

UPDATE SHEET

MINERALS/WASTE SP23/00160/SCC

DISTRICT(S) SPELTHORNE

Land at Queen Mary Quarry, Ashford Road, Laleham, Surrey, TW18 1QF

Siting and use of a conveyor to transport mineral extracted from Manor Farm (Laleham) to the mineral processing plant at Queen Mary Quarry as an alternative to the conveyor proposed in planning permission ref: SP12/01132 dated 23 October 2015 (retrospective)

Summary of Planning Issues

The paragraph numbers provided in this section should be updated to read as follows:

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Flood Risk	Yes	82-86
Hydrology and Hydrogeology	Yes	87-88
Noise	Yes	89-92
Air Quality and Dust	Yes	93-94
Landscape and Visual Impact	Yes	95-97
Ecology and Biodiversity	Yes	98-106
Green Belt	Yes	107-120

Relevant Planning History

Paragraph 6

Amend start of 1st sentence to read as follows:

“Minerals and waste activity currently permitted at the QMQ site ...”

Paragraph 7

Amend final sentence of paragraph 7 to change the reference to the restoration end date from 2033 to “2038”.

Paragraph 9

Insert a new second sentence to read as follows:

“The application also included the erection of a concrete batching plant and an aggregate bagging plant inside the processing yard at QMQ.”

Paragraph 11

Add a new 1st sentence to read as follows:

“The Manor Farm permission has been implemented although mineral extraction has not yet commenced.”

Paragraph 14

Replace third sentence with two new sentences to read as follows:

“The conveyor would run above ground apart from two sections beyond the application site boundary which are routed through two separate temporary culverts constructed under Ashford Road and Footpath 30. It would comprise a rubber belt mounted approximately 1m above ground level.”

Consultations and Publicity

Paragraph 27 / Footnote 1

Replace Footnote 1 with the following text:

“No evidence of protected species were found during a Phase 1 Habitat Survey undertaken in July 2022, which informed the updated Ecological Assessment requested by SCC. As a consequence, such species have been screened out of further consideration in terms of the potential effects on the construction and operation of the conveyor and the continued operations within the processing yard. The County Ecology Officer is satisfied with the proposed amendment to the conveyor route, and the efforts taken to preserve the ecological interest of the site. Further, they consider that the updated Ecological Assessment is thorough, and that the mitigation measures stipulated for the construction of the conveyor, would protect the ecological receptors from significant adverse effects.”

Planning Considerations

Paragraphs 69, 94 and 115

Replace the bracketed text in paragraph 69 line 2, paragraph 94 line 4 and paragraph 115 line 3 with the following wording:

“(as is proposed to be amended under planning application ref: SP22/01006)”.

Paragraph 98

Amend beginning of 2nd sentence to read as follows:

“Appendix 2 of the ES Addendum dated January 2023 includes Supplementary Ecological Information (SEI) dated September 2022 ... habitats and flora undertaken in 2022.”

Human Rights

Amend the wording of paragraph 123 to read as follows:

“In this case, it is recognised the development has the potential to impact on the local environment and local amenity in terms of noise and ecology. Issues and concerns have been raised in relation to the impact on ecology. These, together with the impact on noise, have been acknowledged and assessed in the Ecology and Biodiversity and Noise sections of the report. It is recognised that there may be some impact on noise resulting from the two new conveyor change points and some impact on ecology from vegetation clearance to accommodate the conveyor. The scale of the impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1 and, if planning permission were to be granted any impact is capable of being controlled or mitigated by the measures incorporated in the planning application proposal and the imposition of planning conditions. As such this proposal is not considered to interfere with any Convention right. Further, it is considered that the wider community needs and benefits that would result from the transportation of the mineral by conveyor to the existing processing plant

at QMQ to facilitate the supply of aggregates for which a need exists outweighs any impact on individuals.”

Conclusion

Paragraph 125

Amend the wording of line 3 to read as follows:

“permitted under planning permission ref: SP12/01132, whilst avoiding ecological”

Paragraph 126

Replace reference to ‘updated’ with “amended” in line 2.

Insert New Paragraph

Insert a new paragraph 128 to read as follows:

“Having had regard to the environmental information contained in the Environmental Statement, national and development plan policy, consultee views and the concerns raised by local residents, subject to the imposition of planning conditions, Officers consider that the development would not result in any unacceptable environmental or amenity impacts and that very special circumstances exist to outweigh the identified harm to the Green Belt. The applicant has demonstrated that the proposed development is necessary in order to enable the sustainable transport of mineral from land at Manor Farm to the existing mineral processing plant at QMQ for processing. Officers are therefore satisfied that planning permission can be granted subject to conditions.”

Conditions

Condition 2

Delete reference to drawing nos. 001A Rev 2 Groundwater Contours - June 2023 dated November 2024 and 001B Rev 2 Groundwater Contours - January 2024 dated November 2024 as these relate to planning application ref: SP22/01006/SCRVC which is included under Item 7 of this agenda.

Insert reference to Drawing No. QMQ/016 Overhead Power Cable Survey above Proposed Conveyor dated 19 November 2013.

Condition 3

Amend wording of Condition 3 (Duration of Development) to correct the planning permission reference, as follows:

All plant and equipment hereby permitted shall only be used in connection with planning permission ref: SP12/01132 dated 15 October 2015 and subsequent permissions, for the extraction of mineral from Manor Farm, and thereafter removed from the site on cessation of extraction from Manor Farm and the land restored in accordance with the details and timescales approved under planning permission ref: SP07/1276 dated 15 January 2009, and any approved variations to the detail and timing.

Condition 4

Change Condition title from Lighting to “Hours of Operation”.

Condition 5

Amend wording to read as follows:

The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment and Surface Water Drainage Strategy, version 3, SLR, dated March 2023 (SLR Ref: 422.09885.00038), as contained in Appendix 4.1 of the Manor Farm Quarry Environmental Statement Addendum, Wardell Armstrong LLP, version 3.0 dated March 2023.

Condition 7

Amend wording of Condition 7 to read as follows:

Within three (3) months of the date of this decision, details of the height and alignment and material of the localised screening (hay bales) for conveyor change points 3 and 4, as specified in paragraphs 11.6.16 and 11.7.3 of the Environmental Statement (ES), Wardell Armstrong LLP, dated July 2012; paragraphs 2.16 to 2.17 of the ES Addendum, Brett Aggregates Ltd (BAL) dated January 2023; and Drawing no. ST13443-PA2 rev A Application Area dated 24 April 2013, shall be submitted to the County Planning Authority for approval in writing to demonstrate the operation of the conveyor can comply with the L90 + 0 noise criterion specified in paragraph 2.15 of the ES Addendum, BAL dated January 2023. The localised screenings are to be constructed in accordance with the approved details and maintained in good condition until completion of extraction and use of the conveyor system to transport mineral to the Queen Mary Quarry processing plant, with the monitoring and maintenance of the barriers to be included within the site integrated management system.

Reasons

The reasons set out in the Officer report should be updated as follows.

Reason 1

Amend wording of Reason 1 to read as follows:

“To ensure that the management and staff responsible for the day-to-day operation of the site are fully acquainted with the approved schemes and conditions in the interests of proper planning and to assist the County Planning Authority exercise control over the development hereby permitted and minimise the impact of the development in accordance with Surrey Minerals Plan 2011 Core Strategy Policies MC3, MC14 and MC17.”

Reason 3

Amend wording of Reason 3 to read as follows:

“To enable the County Planning Authority to exercise planning control over the development, minimise the impact on local amenity, ensure that restoration takes place to a high standard and in a manner that is sympathetic to the character and setting of the wider area and is capable of sustaining an appropriate after-use in accordance with Policies MC14 and MC17 of the Surrey Minerals Plan 2011 Core Strategy Development Plan Document.”

Reason 4

Replace Reason 4 with the following wording:

“To reduce light pollution and ensure minimum disturbance and avoid nuisance to the locality in accordance with Policy EN13 of the Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009, and Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy Development Plan Document.”

Reason 5

Replace Reason 5 with the following wording:

“To reduce the impact of flooding both on and off site in accordance with paragraph 181 of the National Planning Policy Framework 2024, Policy LO1 of the ‘Spelthorne Borough Core Strategy and Policies Development Plan Document’ February 2009, and Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy Development Plan Document.”

Reason 6

Amend wording of Reason 6 to read as follows:

“To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework 2024 and Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy Development Plan Document.”

Reason 7

Replace Reason 7 with the following wording:

“To ensure minimum disturbance and avoid noise nuisance to the locality in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy Development Planning Document and Policy EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document February 2009.”

Reason 10

Delete Reason 10 in its entirety.

Informatives

Informative 1

Delete Informative 1 in its entirety and renumber subsequent Informatives from 2-8 to 1-7 accordingly.

New Informative

Add new Informative 8 to be worded as follows:

“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, and 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. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 39 of the National Planning Policy Framework 2024.”

Background Papers / Government Guidance / The Development Plan

After ‘Spelthorne Local Plan 2001 Saved Policies’, insert reference to: “Pre-submission Spelthorne Local Plan 2022”

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