

UPDATE SHEET**MINERALS/WASTE SP/14/01125/SCC****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Oakleaf Farm, Horton Road, Stanwell Moor, Surrey, TW19 6AF**

The construction and use of a recycling, recovery and processing facility for construction and demolition waste on a site of approximately 9.4 hectares comprising: MRF building, site office and workshop; wheel wash and two weighbridges; lorry and car parking areas; storage areas; site entrance and access road; and landscaping bunds without compliance with Condition 3 and Condition 21 of planning permission ref: SP08/0992 dated 19 November 2009 to allow operations to be carried out within the MRF building 24 hours per day, 7 days per week.

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

CONSULTATIONS AND PUBLICITY***Consultees (Statutory and Non-Statutory)***

18 Spelthorne Borough Council – EHO

- The Spelthorne Borough Council Environmental Health Officer (EHO) has commented on the proposal in terms of noise and lighting.
- In relation to noise, the EHO agrees with recommendations of the noise report submitted with the application, provided that the applicant submits the necessary noise mitigation detail in respect of the proposed plant.

Officer Comments

The comments of the EHO echoed the concerns of the County Noise Consultant (CNC) and Officers, and a revised noise assessment was submitted in August 2014 which included noise calculations based on the specific type of slow speed shredder proposed in the new operation. In taking account of the specific noise emission data supplied in the revised assessment for the specific shredding machinery proposed, the CNC considers that the noise limits as defined by Surrey County Council noise guidelines can be achieved for the proposed operation and recommended the imposition of an additional planning condition for controlling night-time noise limits at the site, which are to be set at a lower limit in line with night-time noise limit guidelines.

- The EHO has recommended that there should be a requirement that any plant installed outside the building, such as an extraction system, is to be of a design and be installed and maintained so that its noise contribution to other noise emitted from the site, including from the MRF, does not result in noise limits being exceeded.

Officer Comments

The CNC has assessed the ventilation system and fan noise data for the proposed extraction system contained in the August 2014 noise report and is satisfied with the ventilation acoustic specifications, and considers that the noise criterion for night-time taking account of plant such as the ventilation system can be achieved. The

recommended planning condition for controlling night-time noise emissions at the site as referred to above applies to external plant such the extraction system.

- The EHO also raised comment in relation to the provision of galvanised roller shutter doors on the MRF building which could potentially cause disturbance to nearby residents, particularly if operated at night, and so appropriate attenuation should be employed.

Officer comments

As part of the noise mitigation measures proposed by the applicant for operating the MRF building at night- time, the roller shutter doors are to remain closed.

- The EHO has also commented on the proposed new lighting and considers that it is not expected that the new lighting would cause any disturbance to nearby residents.

SECTION – GREEN BELT

(Last sentence para 101 should read)

- 101 The development is an existing recycling facility and the changes to the machinery to be operated within the building are being made to improve the efficiency for the processing and recycling of materials that are handled inside the building, which would *contribute* towards both national and local targets towards sustainable waste management.

RECOMMENDATION

Amend wording of condition

Condition 1 – Approved Documents

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

Drawing No 1163/2C Site Location Plan dated 30.05.06

Drawing No 1163/6N Site Layout Plan dated January 2008 (Revision N dated March 2009)

Drawing No 08/126/02B Proposed MRF Crushing & Baling Building dated 30.10.08

Drawing No 1163/9E Bunds Sections dated September 2008 (Revision E dated 9 May 2011)

Drawing No 08/126/01 Proposed Office Elevations dated 30.10.08

Drawing No 08/126/03 Proposed Garage Elevations dated 30.10.08

Drawing No 1163/10H Planting Plan dated March 2009 (Revision H dated 26 August 2010)

Drawing No 1163/12 Buffer Strip Access Plan dated March 2009

Drawing No 1163/35 Proposed variation of Condition 3 of planning permission SP08/0992 dated February 2014

Drawing No. 1163/37B MRF Lighting Layout dated May 2014

Reason

For the avoidance of doubt and in the interests of proper planning.