

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 23 March 2016
BY: PLANNING DEVELOPMENT TEAM MANAGER
DISTRICT(S) SPELTHORNE BOROUGH COUNCIL **ELECTORAL DIVISION(S):**
Stanwell & Stanwell Moor
Mr Evans

PURPOSE: FOR DECISION **GRID REF:** 504375 174375

TITLE: MINERALS/WASTE SP/15/00929/SCC – ADDENDUM REPORT

SUMMARY REPORT

Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AF

Construction and use of 2.47 hectares of new concrete hardstanding to resurface the existing unmade compound area at Oak Leaf Farm waste recycling, recovery and processing facility.

BACKGROUND

- 1 This report has been produced in response to Surrey County Councils (SCC) Planning and Regulatory Committee decision to defer determination of planning application Ref. SP/15/00929/SCC in February 2016. It should be read in conjunction with the original Officers report which is appended to this report.
- 2 Planning application Ref. SP/15/00929/SCC concerns the laying of 2.47 ha of concrete to resurface the existing unmade operating area within the operating compound at the Oak Leaf Farm application site. The existing 2.47 ha unmade operating surface area (comprising bare soils and stone) already has planning permission for waste processing operations granted by Surrey County Council in November 2009 under Ref.SP08/0992. The laying of the 2.47 ha of concrete would be ancillary to the construction works approved under Ref.SP08/0992 for redevelopment of the Oak Leaf Farm waste management facility that already includes the laying of 2.19 ha of concreted operating area. The proposed concrete surface would provide operational enhancement to the existing site, reducing likely dust and detritus.
- 3 This application formed one of two applications (Refs: SP/15/00929/SCC & SP15/01184/SCC) considered at the Council's Planning and Regulatory Committee meeting on 24 February 2016. At the 24 February 2016 meeting Members queried the need for the concrete crusher proposed in the associated planning application Ref.SP15/01184/SCC and resolved to defer determination of the crusher application until a Members visit to the Oak Leaf Farm site has been undertaken.
- 4 Consideration of the proposed additional 2.47ha concrete hardstanding was also deferred by SCCs Planning and Regulatory Committee at the meeting on 24 February 2016.
- 5 The issues raised by Members in respect of the concrete crusher application are dealt with under separate Officer report to that application.

- 6 This addendum report addresses points raised by Member's concerning drainage and flooding with regard to the proposed concrete hardstanding application (Ref. SP/15/00929/SCC).

Clarification of site drainage

- 7 Members are advised that the site already has an approved surface water drainage scheme, the substance of which previously approved pursuant to Condition 27 of Ref. SP08/0992 under SCC decision notice Ref. SP10/0734 dated 20 December 2010. As part of this application (Ref. SP/15/00929/SCC) the applicant has submitted details of an updated Flood Risk Assessment (FRA) which has assessed the impacts of providing the additional concrete surface area, and details of a revised site Surface Water Drainage Scheme (SWDS) which has been revised for the increase in concrete surface area.
- 8 The updated FRA submitted as part of the application includes a plan drawing showing the outline drainage arrangements for the site. To provide Members with additional illustrative material a copy of that plan drawing No. CMF/OLF/D001-D REV D dated April 2015 is appended to this report.
- 9 As a final point of clarification, matters on drainage and flood risk have been assessed in paragraphs 38 to 47 of the Officer's original appended report. As discussed within that report the County Lead Local Flood Authority (LLFA) has been consulted on the proposal and confirmed that they are satisfied with the drainage scheme proposed. The LLFA has however recommended that three pre-commencement conditions should be imposed requiring approval of further details to ensure the sites Sustainable Drainage System (SuDS) scheme is properly implemented and maintained for the lifetime of the development. Officers consider that Conditions 3, 4 and 5 set out in the Officer's original report as recommended by the LLFA apply appropriate controls.

CONCLUSION & RECOMMENDATION

- 10 Having regard to the above, and considering the contents and conclusion of the appended Officers report and that there are no material changes to the planning proposal, Officers recommend that planning permission Ref. SP/15/00929/SCC be PERMITTED subject to the conditions set out in the appended report.

CONTACT

Duncan Evans
TEL. NO.
0208 541 9094

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
National Planning Policy for Waste 2014
National Planning Practice Guidance

The Development Plan

Surrey Waste Plan 2008

Other Documents

Planning permission Ref SP08/0992 dated 19 November 2009 and accompanying application documents and Officers report.

Minutes from 24 February 2016 Planning and Regulatory Committee meeting

ANNEXES

- A** Officer report to 24 February 2016 Planning and Regulatory Committee on application Ref. SP/15/00929/SCC (item 8).
- B** Plan drawing No. CMF/OLF/D001-D REV G – Surface Water Drainage Plan, dated April 2015.

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