

ITEM NO

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 12 December 2012
BY: PLANNING DEVELOPMENT CONTROL TEAM
MANAGER
DISTRICT(S) MOLE VALLEY DISTRICT COUNCIL **ELECTORAL DIVISION(S):**
Leatherhead & Fetcham East
Mr Hall

PURPOSE: FOR DECISION **GRID REF:** 514878 157735

TITLE: MINERALS AND WASTE APPLICATION MO/2012/1404/SCC

SUMMARY REPORT

Leatherhead Community Recycling Centre and Waste Transfer Station, Randalls Road, Leatherhead, Surrey KT22 0BA

The continued redevelopment and extension of the Community Recycling Centre and Waste Transfer Station, including a split-level recycling facility, enclosed waste transfer station facility, amended parking and access layout, weighbridge office and associated facilities; without compliance with Condition 1 of planning permission ref: MO11/0221 dated 3 August 2011 so as to allow alterations to the external site layout, drainage and lighting systems; and the installation of photovoltaic panels on Welfare Unit, and the relocation of the doorway on the transfer station building (Minor Material Amendment) (part retrospective).

Leatherhead Community Recycling Centre (CRC) and Waste Transfer Station (WTS) is situated to the south of the existing Leatherhead Sewage Treatment Works and to the west of the A245 Randalls Road. Grundons Material Recovery Facility (MRF) lies immediately north east of the application site with agricultural land to the south and further sewage works infrastructure to the west.

The application site is located within the Metropolitan Green Belt. There are no other environmental designations within close proximity to the application site. The nearest residential properties are some 60 metres away along the access road.

This proposal is for a minor material amendment to the existing planning permission (reference MO11/0221) for the redevelopment and extension of the Community Recycling Centre and Waste Transfer Station.

The amendments are to allow alterations to the external site layout including traffic safety measures, drainage and lighting systems, the installation of photovoltaic panels on the Welfare Unit and the relocation of the door on the transfer station building. Most of these changes are proposed for health and safety reasons, and to comply with Building Regulations. Changes to the drainage system were required to allow foul and surface water to be pumped to revised Thames Water connection point. The walkway canopies were no longer required as part of the project so were not built, along with their associated lighting, and therefore more lighting is proposed on the western boundary of the site.

Officers consider that the reasons for the minor amendments amount to very special circumstances, such that an exception to Green Belt policy can be made in this case. Officers do

not consider that there will be any impact on the environment or amenity as a result of these minor amendments, and only a very limited impact on the openness of the Green Belt over and above what has already been permitted. No objections have been received.

The recommendation is PERMIT, subject to conditions.

APPLICATION DETAILS

Applicant

SITA Surrey Ltd

Date application valid

18 September 2012

Period for Determination

18 December 2012

Amending Documents

Revised Table 1: Details on the implementation of the Proposed Amendments sought in the Minor Material Amendment Application for the Leatherhead CRC, received 1st November 2012

Drawing LE01 Revision 7

Amendments to submitted Drawing LE01 Revision 5

Amendments to submitted Drawing LE01 Revision 6

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
Environment and Amenity Issues	Yes	31-42
Highway Safety	Yes	43-46
Green Belt	No	47-50

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial 1 – Site location plan

Aerial 2 – Application site area

Site Photographs

Figure1 – Entrance road to new site, looking south-west

Figure 2 – Site entrance gates
Figure 3 – The Waste Transfer Station building
Figure 4 – Photovoltaic panels on roof of Welfare Unit

BACKGROUND

Site Description

1. Leatherhead Community Recycling Centre (CRC) and Waste Transfer Station (WTS) is situated to the south of the existing Leatherhead Sewage Treatment Works and to the west of the A245 Randalls Road. Grundons Material Recovery Facility (MRF) lies immediately north east of the application site with agricultural land to the south and further sewage works infrastructure to the west.
2. Access to the site is gained off the A245 Randalls Road via a dedicated access to the application site, Grundons MRF and the sewage treatment works. Woodlands View and the White House, both residential dwellings, are located approximately 60m to the south east of the application site and along the access road.
3. The application site is located within the Metropolitan Green Belt. There are no other environmental designations within close proximity to the application site.

Planning History

4. In April 1992, planning permission ref: MO92/0195 was granted for the continued use of 1 hectare as a Civic Amenity site and refuse transfer station. In 1998, 2no. planning applications were made at the site – application ref: MO98/0097 was permitted for the construction of a Materials Recovery Facility building of about 1500m² as part of existing waste operations on a site of 0.8ha; and planning application ref: MO98/0524 was permitted for the continued use as a waste transfer station and civic amenity site for the deposit and temporary storage of waste and associated use of an existing building for staff accommodation, to be operated by a person other than the planning authority. Planning permission MO98/0097 was not implemented and expired on 7 July 2003.
5. Planning application ref: MO00/1413 was then permitted in March 2001 for the construction of a raised vehicle off-loading area, four covered storage bays, three open storage bays and internal roadways, together with the infilling of a low lying area of 0.11ha within the site to surrounding ground level. Following this, in January 2003, planning application ref: MO02/1477 was permitted for the installation of a portacabin for use as ancillary office accommodation. Planning application ref: MO06/1738 was permitted in February 2007 for the installation of a site office ancillary to the operation of Leatherhead waste transfer station.
6. In October 2009, planning application ref: MO09/0984 was permitted for the construction of a rooftop to an existing external bay and storage area for 3 x waste containers to be used for the storage of food wastes. This planning permission was followed by application ref: MO10/0673 for the approval of details of an Odour Management Plan, pursuant to Condition 4 of planning permission ref: MO09/0948, which was approved in August 2010.
7. Planning application ref: MO10/0688 was permitted in July 2010 for the use of the existing Community Recycling Centre (CRC) without compliance with Condition 3 of planning permission ref: MO98/0524 and to extend the operating hours to 07.30 to 19.30 hours Monday to Saturday and 08.00 to 19.30 hours on Sundays and Public Holidays during the summer months (1 April - 30 September) excluding Christmas Day, Boxing Day and New Years Day.

8. On 3 August 2011, planning application ref: MO11/0221 was permitted for the redevelopment and extension of the CRC and WTS, including a split-level recycling facility for the receipt of civic amenity wastes, a new enclosed WTS building, amended parking and access layout, weighbridge office and associated facilities. The planning permission will expand the site to the southeast and east within an existing 'L' shape, enlarged to form a more rectangular shape incorporating an overgrown parcel of land where a small population of 9no. slow worms was identified. The existing site area is approximately 1.3ha in area, including both the existing CRC site (which accounts for some 0.8ha), the overgrown parcel of land to the southeast and a small wooded verge area south of the existing site entrance (both of which account for some 0.5ha). It is this planning application to which this minor material amendment relates.

THE PROPOSAL

9. This proposal is for a minor material amendment to the existing planning permission (reference MO11/0221) for the redevelopment and extension of the Community Recycling Centre and Waste Transfer Station.
10. The amendments are to allow alterations to the external site layout including traffic safety measures, drainage and lighting systems, the installation of photovoltaic panels on the Welfare Unit and the relocation of the door on the transfer station building. Most of these changes are proposed for health and safety reasons, and to comply with Building Regulations. Changes to the drainage system were required to allow foul and surface water to be pumped to revised Thames Water connection point. The walkway canopies were no longer required as part of the project so were not built, along with their associated lighting, and therefore more lighting is proposed on the western boundary of the site.
11. The plans, listed in Condition 1 of planning permission MO11/0221 that the applicant proposes to amend in line with the changes listed above are as follows:
- Drawing no LE01 Revision 6 – Site Layout
 - Drawing no LE02 Revision 2 – Site Cross Sections
 - Drawing no LE02C Revision 3 – Waste Transfer Station Elevation
 - Drawing no LE02A Revision 2 – Welfare Office/Refuse Store Elevations
 - Drawing no LE04 Revision 5 – Proposed Drainage Layout
 - Drawing no LE05 Revision 2 – Proposed Lighting Scheme
 - Drawing no LE05/ID Revision 2 – Isolux Diagram
12. Since the application was submitted, construction has been ongoing, and therefore some of the elements have already been completed. These are:
- Additional bollards in upper areas of CRC to prevent vehicles parking
 - Relocated substation/inclusion of switch room adjacent to the substation
 - Additional bollards to protect switch room and substation
 - Additional bollard to protect Transfer Station building doors and access barrier
 - Installation of photovoltaic panels onto roof of Welfare Unit
 - Relocation of pedestrian access door into Transfer Station Building
 - Amendments to surface water drainage system
 - Inclusion of the foul water drainage layout
 - Increase in the footprint size of the attenuation tank
 - Installation of pumping chambers
 - Lighting scheme amendments (one additional light)

13. Further to the above, the applicant re-submitted the Site Layout Plan twice, firstly called LE01 Revision 6, and then Revision 7, and each time a statement detailing the further changes (retrospective). Revision 6 included the following changes from Revision 5:
- Relocation of LED sign to the fence on the northern boundary of the site
 - Removal of a parking space from the visitors carpark behind the Transfer Station to allow the extension of the kerbline to accommodate a larger cycle stand
 - An additional bollard next to the substation
 - The removal of the drop arm barrier and three bollards which is replaced by a removable chain link barrier which requires the relocation of a single bollard
 - Fencing within the site which is shown as acoustic should be relabelled as PGR railing
 - 2 metre railing needs to be clarified as 1.1 metre high and 2 metre long railing
14. Revision 7 included the above changes and the following additional changes:
- Replacement of drop down bollard at entrance to staff car park with an arm barrier, to ensure better security for staff car park
 - Removal of step from entrance of welfare building and installation of 'Key Clamp' hand railing around outer edge of wheelchair access ramp, to comply with building regulations and disabled access
 - Removal of railing that would have been next to step as no longer required if step isn't there
15. The necessary consultees were re-consulted on these further changes both times and had no objection.

CONSULTATIONS AND PUBLICITY

District Council

16. Mole Valley District Council No objection

Consultees (Statutory and Non-Statutory)

17. Environment Agency No objection
18. County Geotechnical Consultant No objection
19. Sutton and East Surrey Water No comments received
20. Thames Water No objection
21. County Lighting Consultant No objection
22. County Highway Authority No objection

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 9 owner/occupiers of neighbouring properties were directly notified by letter. No letters of representation have been received.

PLANNING CONSIDERATIONS

24. This application is for a Minor Material Amendment to planning permission MO11/0221 dated 3 August 2011. It was considered to be a Minor Material Amendment because of the cumulative impact of a number of amendments, that could have been considered to be non-material individually. The main issue therefore is whether these amendments have any adverse impact upon the site in terms of environment or amenity, and whether very special circumstances exist to justify the grant of planning permission.

The Development Plan

25. 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
26. Section 70(2) of the 1990 Act must be read together with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (2004 Act), which provides that: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”
27. The Development Plan consists of the adopted Regional Spatial Strategy for the South East The South East Plan 2009 (SEP); The Surrey Waste Plan 2008, the Mole Valley Core Strategy 2009 and the saved policies of the Mole Valley Local Plan 2000.

The South East Plan 2009

28. In May 2010 the Government announced its intention, through the Localism Bill, to abolish Regional Spatial Strategies i.e. The South East Plan 2009 (SEP), which would mean that the SEP would no longer form part of the Development Plan. By letter dated 6 July 2010 the Secretary of State revoked Regional Spatial Strategies including the SEP. That decision was subsequently quashed by the High Court on 10 November 2010 whereupon Government advised local authorities to continue to attach considerable weight to its intention to abolish Regional Spatial Strategies. That advice has in turn been challenged on the ground that the Government’s intended revocation of Regional Spatial Strategies is legally immaterial to the determination of planning applications. On 7 February 2011 the High Court rejected Cala Homes’ second challenge to the ministerial advice, and dismissed the argument that the intention to abolish regional strategies was not capable of being a material condition, and held that the Government’s letter dated 27 May 2010 and subsequent November 2010 statement were lawful. Accordingly, the weight to be attributed to the South East Plan 2009 was, in the light of the intention to abolish RSSs, a matter for planning authorities to decide.

The Localism Act

29. The Localism Bill was introduced to Parliament on 13 December 2010 (including provision for the abolition of Regional Spatial Strategies in the future) and received Royal Assent in November 2011. Addressing themselves to these matters, in addition to those summarised in the above paragraph, Officers do not consider that the issue of weight attributable to SEP is of significance in respect of this particular application because there do not appear to be any conflicts between the SEP and the relevant national planning policy and The Surrey Minerals and Waste Development Framework in particular, and therefore Officers have proceeded to report simply on the basis of the development plan as it stands i.e. including the SEP.

National Planning Policy Framework

30. On 27th March 2012, the Department for Communities and Local Government published the final National Planning Policy Framework (NPPF) together with Technical Guidance to the National Planning Policy Framework (which deals with flood risk and minerals policy). This followed the consultation draft published in July 2011. The NPPF brings together Planning Policy Statements (PPSs), Planning Policy Guidance (PPGs) and some Circulars into a single consolidated document. Therefore, the NPPF is now a material consideration, and replaces most of the existing PPSs and PPGs, with some exceptions.

ENVIRONMENT AND AMENITY IMPACTS

South East Plan 2009

Policy NRM1 Sustainable Water Resources and Groundwater Quality

Policy NRM2 Water Quality

Policy NRM4 Sustainable Flood Risk Management

Surrey Waste Plan 2008

Policy DC3 – General Considerations

Mole Valley Local Plan 2000 (saved policies)

Policy ENV22 – General Development Control Criteria

Policy ENV57 – Lighting Proposals

31. 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 adversely affect people, land, infrastructure and resources. Matters such as the potential adverse effects of the development upon neighbouring amenity in terms of several matters including the drainage of the site and adjoining land, and risk of flooding; the visual impact of the development; and adverse effects on neighbouring amenity including glare; 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.
32. Policy ENV22 of the Mole Valley Local Plan 2000 states that a design and layout for new development will be required that does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect, noise, traffic or other adverse environmental impact.

Drainage

33. South East Plan Policy NRM1 Sustainable Water Resources and Groundwater Quality states that water supply and ground water would be maintained and enhanced through avoiding adverse effects of development on the water environment. South East Plan Policy NRM2 Water Quality sets out that water quality would be maintained and enhanced through avoiding adverse effects of development on the water environment. South East Plan Policy NRM4 Sustainable Flood Risk Management states that inappropriate development should not be allocated or permitted in flood zones 2 and 3, areas at risk of surface water flooding (critical drainage areas) or areas with a history of groundwater flooding, or where the proposal would increase flood risk elsewhere unless there is an over-riding need and absence of suitable alternatives.
34. There are a number of amendments proposed/carried out which relate to drainage of water at the site. These are design changes to the surface water drainage system; inclusion of the foul water drainage layout which was omitted from previous drawings; design change leading to an increase in the footprint size of the attenuation tank; installation of pumping chambers to allow foul and surface water to be pumped to revised Thames Water

connection point; and the revision of drainage discharge point for both foul and surface water following discussion with Thames Water.

35. Thames Water and the Environment Agency have been consulted and have no objection to the amendments. The County Geotechnical Consultant also has no objection and states that the main change is from a gravity discharge to a pumped discharge. The proposed peak discharge rate is unchanged and therefore there will be no change in the impact on off-site receptors. They therefore agree with the applicant that there will be no adverse impacts.
36. Officers therefore consider that the changes in the drainage details are acceptable and do not give rise to any significant adverse impacts.

Lighting

37. Policy ENV57 of the Mole Valley Local Plan 2000 (saved policies) states that proposals for the illumination of developments shall not be permitted where they would significantly and adversely affect the amenities of residential properties.
38. The lighting at the site has been amended, due to the removal of the walkway canopies, as it was decided these canopies served no purpose and were designed out of the project. A number of low energy bulkhead lights were due to be installed on this walkway. Instead, one additional light has been installed close to the customer parking area of the CRC on the western boundary of the site. The location is approximately 170 metres from the nearest residential property. The applicant has stated that it was necessary to install this additional light to achieve the correct Lux levels for the site.
39. The County Lighting Consultant states that the proposed removal of the lighting associated with the overhead canopies and the installation of one additional luminaire close to the western boundary of the site will not result in any significant changes in light levels, nuisance glare or spill lighting. They state that Drawing LE05 ID rev 3 demonstrates that light spill remains at a minimal level, particularly on the eastern boundary of the site closest to the nearest residential properties therefore they can confirm that the proposed external lighting scheme complies with published industry recognised guidelines and criteria, and therefore have no objections to the scheme.
40. Officers therefore consider that the lighting changes will not result in any significant adverse impacts for neighbouring residents, and therefore that they are acceptable.

Visual Impact

41. There have been some changes to the layout of the site which could potentially affect the visual impact of the site. These changes are the inclusion of the switch room adjacent to the substation rather than in the same building; inclusion of 'Key Clamp' hand railing around the wheelchair access ramp to the welfare building to comply with building regulations; relocation of the LED information sign to the northern boundary of the site; removal of the overhead canopies from the vehicle access ramp and public unloading area as the applicant decided they served no purpose; installation of photovoltaic panels on roof of welfare unit; and the relocation of pedestrian access door into transfer station building.
42. These changes have been made to comply with buildings regulations, for safety reasons, or for design changes. The nearest properties to the site are some 60 metres to the south-east, along the access road, and most of these changes will not be visible from these properties; however the LED board may just be visible through a tree from the upper windows of the closest property. This will only be in operation during site opening hours however and the County Lighting Consultant is satisfied with its repositioning. Officers

consider that in the context of the overall site, which is a large developed site in the Green Belt, these changes are minor and will cause no significant adverse visual impacts upon neighbouring properties.

HIGHWAY SAFETY

Surrey Waste Plan 2008

Policy DC3 – General Considerations

Mole Valley Local Plan 2000 (saved policies)

Policy ENV22 – General Development Control Criteria

Policy MOV2 – Movement Implications of Development

43. 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 adversely affect people, land, infrastructure and resources. Matters such as the potential adverse effects of the development upon neighbouring amenity in terms of several matters including transport impacts 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.
44. Policy ENV22 of the Mole Valley Local Plan 2000 (saved policies) states that any proposed development must provide safe access to the site and adequate parking. Policy MOV2 states that major development will only be permitted where it can be demonstrated that in order to accommodate the traffic generated by the development there is appropriate provision for a number of factors including off-street vehicular parking and vehicular access and egress movement within the site.
45. There are a number of minor amendments proposed/carried out which will affect vehicles within the site. These are the addition of a disabled parking space in the staff parking area and outside the welfare building to comply with building regulations; drop down posts at entrance to staff parking area to prevent unauthorised access; the inclusion of zebra crossings to provide a safer working environment; additional bollards in upper area of site to prevent vehicles parking there; additional bollards to protect switchroom, substation, transfer station building doors from potential impacts; additional bollards to prevent public access to operations yard; an access barrier for the Waste Transfer Station; removal of a parking space from the visitors carpark behind the Transfer Station to allow the extension of the kerbline to accommodate a larger cycle stand; the replacement of a bollard with an arm barrier at the staff car park; and the removal of the drop arm barrier and three bollards which is replaced by a removable chain link barrier which requires the relocation of a single bollard.
46. The County Highway Authority have been consulted and have no objection to the proposal, stating that the amendments are minor and will have no impact on the vehicle circulation or operation within the site. Officers therefore consider that these amendments will have no adverse impacts on users of the site and should improve safety and security for staff and the general public.

GREEN BELT

Surrey Waste Plan 2008

Policy CW6 – Development in the Green Belt

47. Paragraph 87 of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 goes on to say that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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. Paragraph 89 explains that the construction of new buildings is inappropriate within the Green Belt with some exceptions, none of which apply here.

48. 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. It goes on to say that the following considerations may contribute to very special circumstances, which are the lack of suitable non-Green Belt sites, the need to find locations well related to the source of waste arisings and the characteristics of the site.
49. Although waste related development in the Green Belt is harmful by definition, and impacts on the openness of the Green Belt, the principle of this development in the Green Belt has already been agreed and very special circumstances were found to exist at that time, which clearly outweighed any harm to the Green Belt and any other harm. This proposal concerns minor amendments to the already agreed scheme. The proposed amendments are for the following reasons:
 - To comply with Building Regulations
 - In the interests of Health and Safety
 - To comply with Disabled Access Building Regulations
 - To allow foul and surface water to be pumped to revised Thames Water connection point
 - Minor design changes which were found to be necessary once construction had started
50. Officers consider that the changes proposed are necessary and therefore the reasons given by the applicant amount to very special circumstances that clearly outweigh any harm to the Green Belt and any other harm. Officers do not consider that the changes proposed will have any further adverse impact on the Green Belt than the already permitted scheme under planning permission MO11/0221. Officers consider the proposal to be proportionate to the need and that it has only a very limited impact on openness. Officers therefore consider that an exception can be made to Green Belt policy in this case.

HUMAN RIGHTS IMPLICATIONS

51. 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.
52. The Officer's view is that there are no impacts on amenity as a result of this proposal. This proposal does not engage any of the articles of the Convention and has no Human Rights implications.

CONCLUSION

53. This proposal is for a Minor Material Amendment to planning permission MO11/0221 for the redevelopment of the Leatherhead CRC and WTS. The changes were necessary to comply with Building Regulations, in the interests of Health and Safety, to comply with Disabled Access Building Regulations, to allow foul and surface water to be pumped to revised Thames Water connection point or were minor design changes which were found

to be necessary once construction had started. Officers do not consider that there will be any impact on the environment or amenity as a result of these minor amendments, and only limited impact on the openness of the Green Belt over and above what has already been permitted. Officers therefore consider that this application is acceptable and should be approved.

RECOMMENDATION

The recommendation is to PERMIT, subject to conditions.

Conditions:

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:
 - Drawing no LE01 Revision 7 - Site Layout received 22.11.12
 - Drawing no LE02 Revision 3 - Site Cross Sections dated Aug 12
 - Drawing no LE02C Revision 4 - Waste Transfer Station Elevation dated Aug 12
 - Drawing no LE02A Revision 3 - Welfare Office/Refuse Store Elevations dated Aug 12
 - Drawing no LE04B Revision 1- Proposed Drainage Layout dated 15.05.12
 - Drawing no LE05 Revision 3 - Proposed Lighting Scheme dated 6.6.12
 - Drawing no LE05/ID Revision 3 - Isolux Diagram dated 6.6.12
 - Drawing no WP01 - Site Location Plan dated December 2010
 - Drawing no WP2 - Existing site layout dated October 2010
 - Drawing no WP3 - Existing site drainage dated December 2010
 - Drawing no LE02B Revision 3 - Welfare office elevations dated December 2010
 - Drawing no LE3A Revision F - Landscape Scheme received 6 June 2011
 - Drawing no LE04A Revision 1 - Typical crate detail received 2 June 2011
 - Drawing no LE06 Revision 1 - Traffic Signs and road markings dated December 2010
 - Drawing no LE07 Revision 3 - Planning Boundary dated December 2010
 - Drawing no LE08 - Tree Protection Plan dated December 2010
 - Drawing no SWM/ML/2004 Revision B - Indicative Design Drawings for Gates and Railings dated May 2008
 - Drawing no PL131001 - Site Staff Shelter Specification received 14 February 2011
2. The development hereby permitted shall not be occupied until the acoustic fence has been constructed in accordance with drawing no LE01 Revision 7. The acoustic fence should be constructed using close-boarded fencing or similar solid screen having a minimum mass of 10kg/m².
3. The level of operational noise emitted from the site shall not exceed 55 LAeq during any 30 minute period when measured at, or recalculated as at, 3.5m from any noise sensitive building. A 5 dBA penalty shall be added to any noise source that exhibits unpleasant characteristics. Care should be taken to ensure that noise not attributable to site operations is taken into account and excluded from any assessment.
4. The development hereby permitted shall not be occupied unless the access roads; entrances; internal access roads; and parking, loading and unloading areas have been constructed as shown on drawing no LE01 Revision 7. Those roads and areas shall be permanently maintained for the purposes shown on that drawing.
5. The Dust Management Plan Version 1 dated May 2011 and received on 7 June 2011 shall be implemented strictly in accordance with the approved details contained therein.

6. The Odour Management Plan Version 2.1 received on 3 June 2011 shall be implemented strictly in accordance with the approved details contained therein.
7. The development hereby permitted shall be carried out strictly in accordance with the approved Contamination Scheme. Within 1 month of the completion of any remediation work, a verification report shall be submitted to the County Planning Authority for approval in writing.
8. If, during construction works on any part of the site, land contamination is discovered which has not been previously identified, then no further development shall be carried out in that part of the site until the developer has submitted, and obtained written approval from the County Planning Authority for, an amendment to the remediation strategy detailing how this previously uninvestigated contamination shall be dealt with.
9. The drainage design as shown on drawing nos LE04B Revision 1 and LE04A Revision 1; and Windes Drainage Analysis Output: Appendix A, Appendix B, Appendix C and Appendix D, shall be implemented strictly in accordance with the approved details contained therein.
10. The 25 year Landscape and Ecology Management Plan dated May 2011 and received on 6 June 2011 (as shown on Drawing No LE03A Revision F) shall be implemented strictly in accordance with the approved details contained therein.
11. No removal or cutting of vegetation including trees and shrubs shall be carried out between 1 March and 31 August inclusive in any year.
12. The lighting scheme as shown on drawings LE05 Rev 3 and LE05ID Rev 3 shall be implemented strictly in accordance with the approved details contained therein.
13. No operations or activities authorised or required by this permission shall be carried out except between the following times:

Summer months (1 April - 30 September)
0730-1930 hours Monday to Saturday
0800-1930 hours Sundays and Bank/Public Holidays

Winter months (1 October - 31 March)
0730-1900 hours Monday to Saturday
0800-1700 hours Sundays and Bank/Public Holidays

There shall be no working on Christmas Day, Boxing Day or New Year's Day.

This condition shall not prevent the following activities:

- a) The opening of gates to receive heavy goods vehicles between 0630 and 0730 hours on Monday to Saturday, so as to avoid disturbance caused by vehicles standing on the site approaches during that time;
- b) Tidying up of the site and routine maintenance during the 30 minute period before and after public opening times;
- c) Lighting for security purposes; and
- d) Emergency repairs to vehicles.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. To ensure the minimum disturbance and avoid nuisance to the locality and in the interests of local amenity and to comply with the South East Plan May 2009 Policy NRM10, Surrey Waste Plan 2008 Policy DC3 and Mole Valley Local Plan 2000 Policy ENV22.

3. To ensure the minimum disturbance and avoid nuisance to the locality and in the interests of local amenity and to comply with the South East Plan May 2009 Policy NRM10, Surrey Waste Plan 2008 Policy DC3 and Mole Valley Local Plan 2000 Policy ENV22.
4. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to comply with the Surrey Waste Plan 2008 Policy DC3 and the Mole Valley Local Plan 2000 Policy MOV2.
5. To enable the County Planning Authority to exercise control over the development and in the interests of the local environment and amenity in accordance with Surrey Waste Plan 2008 Policy DC3 and Mole Valley Local Plan 2000 Policy ENV22.
6. To enable the County Planning Authority to exercise control over the development and in the interests of the local environment and amenity in accordance with Surrey Waste Plan 2008 Policy DC3 and Mole Valley Local Plan 2000 Policy ENV22.
7. To ensure that the development poses no risk to groundwater as a result of it being sited on historically contaminated land to accord with South East Plan 2009 Policies NRM1, NRM2 and NRM4 and Surrey Waste Plan 2008 Policy DC3.
8. To ensure that the development poses no risk to groundwater as a result of it being sited on historically contaminated land to accord with South East Plan 2009 Policies NRM1, NRM2 and NRM4 and Surrey Waste Plan 2008 Policy DC3.
9. To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site to comply with South East Plan 2009 Policies NRM1, NRM2 and NRM4 and the Surrey Waste Plan 2008 Policy DC3.
10. To enhance the nature conservation interest and assist in absorbing the site into the local landscape, to accord with Surrey Waste Plan 2008 Policy DC3 and Mole Valley Local Plan 2000 Policy ENV22.
11. To ensure that breeding birds are not disturbed by the removal of habitat in accordance with the South East Plan 2009 Policy NRM5, Mole Valley Local Plan 2000 Policy ENV22 and the Surrey Waste Plan 2008 Policy DC3.
12. In the interests of local amenity and to comply with the Surrey Waste Plan 2008 Policy DC3 and the Mole Valley Local Plan 2000 Policy ENV22.
13. In the interests of local amenity and to comply with the Surrey Waste Plan 2008 Policy DC3 and the Mole Valley Local Plan 2000 Policy ENV22.

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

The reasons for the grant of planning permission are as follows:

- 1 the development does not to accord with Green Belt policy but the following other material considerations which are the need for the amendments to the scheme outweigh these policy constraints in the development plan and there are no material considerations which indicate otherwise;

- 2 it is considered that the development will provide the following benefits; it will allow the development to fully comply with building regulations, health and safety regulations and allow necessary design changes; and
- 3 any other harm can be adequately mitigated by the measures proposed in the application and the conditions subject to which planning permission is granted.

The proposal has been considered against the following development plan policies/ provisions:

South East Plan 2009

Policy NRM1 Sustainable Water Resources and Groundwater Quality
Policy NRM2 Water Quality
Policy NRM4 Sustainable Flood Risk Management

Surrey Waste Plan 2008

Policy DC3 – General Considerations
Policy CW6 – Development in the Green Belt

Mole Valley Local Plan 2000 (saved policies)

Policy ENV22 – General Development Control Criteria
Policy ENV57 – Lighting Proposals
Policy MOV2 – Movement Implications of Development

CONTACT

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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

The Development Plan

South East Plan 2009
The Surrey Waste Plan 2008
Mole Valley Core Strategy 2009
Mole Valley Local Plan 2000 (saved policies).

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