

Planning & Regulatory Committee 17 November 2021      Item No

## UPDATE SHEET

**MINERALS/WASTE MO/2017/0953/SCC**

**DISTRICT(S)    MOLE VALLEY DISTRICT COUNCIL**

**Auclaye Brickworks, Horsham Road, Capel, Surrey, RH5 5JH**

**Review of planning permission Ref MO/75/1165 dated 30 July 1976 pursuant to the Environment Act 1995 so as to determine full modern working and restoration conditions.**

## CONSULTATIONS AND PUBLICITY

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

Southern Gas Networks      :      As the works will be some distance from the mains, satisfied that the works can proceed. Wish to be informed if there is an intention to extract/quarry within 100 metres of SGNs mains [**Officer comment – this is an Informative on the Officer report**].

UK Power Networks      :      Should the excavation affect the Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 231 KV) please contact UK Power Networks to obtain a copy of the primary route drawings and associated cross sections. A plan is provided showing the extent of the power lines. None cross the extraction area [**Officer comment – this is an informative on the Officer report**].

Sutton and East Surrey Water      :      Now known as SES Water. Provided a plan showing the approximate position of water mains at the location. There are no water mains at the application site. [**Officer comment – this is an informative on the Officer report**].

### ***Parish/Town Council and Amenity Groups***

Greenhurst Park Residents Co. Ltd      :      Concerned about the volume of traffic the application would generate on the already dangerous A24 just south of Clarks Green roundabout. Whilst there is no indication in the application whether the volume of traffic movement is north or south on entry and exit from the site it is academic as the road in both directions at this point is not very good. Contamination with clay slurry and an increased volume of HGV is not viable and ask these factors are taken into account in the considerations [**these comments are covered within the Officer's report**].

## OFFICER REPORT

Paragraph 84, third sentence should read “*The matters raised in respect of (b) are discussed in the context of the Access and Highway Matters conditions proposed by the applicant at paragraphs 140 – 141 below*”.

Paragraph 173 is incorrect in its reference to members of the public wishing to examine the geological exposure. Viewing of the geological exposure and any fossils is to be limited to

Natural England and members of any geological associations by appointment in accordance with the condition requirements (condition 28) and dialogue that has taken place with Natural England. It is not meant for wider public access.

## HEADS OF TERM

Please find attached a revised Heads of Term with amendments.

## RECOMMENDATION

Amend the following conditions following further dialogue having taken place with Network Rail and the applicant:

Condition number	Condition wording in Officer report	Proposed amended condition wording
23(d)	(d) Details of surface water management proposals, including construction details, of the proposed drainage arrangements and water attenuation arrangements between the western flank of the quarry excavation and the railway boundary; such design to mitigate surface water from seeping into the underlying clay and does not pose a risk of flooding to the railway; <b>OR</b> such design to achieve as far as reasonably possible the minimum of seepage from the drainage ditch into the underlying ground so that the likelihood of instability or flooding to the railway is reduced to a level of risk acceptable to Network Rail	d) Details of surface water management proposals, including construction details of the proposed drainage arrangements and water attenuation arrangements between the western flank of the quarry excavation and the railway boundary; such design to ensure that (1) water does not flow on to NR property, including during flood events and (2) the minimum of seepage from the drainage ditch into the underlying ground so as not to present a ground stability risk to the adjacent railway line
46	Sufficient volumes of suitable materials shall be maintained within Phases 3 and 4 of quarry excavation as shown on drawing AB/103 rev G "Excavation and restoration phasing plan" dated 21 December 2017 at all times to form a buttress so that the toe of the western flank of the railway property boundary is suitably buttressed following three months of clay extraction.	Sufficient volumes of suitable materials shall be maintained within Phases 3 and 4 of quarry excavation as shown on drawing AB/103 rev G "Excavation and restoration phasing plan" dated 21 December 2017 at all times to form a buttress so that the toe of the western flank of the railway property boundary is suitably buttressed following three months of clay extraction.
	<b>Officer comment:</b> <i>To remain as drafted before. No changes are made by Network Rail and the applicant raises no comments on this condition now.</i>	
47	No overburden shall be tipped nor any buildings erected or haul roads constructed between the edge of the excavation of Phases 3 and 4 as shown on drawing AB/103 rev G "Excavation and restoration phasing plan" dated 21 December 2017 and the railway	No soils, restoration soils or overburden shall be tipped or stockpiled nor any buildings erected or haul roads constructed between the edge of the excavation of Phases 3 and 4 as shown on drawing AB/103 rev G "Excavation and restoration phasing plan" dated 21 December 2017 and the railway

	boundary.	boundary until such time as the excavation has been infilled to the final restoration levels.
50	Trees located along the western boundary of the application site as shown on Plan 01 "Site Location Plan" dated March 2015 shall be managed so that they shall not pose a threat to the railway line. Should any tree be identified as being a health and safety risk or diseased, it shall be removed in consultation with Network Rail. Trees planted in the vicinity of the western boundary of the site should be located at a distance in excess of their mature height from railway property and should not include deciduous trees and pines	Trees located along the western boundary of the application site as shown on Plan 01 "Site Location Plan" dated March 2015 shall be managed so that they shall not pose a threat to the railway line. Should any tree be identified as being a health and safety risk or diseased, it shall be removed in consultation with Network Rail. Trees planted in the vicinity of the western boundary of the site should be located at a distance in excess of their mature height from railway property.

Community Liaison Group

The applicant has stated they are willing to enter into a Community Liaison Group as part of this proposal.

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