

CURRENT COMMITTEE REPORT TEMPLATE

ITEM NO

TO: PLANNING & REGULATORY COMMITTEE **DATE:**
BY: PLANNING DEVELOPMENT CONTROL TEAM
 MANAGER
DISTRICT(S) ? DISTRICT/ BOROUGH COUNCIL **ELECTORAL DIVISION(S):**

PURPOSE: FOR DECISION **GRID REF:**

TITLE: MINERALS AND WASTE APPLICATION/ SURREY COUNTY COUNCIL
 PROPOSAL

SUMMARY REPORT

The recommendation is

APPLICATION DETAILS

Applicant

Date application valid

Period for Determination

Amending Documents

(List letters, plans and documents received after application valid date)

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. [The planning issues will vary according to the location of the site and proposed development.]

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
e.g. Procedural matters Highways and traffic Flood risk	N/A	

ILLUSTRATIVE MATERIAL

Site Plan

Plan 1, 2 etc

Aerial Photographs

Aerial 1, 2 etc

Site Photographs

Figure 1, 2 etc

BACKGROUND

Site Description and background

Planning History

THE PROPOSAL

CONSULTATIONS AND PUBLICITY

District Council

Consultees (Statutory and Non-Statutory)

Parish/Town Council and Amenity Groups

Summary of publicity undertaken and key issues raised by public

The application was publicised by the posting of ??? site notices *and an advert was placed in the local newspaper*. A total of (*insert no.*) of owner/occupiers of neighbouring properties were directly notified by letter. (Include further rounds of publicity.)

PLANNING CONSIDERATIONS

Introduction

Paragraphs which refer to requirements for determination of applications and setting out what comprises the development plan.

Then sections under main headings such as

HIGHWAYS AND TRAFFIC
ENVIRONMENT AND AMENITY
GREEN BELT

Each section starting with a list of development plan documents and policies eg:

ENVIRONMENT AND AMENITY

Surrey Minerals Plan 2011 Core Strategy Development Plan Document (SMP 2011)

Policy MC14 – Reducing the adverse impacts of mineral development

Policy MC17 – Restoring mineral workings

Policy MC18 – Restoration and enhancement

Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009 (SB Core Strategy and Policies DPD 2009)

Strategic Policy SP6 Maintaining and Improving the Environment

Policy EN3 Air Quality

Policy EN4 Provision of Open Space and Sport and Recreation Facilities

Policy EN8 Protecting and Improving Landscape and Biodiversity

Policy EN11 Development and Noise

Policy LO1 Flooding

Spelthorne Borough Local Plan 2001 (saved policies) (SBLP 2001)

Policy RU11 – Sites of Nature Conservation Importance

Policy RU14 – Sites of Nature Conservation Importance

The discussion to cover different topic areas (e.g.: flood risk and drainage, noise, air quality, biodiversity, design and sustainable construction) with each setting out:

- Nature of issue
- Discussion of development plan policies and how the proposal complies/doesn't comply with policy and any material considerations
- Conclusion of issue

HUMAN RIGHTS IMPLICATIONS

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.

CONCLUSION

RECOMMENDATION

Conditions [if to permit subject to conditions]

Reasons [for conditions or refusal]

Informatives

CONTACT**TEL. NO.**

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 [insert details]

[National Planning Policy Framework 2012](#)

[Planning Practice Guidance 2014](#)

The Development Plan [insert details]

Other Documents [insert details]
