

UPDATE SHEET

MINERALS/WASTE SP/2012/01132

DISTRICT(S) SPELTHORNE BOROUGH COUNCIL

Land at Manor Farm, Ashford Road and Worple Road, Laleham and land at Queen Mary Quarry, west of Queen Mary Reservoir, Ashford Road, Laleham, Staines, Surrey

Extraction of sand and gravel and restoration to landscaped lakes for nature conservation after use at Manor Farm, Laleham and provision of a dedicated area on land at Manor Farm adjacent to Buckland School for nature conservation study; processing of the sand and gravel in the existing Queen Mary Quarry (QMQ) processing plant and retention of the processing plant for the duration of operations; erection of a concrete batching plant and an aggregate bagging plant within the existing QMQ aggregate processing and stockpiling areas; installation of a field conveyor for the transportation of mineral and use for the transportation of mineral from Manor Farm to the QMQ processing plant; and construction of a tunnel beneath the Ashford Road to accommodate a conveyor link between Manor Farm and QMQ for the transportation of mineral.

Please note the Officer report should be amended/corrected as follows:

Kides consultation process

Paragraph 10 - Since the agenda has been published the Spelthorne Natural History Society have re sent their response to the Kides consultation.

The points raised and officer comments are set out in the Kides Assessment Table at Annex E to Item 7, see pages 133 to 138 of the 2 September 2015 Agenda.

Publicity

Update to paragraph 60 - Since the agenda was published further comments on the application have been received from one resident who had already made representations objecting to the application.

Resident comments: The resident refers to their previous objection to the construction of a concrete batching plant in the Green Belt being overlooked. The objector refers to the concrete batching plant needing very special circumstances for it to be built and that importing cement to supply the batching plant would increase the traffic movements, which with the restriction on traffic movements would increase the length of time to extract the mineral. The benefit to the operator of having a concrete batching plant on site do not satisfy the very special circumstances needed to build on Green Belt land and would provide another unwelcome precedent and lead to Green Belt land being reduced.

Officer comment: The resident's previous comments were objecting to the application on grounds of the concrete batching and aggregate bagging plant in the Green Belt and their view there were no very special circumstances to justify the grant of planning permission; air quality; and lack of consultation with the Staines Town Society.

The earlier views of the resident were addressed in the Update sheet 1 to the January officer report – which is attached at Annex B to Item 7– see pages 81, 83, and 84 of the 2 September 2015 Agenda.

The impact of traffic generated by the importation of cement was assessed in the Environmental Statement and planning application – see comment to point 10 raised by the Spelthorne Natural History Society in Annex E (page 137 of the 2 September 2015 Agenda.)

The development proposed in this application has been reassessed against Green Belt policy as set out in paragraphs 64 to 66 the report and Annex F, see pages 26 to 27 and pages 147 to 162 of 2 September 2015 Agenda.

RECOMMENDATION

Condition 2 – Add the following two drawings to the table in condition 2.

Drawing PA19 dated 31/10/12 Topsoils classification and distribution
[Add between PA18 and EIA6.2.]

Drawing EIA 7.1 dated March 2012 Phase 1 Habitat Map
[Add between EIA6.2 and EIA 8.1.]

Condition 7 – Replace condition 7 with the following which updates the condition to refer to the Town and Country Planning (General Permitted Development) (England) Order 2015 which replaced the previous 1995 Order on 15 April 2015.

Restriction of Permitted Development Rights

7 Notwithstanding the provisions of parts 4 and 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order):

no plant, buildings or machinery whether fixed or moveable, shall be erected on the site, without the prior written approval of the County Planning Authority in respect of the siting, detailed design, specifications and appearance of the plant, buildings or machinery.

Condition 24 (b) - Remove reference to Condition 23 (a) and replace with Condition 24 (a).