

UPDATE SHEET**MINERALS/WASTE GU17/P/01585****DISTRICT(S)** GUILDFORD BOROUGH COUNCIL**Cobbett Hill Earth Station, Cobbett Hill Road, Normandy, Guildford, Surrey GU3 2AA****Change of use to waste paper and waste cardboard recovery and transfer facility;
overnight HGV parking.****CONSULTATIONS AND PUBLICITY*****Consultees (Statutory and Non-Statutory)***

1. County Environmental Assessment Officer
No objection.

Parish/Town Council and Amenity Groups

2. Comments from Normandy Parish Council have been received on this application. The Normandy Parish Council objects to the proposed development and has made the following comments:

Planning Policy

- The proposed development is in contrary to GBLP 2003 Policies RE2, G1(12), G3, G5(9), G5(8), NE1, NE2, and NE4.

Ecology and Biodiversity

- The proposed development has a significant detrimental impact on the biodiversity of the area, including the SPA.
- The proposed development is likely to cause increased disturbance to ground nesting birds and other wildlife in the area as it will incur air and groundwater pollution.

Air Quality and Dust Control

- Windblown issues

Noise

- Noise pollution

Lighting and Visual Impact

- The proposed development will result in significant negative visual impact from the access and parking.
- The proposed development does not have a high enough standard of landscaping design and does not therefore integrate into the existing landscape.
- The proposed development would not safeguard the characteristic landscape of the area and existing natural features.

Traffic and Highways

- Cobbett Hill Road has a weight restriction of 7.5 tonnes and the road is too narrow for two HGVs to pass each other.
- Concerns regarding the walkers, horse riders and cyclists.

- Transport Assessment has incorrect assumptions as it does not identify the quantity of HGV movements and it does not take account of other approved developments, such as Pirbright Institute.
- No evidence is given to support the 260 vehicle movements per week.

Green Belt

- The application site is within the Green Belt and the applicant does not give any reasons why an exception should be made to the current Green Belt policy.
- The proposed development is an inappropriate development in the Green Belt.
- The alternative site assessment is not adequate to cover other available sites.

Other Issues

- The development will harm the local environment.
- The proposed development would pose an unacceptable risk to the health or safety of the neighbouring and environment.

Officers' Comments

3. The current Officers' Report deals with the above concerns. No new relevant planning issues to the proposed development have been raised.

PLANNING CONSIDERATIONS

ENVIRONMENT AND AMENITY

Ecology and Biodiversity

4. Based on the submission of the Report to Inform Habitats Regulations Assessment Screening dated July 2017, the County Environmental Assessment Officer has provided a Habitats Regulations Assessment Screening Report in accordance with the Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Report concluded that the proposal development would not give rise to have significant impacts on the ecological integrity of the Ash to Brookwood Heaths SSSI component of the Thames Basin Heaths SPA or the Thursley, Ash, Pirbright and Chobham SAC, subject to the imposition of conditions.

Lighting and Visual Impact

5. Paragraph 98 of the Officers' Report is superseded by the following paragraph:
6. Given the purposes of operational need, Officers consider that the details submitted are acceptable and the proposed lighting units would not give rise to any adverse impacts on the surrounding environment. However, a condition will be imposed to restrict the operations and working hours, so as to protect local amenity.

TRAFFIC AND HIGHWAYS

7. Paragraph 117 of the Officers' Report is superseded by the following paragraph:
8. Cobbett Hill Road is subject to the weight restriction of 7.5 tonnes. There is also a physical constraint at the southern section of Cobbett Hill Road which makes the road is not wide enough to enable two HGVs to pass each other at the same time. During the pre-application stage, the applicant agreed to have a 'right-turn out, left-turn in' arrangement. The CHA also recommends a condition to secure that all authorised vehicles shall enter the site by turning left from Cobbett Hill Road and exit by turning right onto Cobbett Hill Road. Officers consider that the condition suggested by the CHA regarding the access into the site is necessary to secure that the 'right-turn out, left-turn in' arrangement proposed by the applicant. Officers also consider that a condition should be imposed to require the applicant to erect a signage

within the application site to remind the authorised vehicles can only exit the site by turning right onto Cobbett Hill Road, prior to the operation of the waste paper and waste cardboard recycling and transfer facility.

RECOMMENDATION

6. Conditions 2, 3, 4, 5, 6, 10 and 11 are amended as follows: (changes in bold and underlined)

Conditions:

Condition 2 Commencement

Current Wording:	Revised Wording:
The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing seven working days of the commencement of the Development.	The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing <u>within</u> seven working days of the commencement of the Development.

Conditions 3 Pre-Commencement

Current Wording:	Revised Wording:
Prior to the commencement of the development hereby permitted, a Construction and Environmental Management Plan shall be submitted and approved in writing by the County Planning Authority. The Construction and Environmental Management Plan shall be implemented strictly in accordance with the approved Plan.	Prior to the commencement of the development hereby permitted, a Construction and Environmental Management Plan shall be submitted <u>to</u> and approved in writing by the County Planning Authority. The Construction and Environmental Management Plan shall be implemented strictly in accordance with the approved Plan.

Condition 4 Pre-Commencement

Current Wording:	Revised Wording:
<p>Prior to the commencement of the development hereby permitted, a Noise Assessment shall be submitted to and approved in writing by the County Planning Authority. The Noise Assessment shall include details of:</p> <p>a) An Assessment Report should be carried out in accordance with British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (BS 4142:2014) which has identified:</p> <ul style="list-style-type: none"> • the Noise Sensitive Receptors (NSRs); • between 06:00 and 07:00 hours (night-time), the Rating Level, LAr(15min), of the combined noise emissions from all plant and 	<p>Prior to the commencement of the development hereby permitted, a Noise Assessment shall be submitted to and approved in writing by the County Planning Authority. The Noise Assessment shall include details of:</p> <p>a) An Assessment Report <u>should be</u> carried out in accordance with British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (BS 4142:2014) which has identified:</p> <ul style="list-style-type: none"> • the Noise Sensitive Receptors (NSRs); • between 06:00 and 07:00 hours (night-time), the Rating Level, LAr(15min), of the combined noise emissions from all plant and

<p>activities associated with the application site shall not exceed the existing representative LA90 background sound level at any time by more than +5 dB(A) at the nearest NSR;</p> <ul style="list-style-type: none"> • between 07:00 and 18:00 hours (daytime), the Rating Level, LAr(1hr), of the combined noise emissions from all plant and activities associated with the application site shall not exceed the existing representative LA90 background sound level at any time by more than +5 dB(A) at the nearest NSR. <p>b) Mitigation Scheme to achieve the required Rating Levels at each noise sensitive receptor based on (a).</p> <p>c) Noise monitoring plan</p> <p>The Noise Assessment shall be implemented as approved.</p>	<p>activities associated with the application site shall not exceed the existing representative LA90 background sound level at any time by more than +5 dB(A) at the nearest NSR;</p> <ul style="list-style-type: none"> • between 07:00 and 18:00 hours (daytime), the Rating Level, LAr(1hr), of the combined noise emissions from all plant and activities associated with the application site shall not exceed the existing representative LA90 background sound level at any time by more than +5 dB(A) at the nearest NSR. <p>b) Mitigation Scheme to achieve the required Rating Levels at each noise sensitive receptor based on (a).</p> <p>c) Noise monitoring plan</p> <p>The Noise Assessment shall be implemented as approved.</p>
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Condition 5 Pre-Operation

Current Wording:	Revised Wording:
<p>Prior to the operation of the waste paper and waste cardboard recovery and transfer facility, a verification report demonstrating completion of works as set out in the approved Sustainable Urban Drainage System Scheme, shall be submitted and approved in writing by the County Planning Authority.</p>	<p>Prior to the operation of the waste paper and waste cardboard recovery and transfer facility, a verification report demonstrating completion of works as set out in the approved Sustainable Urban Drainage System Scheme, shall be submitted to and approved in writing by the County Planning Authority.</p>

Condition 6 Pre-Operation

Current Wording:	Revised Wording:
<p>Prior to the operation of the waste paper and waste cardboard transfer and recycling facility, a design scheme of the signage requiring the authorised vehicles to turn right when leaving the site, shall be submitted and approved in writing by the County Planning Authority. The approved signage shall be erected strictly in accordance with the approved scheme.</p>	<p>Prior to the operation of the waste paper and waste cardboard transfer and recycling facility, a design scheme of the signage requiring the authorised vehicles to turn right when leaving the site, shall be submitted to and approved in writing by the County Planning Authority. The approved signage shall be erected strictly in accordance with the approved scheme.</p>

Condition 10 Operation

Current Wording:	Revised Wording:
<p>Except in emergencies to maintain safe site operations, which shall be notified to the County Planning Authority in writing within 7 working days of those emergency operations</p>	<p>Except in emergencies to maintain safe site operations, which shall be notified to the County Planning Authority in writing within 7 working days of those emergency operations</p>

take place, no access is allowed onto the Thames Basin Heaths Special Protection Area (SPA), Cobbett Hill Common Special Area of Conservation (SAC) and the Ash to Brookwood Heaths Special Site of Scientific Interest (SSSI).	taking place, no access is allowed onto the Thames Basin Heaths Special Protection Area (SPA), Cobbett Hill Common Special Area of Conservation (SAC) and the Ash to Brookwood Heaths Special Site of Scientific Interest (SSSI).
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Condition 11 Traffic and Highways

Current Wording:	Revised Wording:
<p>10. Except in emergencies to maintain safe site operations, which shall be notified to the County Planning Authority in writing within 7 working days of those emergency operations place, all authorised vehicles required by this permission must be in accordance with the following requirements:</p> <ul style="list-style-type: none"> • All authorised vehicles must enter and exit the site in forward gear only • All authorised vehicles must be no more than 16.2 metres in length 	<p>11. Except in emergencies to maintain safe site operations, which shall be notified to the County Planning Authority in writing within 7 working days of those emergency operations taking place, all authorised vehicles required by this permission must be in accordance with the following requirements:</p> <ul style="list-style-type: none"> • <u>All authorised vehicles must enter the site by turning left from Cobbett Hill Road and exit by turning right onto Cobbett Hill Road.</u> • All authorised vehicles must enter and exit the site in forward gear only • All authorised vehicles must be no more than 16.2 metres in length

7. Reasons for Conditions 4, 5 and 6 are amended as follows:

Reason for Condition 4

Current Wording:	Revised Wording:
The imposition of a pre-commencement condition is to secure that the applicant has to submit a detailed noise assessment, a mitigation scheme and a noise monitoring plan prior to the commencement of the development so as to safeguard the environment and local amenity in terms of noise impact and in accordance with Policy DC3 of the Surrey Waste Plan 2008.	The imposition of a pre-commencement condition is to <u>secure the submission of</u> a detailed noise assessment, a mitigation scheme and a noise monitoring plan prior to the commencement of the development so as to safeguard the environment and local amenity in terms of noise impact and in accordance with Policy DC3 of the Surrey Waste Plan 2008.

Reason for Condition 5

Current Wording:	Revised Wording:
The imposition of a pre-occupation operation condition is recommended by the SuDS & Consenting Team to secure that the applicant has to submit a verification report to demonstrate that the completion of works and to safeguard the environment and local amenity in terms of flooding prevention and in accordance with Policy DC3 of the Surrey	The imposition of a pre-occupation operation condition is recommended by the SuDS & Consenting Team to <u>secure the submission of</u> a verification report to demonstrate that the completion of works and to safeguard the environment and local amenity in terms of flooding prevention and in accordance with Policy DC3 of the Surrey Waste Plan 2008.

Waste Plan 2008.	
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Reason for Condition 6

Current Wording:	Revised Wording:
The imposition of a pre-occupation operation condition is to secure that the applicant has to provide adequate signage to provide a clear display on the agreed turning arrangement so as to safeguard the environment and local amenity in terms of traffic and in accordance with Policy DC3 of the Surrey Waste Plan 2008.	The imposition of a pre-occupation operation condition is to <u>secure the provision of</u> adequate signage to provide a clear display on the agreed turning arrangement so as to safeguard the environment and local amenity in terms of traffic and in accordance with Policy DC3 of the Surrey Waste Plan 2008.