

Planning & Regulatory Committee 13 July 2016

UPDATE INFORMATION SHEET

MINERALS AND WASTE APPLICATION EL/2015/0235

DISTRICT(S) ELMBRIDGE BOROUGH COUNCIL

Weylands Treatment Works, Lyon Road, Walton on Thames, Surrey, KT12 3PU

Development of a Waste Recycling and Recovery Park on a site of 10.74 hectares (ha), with a new access to Lyon Road (closing the Molesey Road access), comprising: (detailed/full application) a 6,705m² 6MWe Autoclave and Anaerobic Digestion (AD) Facility incorporating offices, staff welfare and an education centre, with a 25 m Stack, a bunded AD Tank Area (including 5no. AD Tanks; 2no. Upgrade/Cleanup Tanks; and 4no. Buffer Tanks), a 15 m Stack, 16 no. parking spaces, other associated infrastructure, and a 3.64 ha Restoration Area; and (outline application with all matters reserved excluding access and scale) a 6,000m² Materials Recycling Facility, a 1.38 ha Construction and Demolition Waste Recycling Area, and a 1,800m² Storage/Distribution (B8) and Light Industry (B1C) building, with associated infrastructure.

1. This application was due to be reported to the Planning and Regulatory Committee on 13 July 2016 but was withdrawn by the applicant on 6 July 2016. The following provides a background for information.
2. This application was received on 19 December 2014 and was deemed a valid application on 20 January 2015. The application was first publicised in February 2015 and 138 letters of representation were received. A number of statutory and non-statutory consultees were consulted on the application.
3. The case officer at the time, Mr M O'Hare wrote to the applicant on 6 February requesting further information on where the waste handled would arise from and, given the site is located within the Green Belt, the Alternative Site Assessment (ASA) work. The Officer letter also requested further information on employment generation and how the green roof proposed on the Anaerobic Digestion facility would work in practice alongside the proposed photovoltaic cells.
4. A meeting was held in March 2015 between Officers and the applicant to discuss the matters raised in the 6 February 2015 letter.
5. On 7 July 2015 Mr M O'Hare wrote to the applicant again reiterating the points raised in the 6 February letter, adding comments from statutory and non-statutory consultees and requesting further information in relation to the Environmental Statement (ES) under Regulation 22 of the Environmental Impact Assessment (EIA) Regulations (England) 2011. The information sought included: air quality and the impact of heavy goods vehicles (HGVs) ; in-combination effects of the proposal with the planning application for Drake Park to the north of the application site (to Elmbridge Borough Council); and information on ground conditions.
6. In response the applicant submitted further information in October 2015 which was publicised and generated a further 111 letters of representation. The total number of representations received for this planning application was 208.
7. Mr M O'Hare then wrote to the applicant again in December 2015 seeking further clarification from the applicant with regards to: the ASA work including a proposed catchment area condition being put forward by the applicant and information to demonstrate the proposal would not significantly adversely harm Air Quality Management Areas and would provide a benefit to these designations with regard to

HGVs travelling to/ from the application site and where waste arisings proposed for the application site would originate from.

8. A meeting was held in January 2016 between Officers and the applicant to discuss the matters raised in the correspondence dated 11 December 2015. Officers were informed that the further information requested would be submitted to the County Planning Authority.
9. Between January and July 2016, Mrs S Murphy (the current case officer) wrote to the applicant eight times requesting an update to when the further information sought from the applicant would be provided and informing them of the committee dates. The further information requested in December 2015 was not forthcoming by the applicant. In the absence of any response and with due warning an Officer report including aerial photographs and plans was produced for the July Planning and Regulatory Committee.
10. The applicant formally wrote to the County Planning Authority late on 5 July 2016 requesting the application be withdrawn with immediate effect. Officers do acknowledge that the applicant thanked Officers for their work on handling the planning applicant and did apologise for the inconvenience regarding the lack of submission of the outstanding information over the past 6 months.