

To: Planning & Regulatory Committee

Date: 7 June 2023

By: Planning Development Manager

District(s) Woking Borough Council

Electoral Division(s):
Woking South
Mr Forster

Case Officer:
Jessica Darvill

Purpose: For Decision

Grid Ref: 500320 154346

10

Title: Waste Application Reference WO/2020/0993

Summary Report

Elm Nursery, Sutton Green Road, Sutton Green, Guildford, Surrey GU4 7QD

The installation and use of an office building and welfare building ancillary to the permitted waste operations at Elm Nursery and the erection of 6 x CCTV cameras on columns, 2 x fuel storage tanks, 2 x open storage bays, 1 x electricity generator, and 1 x fuel storage container (part retrospective)

The recommendation is to GRANT planning permission ref: WO/2020/0993 subject to conditions.

Application details

Applicant

Redwood Tree Services

Date application valid

28 October 2020

Period for Determination

27 January 2021, extension of time agreed until 21 June 2023

Amending Documents

- Drawing ref: A050, rev.03 'Site Location Plan' dated 25 April 2023
- Drawing ref: A060, rev.03 'Block Plan' dated 25 April 2023
- Drawing ref: A351, rev.03 'Elevations Proposed' dated 25 April 2023
- Drawing ref: A301, rev.03 'Floor Plan Proposed' dated 25 April 2023
- Drawing ref: A800, rev.03 'Drainage System' dated 25 April 2023
- Drawing ref: 08, rev.03 'Barn Drainage System' dated 25 April 2023
- Drawing ref: 09, rev.03 'Sewage System Drainage' dated 25 April 2023
- Drawing ref: 10, rev.03 'Officer Facilities Drainage' dated 25 April 2023
- Drawing ref: 11, rev.03 'Fuel Storage and Drainage Systems as Recommended by EA' dated 25 April 2023
- Drawing ref: A701 'Irrigation and Water Distribution' dated 22 October 2020 – this has been removed as the contents of the drawing were merged with Drawing ref: A800 – Drainage System.

Illustrative material

Site Plan

Elm Nursery Plan 1

Aerial Photographs

Aerial 1: Surrounding Area

Aerial 2: Application Site

Site Photographs

Figure 1: Looking at the northern side of the site April 2023

Figure 2: Existing barn building on the eastern side permitted under WO/2015/0605 photo taken April 2023

Figure 3: Looking southwards of the site with the car parking area April 2023

Figure 4: Electricity generator to south of site Jan 2023

Figure 5: Office and welfare buildings to the south of site April 2023

Figure 6: Fuel storage tanks to the west side of site April 2023

Figure 7: Existing permitted open storage bays Jan 2023

Figure 8: Eastern boundary of the site next to Sutton Ridge House April 2023

Figure 9: Entrance Gate to Application Site July 2022

Introduction

1. At their meeting on 29 March 2023 the Planning and Regulatory (P&R) Committee resolved that the above planning application be deferred to enable the P&R Committee Members attend a site visit ahead of determining the above planning application.
2. In addition to this, during the P&R Committee a number of points were raised, this included the following:
 - Concern raised regarding this application being a retrospective application.
 - Query regarding land ownership and the application site within the wider setting of the Elm Nursery site, could the office building be accommodated within an existing building on the wider Elm Nursery site e.g. beyond the application site boundary.
 - Query regarding the need for the size of the office building proposed.
 - Query regarding bunding around the fuel storage tanks (as illustrated in Figure 6 presented at P&R Committee on the 29 March 2023) and whether Condition 13 could be strengthened to protect the local environment.
 - Query regarding flooding and surface water drainage on site.
 - Query around the very special circumstances for this application.
 - Query regarding the extension of hours proposed.

Officers will address these points in the **clarifying information** section below.

3. The Officer Report dated 29 March 2023 presented at the Planning and Regulatory (P&R) Committee on the 29 March 2023 is attached to this update report within Annex 3. There is one amendment to make to paragraph 169 of this Officer Report dated 29 March 2023 as outlined below as struck through text:

Original text:

Officers are satisfied that the details submitted to mitigate flood risk and surface water drainage are appropriate for the nature and scale of the proposed development and

~~material change of use~~. The site is 0.39 hectares in site and is located on land within the lowest probability of flooding (Flood Zone 1).

DRAWINGS

4. Since application reference: WO/2020/0993 was reported to the Planning and Regulatory (P&R) Committee on the 29 March 2023, the applicant has submitted revised plans and drawings to address the layout of the fuel storage tanks and fuels storage containers to the west of the site being incorrectly positioned on the original plans and drawings. Therefore, the following revised plans and drawings have been submitted:
- Drawing ref: A050, rev.03 'Site Location Plan' dated 25 April 2023
 - Drawing ref: A060, rev.03 'Block Plan' dated 25 April 2023
 - Drawing ref: A351, rev.03 'Elevations Proposed' dated 25 April 2023
 - Drawing ref: A301, rev.03 'Floor Plan Proposed' dated 25 April 2023
 - Drawing ref: A800, rev.03 'Drainage System' dated 25 April 2023
 - Drawing ref: 08, rev.03 'Barn Drainage System' dated 25 April 2023
 - Drawing ref: 09, rev.03 'Sewage System Drainage' dated 25 April 2023
 - Drawing ref: 10, rev.03 'Officer Facilities Drainage' dated 25 April 2023
 - Drawing ref: 11, rev.03 'Fuel Storage and Drainage Systems as Recommended by EA' dated 25 April 2023

In addition:

- Drawing ref: A701 'Irrigation and Water Distribution' dated 22 October 2020 – this has been removed as the contents of the drawing were merged with Drawing ref: A800 – Drainage System.

The Lead Local Flood Authority (LLFA) has reviewed the revised submitted drawings and raise no objection to these proposals or the detail as shown in the drawings.

STORAGE TANKS AND FUEL STORAGE CONTAINER LOCATION

5. The fuel storage tanks, and fuel storage containers remain to be located to the west of the application site. Drawing ref: A301, rev.03 'Floor Plan – Proposed' dated 25 April 2023 shows the amendments to the positioning of the fuel storage tanks and fuel storage containers. This plan is located in Annex 2 of this update report for reference. No other amendments have been made to the proposal. The Lead Local Flood Authority (LLFA) has been reconsulted on this amendment and drawings and has raised no objection.
6. Officers propose the following amendments are made to Conditions 2, 8 and 11 to reflect the updated plans and drawings. The changes are highlighted in **bold** text to assist.
7. Condition 2
Proposed amendments to Condition 2 wording:

Approved Plans

The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

- Drawing ref: A050, **rev.03** Site Location Plan **dated 25 April 2023**
- Drawing ref: A060, **rev.03** Block Plan dated **25 April 2023**
- Drawing ref: A251 Elevations as Built dated July 2020
- Drawing ref: A201, rev.01 Floor Plan as built dated July 2020

- Drawing ref: A351, **rev. 03 Elevations Proposed dated 25 April 2023**
- Drawing ref: A301, **rev.03 Floor Plan Proposed dated 25 April 2023**
- Drawing ref: A800, **rev.03 Drainage System dated 25 April 2023**
- Drawing ref: 08, **rev.03 Barn Drainage System dated 25 April 2023**
- Drawing ref: 09, **rev.03 Sewage System Drainage dated 25 April 2023**
- Drawing ref: 10, **rev.03 Officer Facilities Drainage dated 25 April 2023**
- Drawing ref: 11, **rev.03 Fuel Storage and Drainage Systems as Recommended by EA dated 25 April 2023**

Reason: For the avoidance of doubt and in the interest of proper planning.

8. Condition 8
Proposed amendments to Condition 8 wording:

Office Building Use

The office building and welfare facilities hereby permitted as shown on Drawing A301 **rev. 03 'Floor Plan Proposed' dated 25 April 2023**, shall be used solely in connection with the waste management activities as permitted by planning permission ref: WO/2015/0605 dated 18 August 2016 site and for no other purpose.

Reason: To enable the County Planning Authority to control the development and to minimise its impact on the amenities of the local area in accordance with Policy 14 of the Surrey Waste Local Plan (2020); Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).

9. Condition 11
Proposed amendments to Condition 11 wording:

Surface Water Drainage

Surface water drainage shall be maintained in accordance with the details submitted under the following documents:

- Planning Statement (document ref: FL11437, rev.1) dated 8 May 2020
- Technical Note – Drainage, Mayer Brown dated 18 November 2016 – Approved Strategy under planning permission ref: WO/2017/0102 dated 31 March 2017
- Condition 11 Details dated 6 December 2016 – Approved Strategy under planning permission ref: WO/2017/0102 dated 31 March 2017
- Sustainable Drainage System Details, Fuller Long dated 26 March 2021
- Drainage Cover Note, Redwood Tree Services Ltd dated 21 September 2021
- Drainage Details (email) dated 10 October 2022
- Drawing ref: A800, **rev.03 Drainage System dated 25 April 2023**
- Drawing ref: 08, **rev.03 Barn Drainage System dated 25 April 2023**
- Drawing ref: 09, **rev.03 Sewage System Drainage dated 25 April 2023**
- Drawing ref: 10, **rev.03 Officer Facilities Drainage dated 25 April 2023**
- Drawing ref: 11, **rev.03 Fuel Storage and Drainage Systems as Recommended by EA dated 25 April 2023**

This drainage scheme shall be implemented and maintained for the duration of the development hereby permitted.

Reason: In accordance with paragraph 167 of the National Planning Policy Framework 2021 to ensure that flood risk is not increased onsite or elsewhere; and in accordance with Policies 13 and 14 from the Surrey Waste Local Plan (2020); Policy CS9 from the

CLARIFYING INFORMATION

Retrospective Applications

10. The proposal seeks consent for the installation and use of an office building and welfare building ancillary to the permitted waste operations at Elm Nursery and the erection of 6 x CCTV cameras on columns, 2 x fuel storage tanks, 2 x open storage bays, 1 x electricity generator, and 1 x fuel storage container. The application is in part retrospective in that the office building, welfare building, CCTV cameras on columns, fuel storage tanks, electricity generator and fuel storage container are already installed /sited on the application site.
11. This retrospective application has occurred from changes in the operation of the site for a variety of reasons, such as changes in the market (supply/demand), and changes in machinery. The purpose of the retrospective application is to assess whether unregulated changes are suitable for the site in regards to national and Development Plan policy. Retrospective applications are assessed in the same manner as to any other application, there is no bias towards approval or granting permission just because it is retrospective. Where applications are refused appropriate enforcement actions can be considered (in accordance with Surrey County Council's Planning Enforcement and Monitoring Protocol).

Landownership and the Application Site

12. The site description is outlined within the Officers Report dated 29 March 2023 in Paragraphs 1-5. The application site that this proposal relates to is an open yard that is located on the northern half of the wider Elm Nursery site. The application site is a planning unit in its own right and is not part of the surrounding operations (café, horticultural nursery, and petting zoo) that operate at Elm Nursery. The planning unit for the application site is defined by a gate and fencing separating the application site from the wider Elm Nursery site. The applicant (Redwood Trees Ltd) does not own the land and this land is rented. Therefore, the operations that are undertaken by the applicant are required to be undertaken within the planning boundary of the application site. The structures proposed under this application are directly ancillary to the sustainable forestry and waste management operations that take place within the planning unit and are therefore required to be within this planning boundary of the application site and could not be located elsewhere within the wider Elm Nursery site. The site planning boundary is shown on Drawing ref: A050, rev.03 'Site Location Plan' dated 25 April 2023. For ease of reference this has been attached to the Annex 1 of this update report.

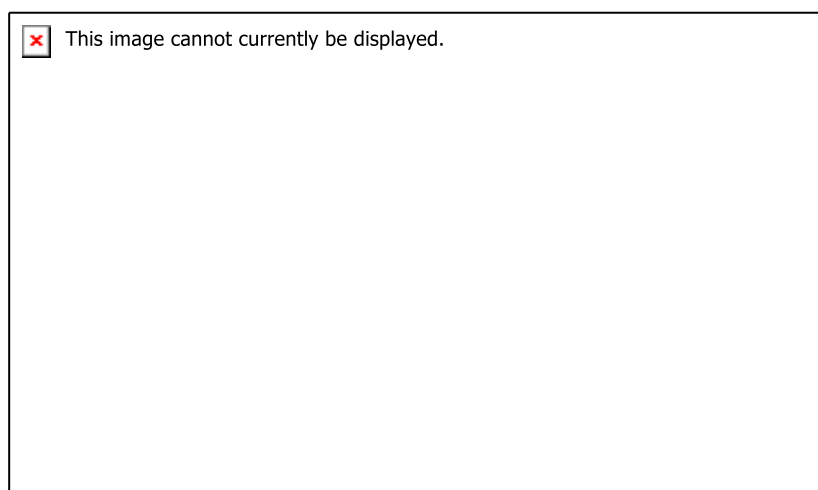
Office Building Proposed

13. As outlined in the Officers Report dated 29 March 2023 in Paragraph 52, the office building is located to the south of the site and is a container style building which is approximately 6.1 metres (m) in length by 2.4m in width and 2.4m in height. The applicant outlines in the Planning Statement that the office is required to co-ordinate operations on the site and for administrative work to support the objective of sustainable forestry and waste management. The office is currently used by two members of staff in connection with the waste management business. The office building is constructed in a dark green colour and is smaller in height than the existing permitted barn building on site. Officers are satisfied that the office is the minimum requisite required to provide adequate space for two members of staff to work in and that there is no other building in

the planning unit where the office could be provided. Figure 11 presented at the P&R Committee on the 29 March 2023 showed the office building and associated welfare unit.

Fuel Tank Bunding

14. As illustrated in Figure 6 presented at the P&R Committee on the 29 March 2023 there were various points where the bunding around the fuel tanks were incomplete and therefore this bunding would not function as designed to protect the local environment. Officers visited the site on the 4 April 2023 (see image below) where it was noted that the bunding has since been fixed and this bunding provides the suitable protection to the environment as stipulated by the Environmental Agency's (EA) guidelines. The applicant outlined at the site visit that the reason that the bunding had been incomplete was that a driver had driven into the bund accidentally and weakened specific points of the bund which had led to the bunding being broken in various points. Since January 2023 (when Figure 6 had been taken) this bunding had been mended. The EA has raised no objection during the consultation period for this proposal and recommended an informative on regarding the pollution and the ownership of that pollution.



Fuel Bunding on Officers Site Visit dated 4 April 2023

15. With regards to Condition 13, Officers propose the following amendments
Condition 13 wording presented to March Planning and Regulatory Committee

Fuel Tank and Fuel Storage Containers

Any oil, fuel, lubricant or other potential pollutant shall be handled in such a manner as to prevent pollution of any watercourse or aquifer. This shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and the walls of the bunded area shall be impervious to both fuel and any liquid stored therein.

Reason: To prevent pollution of water environment in accordance with Policy 14 of the Surrey Waste Local Plan 2020.

Proposed amendments to Condition 13 wording:

Fuel Tank and Fuel Storage Containers

Any facilities for the storage of chemicals and fuels shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To protect groundwater from contaminants and pollution in accordance with Policy 14 of the Surrey Waste Local Plan 2020.

Flooding and Surface Water Drainage on Site

16. With regards to flooding and surface water drainage this is addressed within the Officer Report dated 29 March 2023 in Paragraphs 153 to 169. The site is located within flood zone 1 (low probability), however the site is also identified by the Environment Agency (EA) as being at significant risk of surface water flooding. In light of this, the parent permission for use of this site for waste management purposes (WO/2015/0605) was subject to Condition 11 which required approval of a scheme disposing of surface water by means of a sustainable drainage system. In accordance with this condition details of a scheme for disposing of surface water by means of sustainable drainage system was approved under planning permission WO/2017/0102 dated 31 March 2017. As this application is increasing the impermeable area the applicant has put forward proposed changes to the existing soakaway scheme to accommodate for this additional increase in the impermeable area. These are outlined in the following drawings: drawing ref: 08, rev.03 'Barn Drainage Systems' dated 25 April 2023; drawing ref: 09, rev.03 'Sewage System Drainage' dated 25 April 2023; drawing ref: 10, rev.03 'Office Facilities Drainage' dated 25 April 2023; and drawing ref: 11, rev. 03 'Fuel Storage and Drainage Systems as Recommended by the EA' dated 25 April 2023. The soakaway proposed is approximately 19m x 0.5m x 3.5m in size, with the gravel pit by the new office building approximately 15m x 0.3m x 0.3m in size, and the gravel pit by the oil storage building approximately 8m x 0.3m x 0.6m in size. The Lead Local Flood Authority (LLFA) has reviewed the submitted drawings and raise no objection to these proposals, and the EA have also reviewed the documents submitted for the proposed development and raise no objections.
17. Officers acknowledged that the photographs presented to the March committee were taken in January 2023 following a period of intense rainfall of which led to some surface water on site. Officers provided additional figures during the P&R Committee on the 29 March 2023 which showed the site at June 2022 where there was no surface water observed on site.

Very Special Circumstances

18. The applicant puts forward very special circumstances in Paragraph 195 of the Officer Report dated 29 March 2023. These structures proposed as part of this application are considered ancillary to the existing waste management facility and there is a requirement for them to be co-located on the existing site.
19. As outlined in the Surrey County Council guidance on Alternative Site Assessment (ASA): [Alternative Site Assessment Guidance \(surreycc.gov.uk\)](https://www.surreycc.gov.uk/alternative-site-assessment-guidance) It states:

To demonstrate compliance with Policy 9 an ASA will be required in most circumstances for waste management development in the Green Belt. However, an ASA may not be relevant to site specific proposals in some instances, including development of or at an existing waste management site.

As the structures proposed are ancillary to the existing waste management facility, Officers consider in this instance an alternative site assessment is not required.

20. The application site is a separate planning unit within the wider Elm Nursery site separated by gates and fencing from the wider Elm Nursery site. Given the proposed structures are inextricably linked to the sustainable wood and waste management operation, Officers are satisfied that it is both necessary and reasonable for these structures to be sited within the planning unit for those operations and not within the planning unit of the wider Elm Nursery site which are of different uses.
21. In assessing the proposal against the context of the Green Belt, an assessment of what the harm to the Green Belt for this proposal in terms of the harm itself, openness, and whether the very special circumstances presented outweigh the harm as set out in the NPPF is required.
22. Officers recognise this proposal would encroach on the openness of the Green Belt by virtue of the proposed structures and CCTV poles. Officers recognise the proposal would cause harm to the Green Belt by virtue of inappropriateness and harm to the openness given its physical structure and presence, therefore very special circumstances must be demonstrated to outweigh this harm.
23. Officers consider that the factors advanced by the applicant as very special circumstances above demonstrates that the inclusion of the office building, welfare building, electricity generator, fuel tanks and storage, and CCTVs are ancillary to the operational use of the site that is already permitted under planning permission WO/2015/0605 and recognise the need to be located in close proximity to where the waste is arising and to be located within the existing waste management facilities to support the existing operations of the existing waste management facility . There are no other locations for these structures to be located outside of the Green Belt area without leading to further disruption in terms of vehicle movement and development to the local area.
24. With regard to the other purposes of including land in the Green Belt, when considered against the use of the existing site permitted under planning permission WO/2015/0605, Officers consider the proposed development would not encroach on the countryside and therefore would assist in safeguarding the countryside from encroachment. Officers consider the proposal would not cause sprawl of large built-up areas, would not cause neighbouring towns to merge into one another, would not impact on the setting or special character of historic towns; and as no impact on influencing urban regeneration. Consequently, Officers concur that the proposal does not conflict with these purposes of the Green Belt. Regarding permanence, Officers recognise the proposal would be for permanent structures to support an already existing and operational waste management facility.
25. Officers also recognise that this proposal supports opportunities for a sustainable way to move waste up the waste hierarchy. The additional two storage bays allows for the storage of the wood chip to be formalised on site and prevents the development from encroaching beyond the existing boundaries of the site.
26. In terms of other harm, in accordance with Paragraph 148 of the NPPF (2021), the impact of the development needs to be assessed in terms of any other harm resulting from the proposal in addition to the inappropriateness.

27. Paragraph 148 of the NPPF (2021) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very Special Circumstances; will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. In conclusion, Officers are therefore satisfied the factors advanced by the applicant amount to very special circumstances which outweigh the harm by reason of inappropriateness to the Green Belt and other harm resulting from the proposal. Officers are satisfied that subject to the imposition of conditions there would be no other harm resulting from the proposal. Officers therefore consider that very special circumstances exist which justify permitting the proposed development in the Green Belt. Accordingly, the development would not conflict with Policy 9 of the Surrey Waste Local Plan 2020, Policy CS6 of the Woking Borough Council Core Strategy 2012 and Policy DM13 of the Woking Local Development Management Policies Development Plan Document 2016 and Officers consider that planning permission should be granted subject to Conditions.

Extension of Hours Proposed

28. As discussed within the Officer report dated 29 March 2023, the applicant is not proposing to change the operational hours on site. As outlined in Condition 4 of the parent permission (WO/2015/0605) vehicles and personnel are permitted to access the site 30 minutes before and 30 minutes after the permitted operational hours. In this application (WO/2020/0993) the applicant is seeking to extend this by an additional 30 minutes Monday to Friday only, to allow personnel to access and exit the site up to an hour before and after the permitted operational hours. This would allow the existing 6 vehicles entering and leaving the site to access and exit the site across an hour, rather than across 30 minutes helping staff to avoid the rush hours in the local area. The proposed Condition 5 of planning application WO/2020/0993 outlines that the running of all other vehicles, and all plant on site shall not be used during this time, and no changes to the operational hours on site are permitted.

REPRESENTATIONS

29. No further representations have been received for this application at the time of Officers writing this update report.

Human Rights Implications

30. 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.
31. Officers do not consider that this application should interfere with any Convention right. The applicant must of course ensure that all CCTV equipment affects only activities within the application site and in any event complies with the General Data Protection Regulation (GDPR) which applies to video surveillance which may include personally identifiable information. It is mandatory to comply with the GDPR and avoid data privacy violations.

Conclusion

32. Officers consider that clarifications provided alongside the site visit organised for the 2 June 2023, meet the points raised by Members at the committee meeting of 29 March

2023. The Conditions are those as set out within the original report of 29 March 2023, with the amendment to Conditions 2, 8, and 11 to amend the references to plans which have been updated as outlined above, and Condition 13 has been amended as outlined above regarding the fuel storage tanks and bunds.

Recommendation

33. Accordingly, Officers recommend that planning permission ref: **WO/2020/0993** is **GRANTED** subject to conditions.

Conditions:

Commencement

1. The development to which this permission relates to shall begin no later than the expiration of three years beginning with the date of this permission.

Approved Plans

2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:
- Drawing ref: A050, rev.03 'Site Location Plan' dated 25 April 2023
 - Drawing ref: A060, rev.03 'Block Plan' dated 25 April 2023
 - Drawing ref: A251 'Elevations as Built' dated July 2020
 - Drawing ref: A201, rev.01 'Floor Plan as built' dated July 2020
 - Drawing ref: A351, rev.03 'Elevations Proposed' dated 25 April 2023
 - Drawing ref: A301, rev.03 'Floor Plan Proposed' dated 25 April 2023
 - Drawing ref: A800 rev.03 'Drainage System' dated 25 April 2023
 - Drawing ref: 08, rev.03 'Barn Drainage System' dated 25 April 2023
 - Drawing ref: 09, rev.03 'Sewage System Drainage' dated 25 April 2023
 - Drawing ref: 10, rev.03 'Officer Facilities Drainage' dated 25 April 2023
 - Drawing ref: 11, rev.03 'Fuel Storage and Drainage Systems as Recommended by EA' dated 25 April 2023

Permitted Development Rights

3. Notwithstanding any provision to the contrary under Schedule 2 Part 2 (Class A); Part 4 (Class A); and Part 7 (Class I, J and L); of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent Order: No plant, building or machinery whether fixed or moveable shall be erected or extended on the application site without prior written approval of the County Planning Authority in respect to the location, design, specification and appearance of the installation, such details to include predicted levels of noise emission and their tonal characteristics; and no gates, fences, walls, other means of enclosure, or hard surface shall be installed, constructed or erected at the application site.

Hours of Operation

4. The development hereby permitted shall only be undertaken between 08:00 hours to 17:00 hours Monday to Friday and 08:00 hours to 13:00 hours on Saturdays. The application site shall only be accessed by vehicles and personnel 1 hour before the permitted operational times on Monday to Friday and shall be closed in all respects no later than 1 hour after permitted operational times. The application site shall only be

accessed by vehicles and personnel 30 minutes before the permitted operational times on a Saturday and shall be closed in all respects no later than 30 minutes after permitted operational times.

No working shall be undertaken on Sundays or bank, public or national holidays. This condition shall not prevent emergency operations, but these are to be notified in writing to the County Planning Authority within 3 working days of such emergency works commencing.

5. During the additional 2 hours (Monday to Friday, 07:00 to 08:00 hours and 17:00 to 18:00 hours) and additional 1 hour (Saturday 07:30 to 08:00 and 13:00 to 13:30) permitted for staff to access the site, the running of all other vehicles (other than vehicles used by staff to arrive and depart the site) and all plant on site shall not be used.
6. The generator shall only be used between 08:00 to 09:00 hours and 16:00 to 17:00 hours Monday to Friday and then 08:00 to 09:00 and 12:00 to 13:00 hours on Saturdays. The generator shall not be used on Sundays or bank, public or national holidays.

Operational Throughput

7. As permitted under planning permission WO/2015/0605 dated 18 August 2015, no more than 1,000 tonnes of arboricultural waste shall be imported to the application site per annum. No other types of waste materials shall be imported to the application site. Accurate records of the volumes of waste imported to the application site shall be maintained for up to 12 months at any one time and shall be submitted to the County Planning Authority on 1 March and 1 September each year for the duration of the development hereby permitted.

Office Building Use

8. The office building and welfare facilities hereby permitted as shown on Drawing A301 rev. 03 'Floor Plan Proposed' dated 25 April 2023, shall be used solely in connection with the waste management activities as permitted by planning permission ref: WO/2015/0605 dated 18 August 2016 site and for no other purpose.

Electric Generator

9. The metal container that houses the electricity generator hereby permitted shall be provided with a dark green painted external finish (RAL 6009 – Fir Green / RAL 6028 – Pine Green, or equivalent colour agreed in writing with the County Planning Authority) within 3 months of the date of this permission, and shall be retained as such thereafter.

Noise

10. The rating of noise arising from any operation, plant or machinery on the application site, when assessed using BS4142:2014 + A1:2019 shall not exceed a level of 5dB above the prevailing background sound level during any 1-hour period. The prevailing background sound level shall be agreed with the County Planning Authority.

Surface Water Drainage

11. Surface water drainage shall be maintained in accordance with the details submitted under the following documents:

- Planning Statement (document ref: FL11437, rev.1) dated 8 May 2020
- Technical Note – Drainage, Mayer Brown dated 18 November 2016 – Approved Strategy under planning permission ref: WO/2017/0102 dated 31 March 2017
- Condition 11 Details dated 6 December 2016 – Approved Strategy under planning permission ref: WO/2017/0102 dated 31 March 2017
- Sustainable Drainage System Details, Fuller Long dated 26 March 2021
- Drainage Cover Note, Redwood Tree Services Ltd dated 21 September 2021
- Drainage Details (email) dated 10 October 2022
- Drawing ref: A800, rev.03 'Drainage System' dated 25 April 2023
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- Drawing ref: 09, rev. 03 'Sewage System Drainage' dated 25 April 2023
- Drawing ref: 10, rev. 03 'Officer Facilities Drainage' dated 25 April 2023
- Drawing ref: 11, rev. 03 'Fuel Storage and Drainage Systems as Recommended by EA' dated 25 April 2023

This drainage scheme shall be implemented and maintained for the duration of the development hereby permitted.

Wood Chip

12. No composting shall take place on the application site. Wood chip shall not be turned mixed or treated in any manner whilst on the application site. All wood chip, and residual waste material generated as a result of the development hereby permitted (branches, leaves, twigs etc.) shall be removed from the application site on a monthly basis. Accurate records of the volumes of wood chip produced on the application site on a monthly basis, and wood chip and residual waste removed from the application site on a monthly basis shall be maintained for up to 12 months at any one time and shall be submitted to the County Planning Authority on 1 March and 1 September each year for the duration of the development hereby permitted.

Fuel Tank and Fuel Storage Containers

13. Any facilities for the storage of chemicals and fuels shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Stockpiles

14. No stockpile on the application site, or within the storage bays permitted, shall exceed 3m in height at any time.

Burning

15. No wood waste shall be burnt on the application site at any time.

Data Protection

16. The six CCTV cameras installed as part of the development hereby permitted shall only be operated in accordance with the Data Protection Act 2018, the Freedom of Information Act 2000, the Protection of Freedoms Act 2012, the Human Rights Act 1998, the Protection of Freedoms Act 2012 (Code of Practice for Surveillance Camera Systems and Specification of Relevant Authorities) Order 2013, and the UK General Data Protection Regulation (GDPR) or any act or procedures revoking or enacting these.

Lighting

17. No artificial external lighting shall be installed or used at the site other than in accordance with details first submitted to and approved in writing by the County Planning Authority.

Reasons:

1. To comply with Section 91(1)(a) of the Town and County Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interest of proper planning.
3. In the interest of local amenity and the environment, and so as to maintain the openness of the Green Belt in accordance with Policies 9, 13 and 14 of the Surrey Waste Local Plan 2020 and Policy CS6 of Woking Borough Council Core Strategy (2012) and Policy DM13 of Woking Local Development Management Policies Development Plan Document (2016) respectively.
4. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
5. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
6. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
7. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
8. To enable the County Planning Authority to control the development and to minimise its impact on the amenities of the local area in accordance with Policy 14 of the Surrey Waste Local Plan (2020); Policy CS21 from the Woking Borough Council Core Strategy

(2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).

9. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; and Policies CS21 and CS24 from the Woking Borough Council Core Strategy (2012).
10. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
11. In accordance with paragraph 167 of the National Planning Policy Framework 2021 to ensure that flood risk is not increased onsite or elsewhere; and in accordance with Policies 13 and 14 from the Surrey Waste Local Plan (2020); Policy CS9 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
12. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).
13. To protect groundwater from contaminants and pollution in accordance with Policy 14 of the Surrey Waste Local Plan 2020.
14. In the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020.
15. In the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020.
16. To enable the County Planning Authority to control the development and to ensure that the development is undertaken in accordance with Policy 14 of the Surrey Waste Local Plan (2020); and Policy CS21 from the Woking Borough Council Core Strategy (2012).
17. To comply with the terms in the application and in the interests of the local environment and amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020; Policy CS21 from the Woking Borough Council Core Strategy (2012); and Policy DM5 from the Woking Local Development Management Policies Development Plan Document (2016).

Informatives:

1. The applicant is reminded that operations on site regarding wood chipping and wood splitting should be undertaken in accordance with the requirements outlined under Conditions 5, 8, 9 and 10 of the existing planning permission ref: WO/2015/0605 dated 18 August 2016.
2. The applicant is reminded that the noise control on the facilities operations should be in accordance with the requirements under Condition 7, 8, 9, and 10 in respect of noise control of the existing planning permission ref: WO/2015/0605 dated 18 August 2016.
3. The applicant is reminded that the vegetation on site must be maintained in accordance with Condition 13 of planning permission ref: WO/2015/0605 dated 18 August 2016.
4. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning and Consenting Team via SUDS@surreycc.gov.uk.

5. The Applicant's attention is drawn to the Environment Agency (EA) advice as set out in their letter dated 13 November 2020 regarding pollution. Businesses have a duty to ensure they do not cause or allow pollution. Pollution is when any substance not naturally found in the environment gets into the air, water or ground.

The EA have a number of publications available to help you do this, including but not limited to;

<https://www.gov.uk/guidance/pollution-prevention-for-businesses>

<https://www.gov.uk/dispose-business-commercial-waste>

<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>

<https://www.gov.uk/oil-storage-regulations-and-safety>

6. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on flooding and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

Contact Jessica Darvill

Tel. no. 020 8541 8095

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Woking Borough Council planning register for this application can be found under application reference WO/2020/0993.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

[National Planning Policy for Waste \(2014\)](#)

The Development Plan

[Surrey Waste Local Plan 2019-2033](#)

[Woking Borough Council Core Strategy \(2012\)](#)

[Woking Borough Council Development Management Plan Development Plan Document \(2016\)](#)

Other Documents

[Alternative Site Assessment Guidance \(surreycc.gov.uk\)](#)

[Surrey County Council's Planning Enforcement and Monitoring Protocol \(2022\)](#)

Annex 1: Drawing ref: A050, rev.03 'Site Location Plan' dated 25 April 2023

Annex 2: Drawing ref: A301, rev.03 'Floor Plan – Proposed' dated 25 April 2023

Annex 3: Officer Report Waste Application (WO/2020/0993) dated 29 March 2023 - Elm Nursery
