

**UPDATE SHEET****Application 1 - MINERALS/WASTE SP12/01132/SCD5****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm, Ashford Road and land west of Queen Mary Reservoir, Laleham, Surrey****Details of measures to be taken and facilities to be provided to keep the public highway clean and prevent creation of a dangerous surface submitted pursuant to Condition 12(a), a Construction Management Plan submitted pursuant to Condition 15 and an updated bat survey and biodiversity mitigation strategy submitted pursuant to Condition 38 of planning permission ref: SP2012/01132 dated 23 October 2015.**

No updates on this application.

**Application 2 - MINERALS/WASTE SP12/01132/SCD8****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm and Land west of Queen Mary Quarry, Ashford Road, Laleham, Surrey****Details of the design of the temporary Ashford Road access submitted pursuant to Condition 8 (a) and vegetation survey and tree and hedgerow protection plan submitted pursuant to Condition 47 of planning permission ref: SP2012/01132 dated 23 October 2015.****Application 3 - MINERALS/WASTE SP12/01132/SCD6****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm, Ashford Road and Worple Road and land west of Queen Mary Reservoir, Laleham, Surrey****Details of the current and proposed design of the Worple Road access; tree and hedgerow removal, protection measures and replanting submitted pursuant to Condition 8(b)(i) of planning permission reference SP/2012/01132 dated 23 October 2015.****SUMMARY OF PLANNING ISSUES (pages 115 and 116)****Application 3**

	<b>Is this aspect of the proposal in accordance with the development plan?</b>	<b>Paragraphs in the report where this has been discussed</b>
Highways, traffic and access	Yes	45 - 47, 73 – 76
Environment and amenity	Yes	45-47, 73 – 76

**Application (2) SP12/01132/SCD8 (Details for Conditions 8a and 47)****The proposal – Paragraph 17**

## **Planning considerations - Paragraphs 66 and 67**

The applicant has provided the following further clarification on the use of the application in connection with the construction works (access and tunnel under the Ashford Road) and use of the access during the extraction of minerals.

*“The access construction is likely to take up to 8 weeks and on days when lorry movements occur they are unlikely to exceed 10 per day except when the turning area is being constructed when they could be double that for 2 or 3 days.*

*The construction of the tunnel beneath the Ashford Road could take about 6 months and when excavation for the tunnel segments is being carried out up to 24 movements per day could occur. Vehicles would mainly be on the public highway rather than using the access. On other days when lorries are used about 10 movements might occur but, again, these would mainly be on the highway.*

*Once the entrance and tunnel are constructed the only use of the access would be in connection with soil stripping and replacement in Phase 1, the maintenance of the field conveyor and the supplies of fuel.*

*Soil stripping in Phase 1 is planned to occur twice. Four items of plant will be delivered, probably on one day and would leave 2/3 weeks later. Fuel tankers can be expected to visit twice during this time and visit fortnightly during the time when Phase 1 is being worked, scheduled to be less than a year.*

*Maintenance of the conveyor will only involve occasional lorry movements.”*

This clarification provides more information on the estimated duration for the different works and numbers of vehicles involved. The applicant would liaise with the residents either side of the access when the work is to commence.

## **CONSULTATIONS AND PUBLICITY**

### ***District Council***

### ***Consultees (Statutory and Non-Statutory)***

Paragraph 33 County Landscape Officer: Application 2 – No objection.  
Application 3 - No objection. Has no further landscape concerns as the revisions provide all the necessary amendments and additions to detail requested.

### ***Summary of publicity undertaken and key issues raised by public and Additional key issues raised by public***

*Application (2) SP12/01132/SCD5 (Details for Conditions 8(a) and 47*

Paragraph 42 One additional representation has been received making the total 12.

The further representation raises issues relating to the traffic generated by the development and suitability of the road network to accommodate such traffic and the access off the Ashford Road which were matters assessed when the planning application was determined. They raise concern about the impact of the use of the access, duration of use and danger to other road users.

Officer comment: The purpose of the condition was to ensure the design of the revised access is suitable for use in connection with the development. The details have been assessed by the

County Highway Authority and no objection has been raised (see paragraphs 31 (2) and 58 to 67).

*Application (3) SP12/01132/SCD6 Details for Condition 8(b)(i)*

Paragraph 43 One additional representation has been received making the total 12. The further representation raises issues relating to the traffic generated by the development and suitability of the road network to accommodate such traffic and the access off Worple Road which were matters assessed when the planning application was determined. They raise concern about the impact of the use of the access and danger to other road users.

Officer comment: The purpose of the condition was to ensure the design of the revised access is suitable for use in connection with the development. The details have been assessed by the County Highway Authority and no objection has been raised (see paragraphs 31(3) and 73 to 75).

## **RECOMMENDATION**

### **2) APPLICATION SP12/01132/SCD8 (Details for Conditions 8a and 47)**

The recommendation is that the details submitted pursuant to Conditions 8 a and 47 of planning permission ref: SP/2012/01132 dated 23 October 2015 contained in application ref SP12/01132/SCD8 be **APPROVED**.

### **3) APPLICATION SP12/01132/SCD6 Details for Condition 8(b)(i)**

The recommendation is that the details submitted pursuant to Condition 8(b)(i) of planning permission ref: SP/2012/01132 dated 23 October 2015 contained in application ref SP12/01132/SCD6 be **APPROVED**.

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