

UPDATE SHEET - AGENDA ITEM 9

Planning & Regulatory Committee 7 January 2015

Minerals & Waste Application: RE14/02134/CON

No. 2 Perrylands Lane, Smallfield, Horley, Surrey RH6 9PR

The use of land as a soil processing facility, utilising imported builders construction and demolition waste, including: the siting of a screener, single storey portacabin, portaloo, two metal containers, concrete hardstanding, stockpiles of soils and rubble, perimeter soil bunds, lighting, water mist sprinklers, access gates, wheelwash, and the provision of car parking and fuel storage.

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

Paragraph 22

An additional letter of representation has been received objecting to the planning application, taking the total number of letters of representation up to 12. New issues raised and not listed under the above paragraph include:

- Operator using more machines than permitted under appeal decision, including concrete crushing equipment,
- Not operating in accordance with conditions imposed on appeal decision, in particular no sprinkler system installed and machines working above height limit,
- Questions raised over the maximum tonnage of 12,000 tonnes per annum, as this equates to an average of 2-3 HGVs per day,
- Site suffers from poor drainage due to underground springs and no drainage measures installed,
- HGVs not covered or sheeted,
- Wheelwash facility not in operation.

Officers Response

Condition 11 offers control in respect of the equipment used on site, with Condition 9 preventing crushing on site. Condition 4 is a pre-commencement condition requesting details of a sprinkler system to be approved. The annual tonnage figure is an anticipated maximum but would depend on market conditions. However due to the nature of the business, there would be peaks in the summer months and very little activity in winter months, with HGV limits placed on the site for the peak times (Condition 13). Pre-commencement Condition 6 combined with the submitted drainage details addresses the issue of site drainage. Condition 12 ensures all HGVs visiting the site are to be sheeted. Pre-commencement Condition 4 requires the submission of adequate wheelwash facilities. Officers consider that the above Conditions offer the appropriate control in respect of the issues raised.

CONDITIONS

Condition 4 - remove the word 'retained' in the second paragraph and insert 'in conditions otherwise likely to give rise to mud or debris being carried onto the highway' at the end of the condition.

- 4 Prior to the commencement of the development hereby permitted details of the proposed wheel wash facilities and their operation shall be submitted to and approved in writing by the County Planning Authority. The approved wheel wash facilities shall be installed and used whenever the operations hereby permitted involve the movement of HGVs to or from the site in conditions otherwise likely to give rise to mud or debris being carried onto the highway.

Condition 5 – insert ‘in dry or windy conditions’.

- 5 Prior to commencement of the development hereby permitted the approved sprinkler system shall be installed and used thereafter whenever the proposed use is in operation in dry or windy conditions in order that the operator can minimise dust generated from the site.

Condition 7 – insert ‘other than PIR security lights’ and ‘in advance or within 3-days of the operation having been undertaken’ at the end of the condition.

- 7 No machinery shall be operated, no process shall be carried out, no servicing, maintenance or testing of plant shall be undertaken, no lights shall be illuminated (other than PIR security lights) and no deliveries taken at or despatched from the site outside the following times:

0800 – 1700 Mondays to Fridays,

0900 – 1330 on Saturdays

nor at any time on Sundays, Bank, National or Public Holidays.

This shall not prevent the carrying out of emergency operations but these are to be notified to the County Planning Authority, in advance or within 3-days of the operation having been undertaken.

Condition 8 – remove ‘landfill’ and replace with ‘waste management facility’

- 8 Only inert construction and demolition waste shall be imported onto the application site. All incidental waste, to include rubbish and scrap, shall be removed from the site and disposed of at a suitably licensed waste management facility.

Condition 9 – remove ‘construction and demolition waste’ and insert ‘brick, concrete or stone’.

- 9 There shall be no crushing of any brick, concrete or stone.

Condition 13 – insert ‘other than as required for the movement of the plant and machinery authorised under the terms of condition 11’ at the end of the condition.

- 13 There shall be no more than 30 HGV movements per day (15 in and 15 out) on Monday to Fridays and no more than 16 HGV movements (8 in and 8 out) on Saturdays. HGV movements should not exceed 20 tonnes capacity (other than as required for the movement of the plant and machinery authorised under the terms of condition 11).

Condition 14 – remove ‘maintained and made available to the Planning authority on request’ and replace with ‘kept and submitted quarterly to the Planning Authority in February, May, August and November for the preceding 3-months’

- 14 Any movements associated with the development hereby permitted shall be required to use the route as indicated on Drawing No.5253/005 so as to avoid the use of Broadbridge Lane to the south. Records of HGV movement to and from the site must be kept and submitted quarterly to the Planning Authority in February, May, August and November for the preceding 3-months.

Condition 24 – insert ‘hereby permitted’ at the end of the condition.

- 24 The drainage ditch on the north and west boundaries of the site and the french drain within the site, shall be provided in conjunction with the repositioning and construction of the bunds in accordance with the ‘Site Layout’ and ‘Drainage Strategy Plan’, and the drainage system shall be maintained and kept clear of debris at all times throughout the duration of the development hereby permitted.
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