

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 14 June 2017 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)
Mrs Natalie Bramhall
Mr Jeff Harris
Mr Ernest Mallett MBE
Mr Edward Hawkins
Mrs Bernie Muir
Dr Andrew Povey

Apologies:

Mr Stephen Cooksey
Mr Matt Furniss
Mrs Penny Rivers
Mrs Rose Thorn

Substitutes:

Mr Jonathan Essex

195/17 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Stephen Cooksey, Rose Thorn and Matt Furniss.

Jonathan Essex acted as substitute for Stephen Cooksey

196/17 MINUTES OF THE LAST MEETING [Item 2]

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

197/17 PETITIONS [Item 3]

There were none.

198/17 PUBLIC QUESTION TIME [Item 4]

There were none.

199/17 MEMBERS' QUESTION TIME [Item 5]

There were none.

200/17 DECLARATIONS OF INTERESTS [Item 6]

There were none.

201/17 MINERALS/WASTE RU.16/1960 - ADDLESTONE QUARRY, NATIONAL GRID ENTRANCE, BYFLEET ROAD, NEW HAW, SURREY KT15 3LAZ [Item 7]

Officers:

Stephen Jenkins, Deputy Planning Development Manager
Caroline Smith, Transport Development Planning Manager
Nancy El-Shatoury, Principal Solicitor

Speakers:

Jean Parry, a Local resident, made the following points:

1. Concerns were raised over the volume of waste being stockpiled and exported from the site. Attention was also brought to the two mounds of waste which were said to be seen from Byfleet Road and had not been identified in the current application.
2. The resident requested clarification on why 300,000 tones of waste would be brought onto the site over a three year period when only 90,000 tones would be used for infill.

Vilna Walsh, the applicant's agent, made the following points in response:

1. It was confirmed that the activities to the north of the quarry were being progressed in accordance with the wider quarry permission and that the Heavy Goods Vehicle (HGV) movements were well within the permitted cap. It was further confirmed that noise and air quality assessments had been completed in consultation with Surrey County Council consultants.
2. The applicant's agent highlighted the environmental advantages of the application and stated that they believe special circumstances for the application had been shown.

Key points raised during the discussion:

1. Officers introduced the report and the update sheet tabled at the meeting and attached to these minutes. Members were informed that the application was for the use of part of the existing aggregate plant site area for the siting and operation of an aggregate recycling facility (ARF) for a temporary period until 31 December 2020. Further details of the application were outlined where it was highlighted that objections had been raised by residents relating to traffic, noise, air quality, contamination and visual impact. Runnymede Borough Council had raised no objection. Members noted a typo on Condition 5 of the report which should state 'on a 5.5 day average'.
2. The Committee sought clarification on Condition 2 of the report as it was not seen to be clearly outlining the restoration date for the site. Officers confirmed that the approved restoration date for the site was 31 December 2020.

3. Members referenced the local resident's concerns on the height of the stockpiles contained on the site and asked if they were in accordance with the current planning permission. Officers stated that there was no agreed height limit for stockpiles as it had not been suggested from a technical point of view but stockpile height would be taken into consideration when addressing basic quarry safety measures.
4. The Committee discussed the levels of noise and dust and asked if equipment would be kept onsite to measure how much was produced. It was stated that equipment was not kept onsite but if any complaints were received then an assessor would review the site and ensure that the levels were kept within agreed limits.

The resolution of the Committee was unanimous

Resolved:

That application MINERALS/WASTE RU.16/1960 - Addlestone Quarry, National Grid Entrance, Byfleet Road, New Haw, Surrey KT15 3LA be permitted subject to the conditions and reasons set out in the report.

Actions/further information to be provided:

None.

202/17 ALTON ROAD SANDPIT, ALTON ROAD, FARNHAM - TEMPORARY FOOTPATH DIVERSION ORDER - FOOTPATHS 16 AND 17 [Item 8]

Officers:

Debbie Prismall, Senior Countryside Access Officer

Key points raised during the discussion:

1. The Officer introduced the item and gave Members a summary of the details outlined in the report.

The resolution of the Committee was unanimous

Resolved:

The Planning and Regulatory Committee agreed that

1. Authority would be granted to make a temporary diversion order under section 257 and 261 of the Town and Country Planning Act to temporarily divert Public Footpath No. 16 from the line A-B-C to the line A-C and Public Footpath No. 17 (Farnham) from the line D-B to the line D-C as shown on Drawing No. 3/1/18/H89.
2. If any objections are received and maintained to the Order, it will be submitted to the Secretary of State for the Environment, Food and Rural Affairs for determination.

Actions/further information to be provided:

None.

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203/17 DATE OF NEXT MEETING [Item 9]

The date of the next meeting was noted.

Meeting closed at 11.15 am

Chairman

UPDATE SHEET TO AGENDA ITEM 7

Planning and Regulatory Committee 14 June 2017

Minerals and Waste Application: RU.16/1960

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

The use of land for the importation of construction, demolition and excavation (C, D & E) waste and the siting of an aggregate recycling facility, involving the placement of mobile crushing and screening plant to enable the recovery of recycled aggregates for sale and export, for a temporary period until 31 December 2020. (*retrospective*)

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

Summary of publicity undertaken and key issues raised by public

An additional (second) letter of representation (dated 7th June) was received from one of the residents objecting to the proposed development. The resident included many photographs of the wider quarry site, and many of the issues raised have already been addressed in the Committee Report. The resident also made comments in respect of the wider operational quarry site area and non-compliance with current operating conditions, which are issues outside the determination of this application and fall under site monitoring by the County Planning Monitoring/Enforcement Officers. The following additional comments were made:

- Stockpiling exercise in an attempt to gain permission for a crusher for C,D & E waste to be placed on the Addlestone Quarry site;
- Application is for a change of use of the site;
- Ambiguity over volumes of waste and traffic movements;
- Who does the site monitoring if application approved and how frequent

An addendum to the above letter of representation (dated 12th June) was received, which provides further photographic information and concerns regarding stockpiling of material across the site, asking the authority to carry out quarterly inspections of the site and provide written reports.

Officers response

- It is acknowledged that there are stockpiles of C,D&E waste in the plant site, which is why the application is in part retrospective.
- The application is for a change of use, involving the recycling of C,D&E waste.
- The proposal involves the importation of 100,000 tonnes of inert waste, of which 30,000 tonnes of residual waste will be used for restoration (max 68 HGV movements per day, assuming no backhauling). In addition to this residual inert waste would continue to be imported in order to complete the restoration of the quarry site by 2020 (permitted under ref. RU09/1103), which will require approximately an additional 48,000 tonnes per annum (20 HGV movements per day). Therefore the estimated total daily HGV movements, including extraction of the remaining 30,000 tonnes of sand and gravel (4 HGV movements per day), would be 92 movements per day, which is less than half the permitted 200 movements per day.

- Officers do carry out quarterly visits to the site as part of the monitoring regime, and provide written reports on the operations across the quarry site, picking up any enforcement issues. The stockpiling of material in the northern end of the site is part of the permitted ongoing engineering/restoration works associated with Phase 1&2 of the quarry site, and is not part of this planning application. These operations are monitored by both the County Planning Authority and the Environment Agency.

A letter (dated 9 June) was received from consultants representing Mercedes Benz World (MBW), which pointed out that MBW is located approximately 250m to the east/south east of the plant site on the opposite side of the railway embankment. They raised concern with the potential noise and air quality (dust) impact arising from the operation of the proposed ARF. However, they supported the recommended operational conditions in respect of noise and dust, raising no objection to the proposed development subject to the inclusion of 'Mercedes-Benz World Hotel' to the list of properties in Table 1 of Condition 8, to ensure that noise can be enforced in respect of MBW.

Condition 8

'Mercedes Benz World Hotel, Brooklands Drive, Weybridge, KT13 0SL'

to be added as an additional noise sensitive property to **Table 1: Noise Sensitive Properties referred to in Condition 8.**