8 metre high screening bunds along the site perimeter, and further controls on noise limits, hours of working and traffic movements imposed by condition.
- 62 The activities proposed are for construction works which would be ancillary to the redevelopment of the site. These works would be subject to the same measures for controlling noise limits from site operations which can be secured by condition. Officers therefore consider that any additional noise impact from this proposal would be limited and not give rise to adverse impact subject to maintaining existing measures for controlling noise.

Noise and Hours of Working Conclusion

- 63 Officers conclude subject to maintaining existing measures and limits on noise and hours of operation secured by planning condition, the proposal would be acceptable on noise grounds. Officers conclude therefore that the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG with regards to noise.

Air Quality - Dust

- 64 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to unacceptable levels of air pollution. To prevent unacceptable risks from pollution planning decisions should ensure new development is appropriate for its location and that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be taken into account and account taken of the potential sensitivity of the area to adverse effects from pollution (NPPF paragraph 120). In relation to dust emissions, policy in the NPPF is that unavoidable dust emissions should be controlled, mitigated or removed at source.
- 65 Paragraph 7, bullet point 3, of the new national planning policy on waste (NPPW) advises that waste planning authorities when determining waste planning applications should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the NPPW. In respect of air emissions including dust, point (g) of Appendix B advises that considerations will include the proximity of sensitive receptors and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained and managed equipment and vehicles.
- 66 Paragraph 122 of the Framework goes on to advise that when considering development proposals the local planning authority should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.
- 67 Policy DC3 of the Surrey Waste Plan 2008 states that planning permission for waste related development will be granted provided that any impacts of the development can be

controlled to achieve levels that will not significantly affect people, land, infrastructure and resources. Matters such as the release of polluting substances to the atmosphere, and adverse effects on neighbouring amenity including fumes and dust, should be assessed and where necessary, appropriate mitigation should be identified so as to minimise or avoid any material adverse impact and compensate for any loss.

- 68 The whole of Spelthorne Borough is designated as an Air Quality Management Area (AQMA) due to levels of nitrogen dioxide, mainly attributable to road traffic and Heathrow Airport. The AQMA does not apply to PM10 particulate matter. For particulates the main areas are adjoining the M25 and Heathrow Airport.
- 69 Policy SP6 (Maintaining and Improving the Environment) of the Spelthorne Borough Core Strategy seeks to maintain and improve the quality of the environment within the borough by ensuring development proposals contribute to improving air quality. Policy EN3 (Air Quality) advises that Spelthorne Borough Council will seek to improve the air quality of the Borough and minimise harm from poor air by refusing development where the adverse effects on air quality are of a significant scale and which cannot be appropriately and effectively mitigated.
- 70 This proposal involves the laying of additional ready-mix concrete on an area comprising 2.47ha of unmade operating surface within the existing operating compound at the Oak Leaf Farm recycling facility. The applicant states the concrete would be poured in sections of approximately 150 to 200m² which will give rise to between 19 and 25 deliveries by HGV vehicle per day. The delivery vehicles would travel to and from the pour location via internal access roads. The applicant states that the concrete to be laid is premixed, as such there would no potential for dust generation. They also state that the advantages of a concrete surface is that the surface would be easier to maintain and keep clean and give to less dust during dry conditions.
- 71 Officers recognise that there is the potential to generate some dust emissions at the site from the activities proposed with regards to the movement of vehicles on internal access roads and surfaces. However, Officers also recognise that planning permission already exists for the redevelopment of the site as a permanent waste site which involves a number of dust generating activities which includes construction works. Under the existing planning permission the site has in place a range of measures to mitigate dust including amongst others: measures to keep internal access road surfaces clean; internal speed limit of 10-15mph; that the site is well screened with 6 and 8 metre perimeter screening bunds; and that the site operates under a Dust Action Plan (DAP). The proposed construction works are ancillary to the redevelopment of the site and Officers consider that subject to maintaining the existing measures for managing the sites dust emissions, the proposal would be acceptable in dust terms.

Conclusion Air Quality – Dust

- 72 Officers conclude, subject to maintaining existing measures to mitigate dust, the proposal would be acceptable in terms of dust. Officers conclude therefore that the proposal is in accordance with relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG with regards to air quality – dust.

GREEN BELT

Surrey Waste Plan 2008

Spelthorne Borough Local Plan 2001

Policy GB1 Development Proposals in the Green Belt

- 73 Paragraph 79 of the NPPF establishes the importance of Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, and that the essential characteristics of Green belts are their openness and their permanence. Paragraph 80 of the NPPF states that Green Belt serves five purposes: (a) to check the unrestricted sprawl of large built-up areas, (b) to prevent neighbouring towns merging into one another, (c) to assist in safeguarding the countryside from encroachment, (d) to preserve the setting and special character of historic towns, and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 74 Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green belt and should not be approved except in very special circumstances. Paragraph 88 states that when considering any planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green belt, and goes on to say that ‘very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 75 Policy CW6 of the Surrey Waste Plan 2008 states that *“there will be a presumption against inappropriate waste related development in the Green Belt except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”* Policy CW6 goes on to state that the characteristics of the application site and wider environmental and economic benefits of sustainable waste management may contribute to very special circumstances.
- 76 Spelthorne Borough Local Plan 2001 Policy GB1 Development Proposals in the Green Belt advises that development in the Green Belt, which would conflict with the purposes of the Green Belt and maintaining its openness, will not be permitted.

Harm

- 77 The application site lies within an existing waste management facility, which is located within the Green Belt where there is a general presumption against inappropriate development. Waste management operations, including the proposal, are not deemed to be compatible with the objectives of maintaining the openness of the Green Belt and are therefore considered to be inappropriate development.
- 78 The proposal is for additional concrete hardsurfacing within the existing operator’s compound at the site. The additional concrete hardsurface area would have greater impact on the openness of the Green Belt during its construction, however the completed concreted area would have negligible impact on the existing developed operational area. Inappropriate development may only be permitted where very special circumstances are demonstrated to outweigh the harm caused by inappropriateness and any other harm. Therefore the applicant will need to demonstrate that very special circumstances exist that overcome the harm caused to the Green Belt

Very Special Circumstances

- 79 The applicant has advanced an argument that the principle for the construction and operation of the waste recycling facility processing construction and demolition waste has already been established in this Green Belt location by virtue of the existing planning permissions. The proposal involves essential ancillary infrastructure to this existing waste management facility which is allocated in the Surrey Waste Plan 2008 as a site suitable for development as a recycling, storage, transfer, materials recovery and processing facility (excluding thermal treatment).
- 80 The applicant states the additional concrete area is necessary as part of the ongoing development of the site, and in order to maintain a clean and safe operating area. The additional concrete area would help improve the efficiency of recycling operations at the site. The applicant also states proposal would have benefits towards wider amenity in reducing likely dust from the existing unmade surface within the compound.
- 81 The benefits of the waste management facility have already been accepted, as addressing waste as a resource, moving it higher up the waste hierarchy and meeting the needs of the national Waste Management Plan and sustainability principles of the NPPF and NPPW.
- 82 Officers recognise that the proposed additional concrete hardsurface would have an impact on the Green Belt in terms of openness. However the proposal is for ancillary development at an existing waste management site and cannot be located elsewhere as it meets the needs of the operational improvement of the site. Officers are of the opinion that this impact would be limited in the context of the existing waste management facility. The works are contained within an existing compound which is well screened by perimeter screening bunds 8 metres high to the west, north and east and 6 metres high along the southern boundary.

Green Belt Conclusion

- 83 Officers recognise that the recycling and processing activities carried out at the site require appropriate supporting infrastructure. Officers are satisfied the need for the concrete surface will enable clean and safe site operations, contributing to greater efficiencies for waste recycling operations and cannot be located elsewhere, and accordingly that these are factors that amount to very special circumstances which clearly outweigh the harm to the Green Belt. Officers are satisfied that the proposal is proportionate to the nature, scale and character of the existing waste management facility and that the scale of the development would not have greater harm on the openness of the Green Belt, or the visual amenities than at present. In relation to any other harm, for the reasons assessed in the detailed issues sections discussed above, Officers consider that proposal is proportionate to the need and unlikely to give rise to any significant adverse impact amenity or local environment.
- 84 For the reasons discussed, Officers consider that there are factors which amount to very special circumstances that clearly outweigh the harm caused to the Green Belt by reason of inappropriateness and any other harm identified in this report. Accordingly, Officers consider the proposal satisfies the requirements of Green Belt policy contained within relevant development plan policies and Government policy and guidance contained in the NPPF and NPPG, and NPPW.

HUMAN RIGHTS IMPLICATIONS

- 85 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda, is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 86 It is acknowledged that the proposal has the potential to impact on residential amenity. The issues are considered and assessed in the report and it is the Officers view that the scale of any potential impacts, either on their own or the cumulative effect of multiple impacts, are not considered sufficient to engage Article 8 or Article 1 and any impact impacts can be mitigated through the mitigation measures incorporated into the proposal and by planning conditions. As such, this proposal is not considered to interfere with any Convention right.
-

CONCLUSION

- 87 This application is for a proposal to concrete surface 2.47ha of unmade operating area within the existing operating compound at the Oak Leaf Farm Waste Recycling facility. This is an established waste site with planning permission for processing construction and demolition waste. Currently, the majority of construction and demolition and soil waste processing operations are carried out on unmade surface's within the sites compound. The proposed concrete surface would provide a cleaner operating surface, easier to maintain in clean and tidy condition and give rise to less dust during drier conditions. The concrete surface would enable the site to operate more efficiently during wet weather.
- 88 This particular proposal raises issues for surface water drainage, highway matters, noise and air quality (dust). No technical objections have been raised by the respective consultees on these issues however Spelthorne Borough Council have raised strong objection on the grounds of intensification of the use of the site. It is considered that, taking into account the advice of technical consultees and mitigation measures proposed and controls through the relevant planning conditions, the development is unlikely to give rise to any significant adverse impact on amenity or local environment.
- 89 The proposed development is inappropriate development in the Green Belt and would have a limited impact on openness during its construction. In relation to Green Belt policy, Officers consider there are factors which amount to very special circumstances regarding this development, which clearly outweigh the harm to the Green Belt and any other harm. The proposal is for ancillary development to an existing waste management facility. The provision of the concrete surface will enable clean and safe site operations, contributing to greater efficiencies for waste recycling at the facility and thereby contributing to the wider goals for achieving sustainable waste management and moving waste up the hierarchy.
- 90 Having regard to existing characteristics of the waste site and amenity benefits for providing the concrete surface, Officer's consider the proposal would not result in greater harm to the openness of the Green Belt or the visual amenities of the Green Belt than at present, and that the proposal is acceptable and complies with SWP 2008 Policy CW6 and an exception to Green Belt policy can be made. Officers therefore consider that the proposal is proportionate to the need and in accordance with development plan polices and taking the above into consideration, planning permission should be granted subject to conditions.

RECOMMENDATION

The recommendation is to PERMIT subject to conditions

Conditions:

Approved Plans and Drawings

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

Drawing number 1163/41D: Proposed Additional Hardstanding dated 27 April 2015

Drawing number CMF/OLF/D001-D Rev G: Surface Water Drainage Plan dated April 2015

Commencement

2. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of development.

Pre-Commencement

3. Prior to the commencement of the development hereby approved, details of how the sustainable drainage system will be protected and maintained during the construction of the development shall be submitted to and approved by the County Planning Authority. The scheme shall be implemented as approved.
4. Prior to the commencement of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, shall be submitted to and approved by the County Planning Authority. The scheme shall be implemented as approved.
5. Prior to the commencement of the development hereby approved, a maintenance plan that includes details on maintenance regimes of each SuDS element and who will maintain the elements, shall be submitted to and approved by the County Planning Authority. The scheme shall be implemented as approved.

Hours

6. No construction operations or activities authorised by this permission shall be carried out except between the following times:

0730 - 1700 hours Mondays to Fridays excluding Public Holidays

0730 - 1300 hours Saturdays

There shall be no construction operations or activities authorised by this permission on Sundays, National, Bank or Public Holidays.

Highways

7. For the duration of the concrete deliveries to the site required by this permission, the total number of HGV vehicles accessing the application site from Stanwell Moor including those permitted under SP08/0992 shall not exceed 90 per weekday day, 50 on a Saturday and no

more than 8 per hour. Records of vehicle numbers shall be maintained and made available to the County Planning Authority upon request.

Noise

8. The level of noise arising from any operation, plant or machinery on the site in association with construction of the development hereby permitted when measured at or recalculated as at a height of 1.2m above ground level and 3.6m from the facade of any residential property or other occupied building shall not exceed $Leq = 70dB(A)$ when measured over any 60 minute period.

Reasons:

1. In the interests of proper planning and to ensure that the permission is implemented in accordance with the terms of the application.
2. 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 (as amended).
3. To protect against pollution of watercourses and prevent flooding and to ensure satisfactory storage of/disposal of surface water from the site, and to comply with Surrey Waste Plan 2008 Policy DC3 and Spelthorne Borough Core Strategy and Development Plan Document 2009 Policy LO1 Flooding.
4. To protect against pollution of watercourses and prevent flooding and to ensure satisfactory storage of/disposal of surface water from the site, and to comply with Surrey Waste Plan 2008 Policy DC3 and Spelthorne Borough Core Strategy and Development Plan Document 2009 Policy LO1 Flooding.
5. To protect against pollution of watercourses and prevent flooding and to ensure satisfactory storage of/disposal of surface water from the site, and to comply with Surrey Waste Plan 2008 Policy DC3 and Spelthorne Borough Core Strategy and Development Plan Document 2009 Policy LO1 Flooding.
6. To enable the County Planning Authority to adequately control the development and to protect the amenities of local residents in accordance with Policy DC3 of the Surrey Waste Plan 2008.
7. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Surrey Waste Plan 2008 Policy DC3.
8. To ensure the minimum disturbance and avoid nuisance to the locality to comply with Policy DC3 of the Surrey Waste Plan 2008 and Policy EN11 of the Spelthorne Borough Core Strategy and Policies and Development Plan Document 2009.

Informatives:

1. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

CONTACT

Duncan Evans

TEL. NO.

0208 541 9094

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

National Planning Policy Framework 2012

National Planning Policy for Waste 2014

National Planning Practice Guidance

The Development Plan

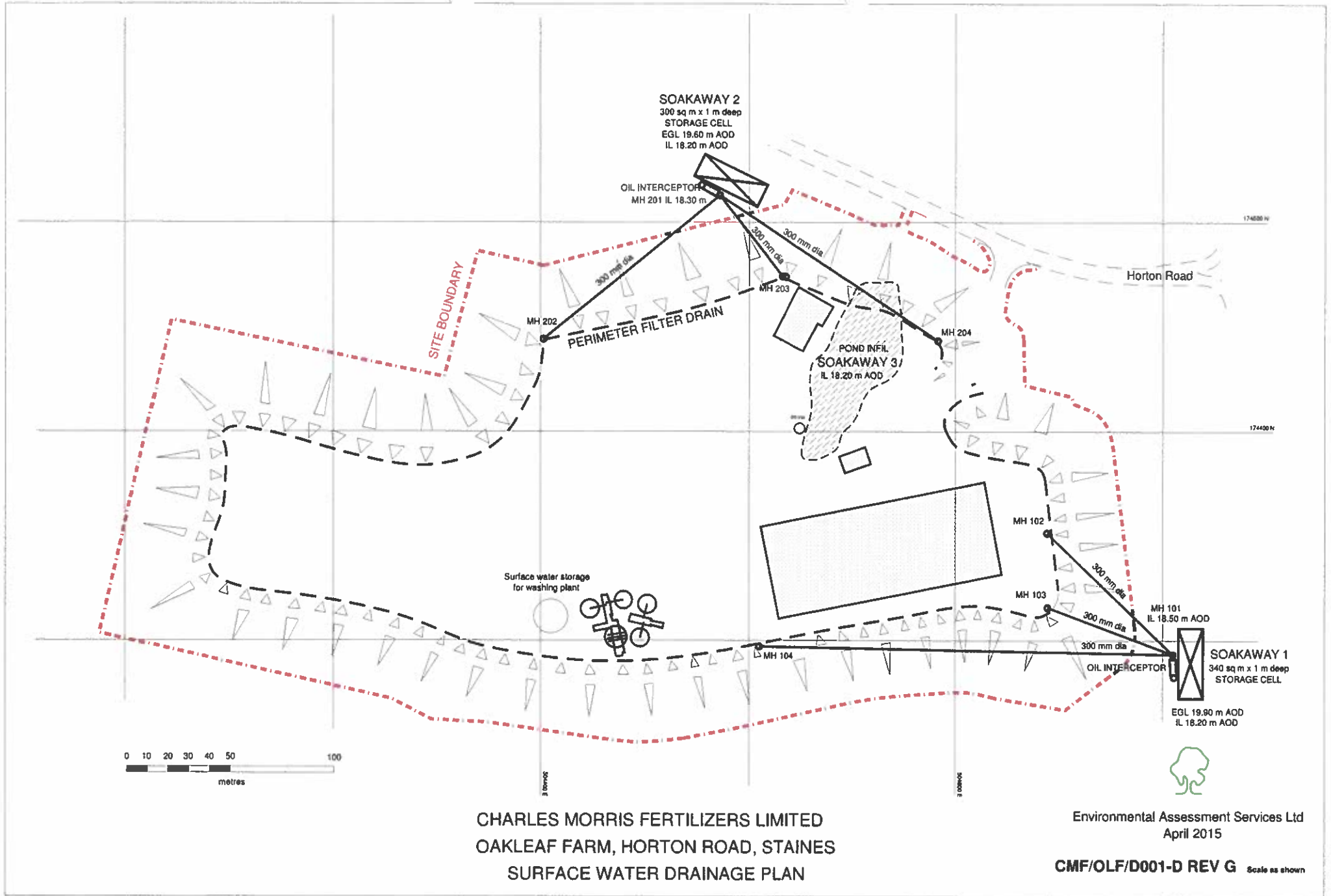
Surrey Waste Plan 2008

Spelthorne Borough Core Strategy and Policies DPD February 2009

Spelthorne Borough Local Plan 2001 (Saved policy)

Other Documents

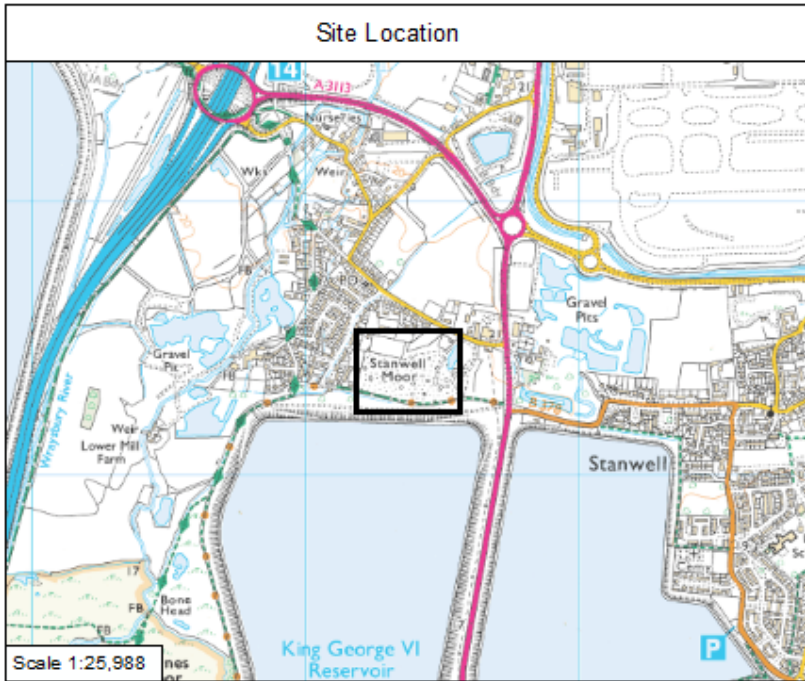
Planning permission Ref SP08/0992 dated 19 November 2009 and accompanying application documents and Officers report.



CHARLES MORRIS FERTILIZERS LIMITED
 OAKLEAF FARM, HORTON ROAD, STAINES
 SURFACE WATER DRAINAGE PLAN

Environmental Assessment Services Ltd
 April 2015
 CMF/OLF/D001-D REV G Scale as shown

This page is intentionally left blank



Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF

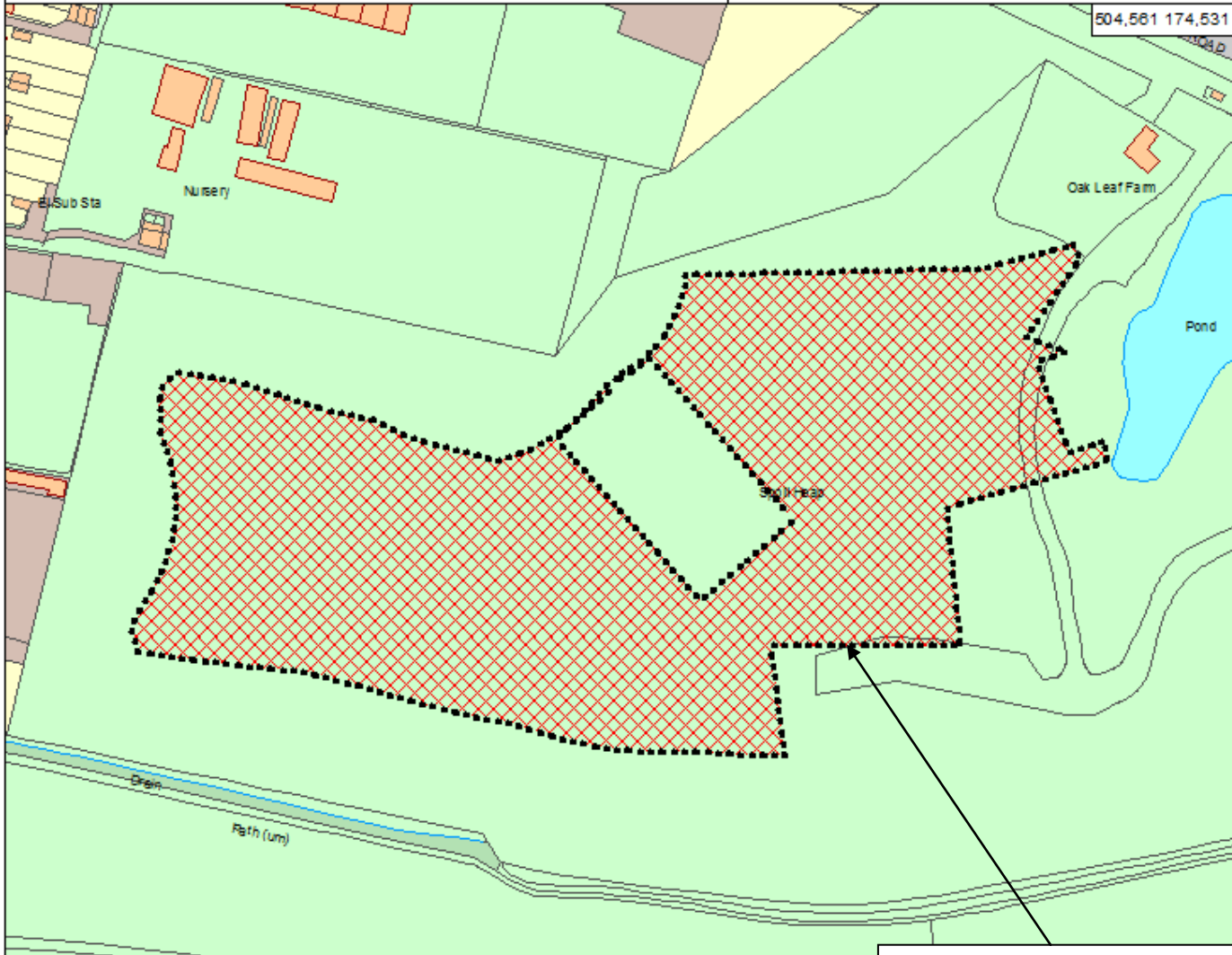
Construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.

Application No(s): SP/15/00929/SCC

Electoral Division(s): Stanwell & Stanwell Moor

Scale 1:25,988
© Crown copyright. All rights reserved Surrey County Council, 100019813, 2016

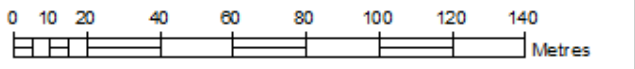
This plan is for indicative purposes only



Application Site Area



RefNo: SCC REF 2015/0113
Date printed: 03/02/2016



Scale
1:1,950

This page is intentionally left blank

Aerial 1 : Oakleaf Farm



Page 131



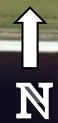
All boundaries are approximate

Aerial 2 : Oakleaf Farm



Page 132

Application Site Area



All boundaries are approximate

Figure 1 : Unmade surface vs existing concrete facing west (northern extract)



Figure 2 : Unmade surface vs existing concrete facing west (southern extract)



Figure 3 : View of existing internal access haul road facing west



This page is intentionally left blank