

UPDATE SHEET TO AGENDA ITEMS 8 & 9

Planning and Regulatory Committee 10 December 2014

Site: Land at Hengrove Farm, London Road, Staines, Surrey

Item 8 - Minerals and Waste Application ref SP13/00956/SCC: Importation of 'as raised' sand and gravel from Homers Farm on to land at Hengrove Farm and processing involving continued use of the existing processing plant and associated mineral infrastructure until 30 November 2018.

Item 9 - Minerals and Waste Application ref SP13/00958/SCC: Continued extraction of sand and gravel, refilling with inert waste and progressive restoration to agriculture without compliance with Condition 4 of planning permission ref SP12/01416 dated 18 December 2012 (as amended by planning permission ref SP/14/00570/SCC dated 2 July 2014) to allow extraction of mineral to cease by 30 September 2019 and restoration completed by 31 December 2020.

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

Item 8 paragraph 36 and Item 9 paragraph 38: Ashford North Residents Association

Since the attached Reports were published, the County Planning Authority received a further representation from the Ashford North Residents Association (ANRA) on 8 December 2014. An additional point was raised as follows:

- *'In terms of the actual text within the application it appears to allow Streeters to reschedule (defer) extraction across a large part of the Hengrove site, and possible to reschedule (defer) restoration of all or any part of that area accordingly. This seems to be excessive and is contrary to residents' interests, since there is hardly any justification for the deferral of extraction and restoration with regard to the land on which the plant is actually located (and maybe some adjacent areas for lorry turning, washing etc.). Shouldn't Streeters only be seeking a deferral for the part of the Hengrove site which is essential to support the activity at Homers?'*

Officer's Note: Officers highlight that although the site boundary for Item 8 is smaller than the site boundary for application Item 9, the final restoration of 'Land at Hengrove Farm' is required to be comprehensive. As the applicant proposes to import 'as raised' sand and gravel from Homers Farm until 30 November 2018, the existing processing plant and associated mineral infrastructure need to be retained for such operations. The applicant then proposes to extract the remaining mineral underneath the processing plant/infrastructure, after cessation of importation operations by 30 November 2018.

The extraction of remaining mineral underneath the processing plant/infrastructure would then cease by 30 September 2019, and this would result in a delay to the complete / comprehensive restoration of the site until 31 December 2020.

Officers consider that both Hengrove applications have been adequately justified in terms of planning policy and guidance, including the delay proposed to the complete restoration. Officers consider that the recommended conditions included in the attached Reports provide adequate control to ensure that the development is carried out according to the details submitted.

Lastly, Officers confirm that no additional points were raised in the representation from ANRA to those already included and discussed in the attached Reports.

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