

**UPDATE SHEET**

**MINERALS/WASTE SP18/00282/SCC**

**DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL

**Land at Oakleaf Farm, Horton Road, Stanwell Moor, Surrey TW19 6AP**

**The construction and use of a recycling, recovery and processing facility for construction and demolition waste on a site of approximately 9.4 hectares without compliance with Condition 3 of planning permission ref: SP17/00438/SCC dated 7 September 2017 to allow 55 heavy goods vehicles to be based at the site and to be located within the designated lorry parking area, and for 55 heavy goods vehicles (110 movements) to access and egress the site between the hours 18:00 to 07:00 Monday to Saturday, and 13.00 on a Saturday to 07.00 on a Monday .**

**RECOMMENDATION**

1. Conditions 3, 4, 6, 10, 13 and 18 are amended as follows: (changes in bold and underlined)

Conditions:

**Condition 3 Hours of Working**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>The development hereby permitted shall allow the limited site access and egress of 55 heavy goods vehicles (HGV) (defined as any vehicle in excess of 3.5 tonnes gross vehicle weight) based at the site and to be located within the lorry parking area shown on Drawing No.2056/13 (Location of Dedicated Lorry Parking Area) outside of the hours of working specified in Condition 2 of this permission. There shall be no more than a total number of 110 HGV vehicle movements between the following times:</p> <p>1800 Monday to 0700 Tuesday                      1800 Tuesday to 0700 Wednesday                      1800 Wednesday to 0700 Thursday                      1800 Thursday to 0700 Friday                      1800 Friday to 0700 Saturday, and                      1300 on a Saturday to 0700 Monday morning</p> <p>The operator of the site shall maintain accurate records of the number of HGV movements accessing and egressing the site daily between these times (including vehicle prefix) and these records shall be made available to the County Planning Authority within 5 working days upon written request.</p>	<p>The development hereby permitted shall allow the limited site access and egress of 55 heavy goods vehicles (HGV) (defined as any vehicle in excess of 3.5 tonnes gross vehicle weight) based at the site and to be located within the lorry parking area shown on Drawing No.2056/13 (Location of Dedicated Lorry Parking Area) <b><u>dated 7 June 2018</u></b> outside of the hours of working specified in Condition 2 of this permission. There shall be no more than a total number of 110 HGV vehicle movements between <b><u>each of</u></b> the following times:</p> <p>1800 Monday to 0700 Tuesday                      1800 Tuesday to 0700 Wednesday                      1800 Wednesday to 0700 Thursday                      1800 Thursday to 0700 Friday                      1800 Friday to 0700 Saturday, and                      1300 on a Saturday to 0700 Monday morning</p> <p>The operator of the site shall maintain accurate records of the number of HGV movements accessing and egressing the site daily between these times (including vehicle prefix) and these records shall be made available to the County Planning Authority within 5 working days upon written request.</p>

**Condition 4 Hours of Working**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>There shall be no loading and unloading by any vehicles except between the following times:</p> <p>0700-1800 Mondays to Fridays 0700-1300 Saturdays</p> <p>There shall be no loading &amp; unloading on a Sunday or any public holiday.</p>	<p>There shall be no loading and unloading <b>of</b> any vehicles except between the following times:</p> <p>0700-1800 Mondays to Fridays 0700-1300 Saturdays</p> <p>There shall be no loading <b>and</b> unloading on a Sunday or any public holiday.</p>

**Condition 6 Operation**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>Only commercial and industrial and construction and demolition waste shall be imported onto the application site as outlined within the application documents for handling and processing at the site and within the Materials Recycling Facility (MRF) building. All other waste shall be removed from the site and disposed of at a suitably licensed landfill.</p>	<p>Only commercial and industrial and construction and demolition waste shall be imported onto the application site as outlined within the application documents for handling and processing at the site and within the Materials Recycling Facility (MRF) building. All other waste shall be removed from the site and disposed of at a suitably licensed <b>facility</b>.</p>

**Condition 10 Operation**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>The two profile height posts erected within the stockpiling area as delineated on Plan 1163/6N to display the profile heights and maintained for the duration of the use hereby authorised.</p>	<p>The two profile height posts erected within the stockpiling area as delineated on <b><u>Drawing No.1163/6N Site Layout Plan dated January 2008 (Revision N dated March 2009)</u></b> to display the profile heights and maintained for the duration of the use hereby authorised.</p>

**Condition 13 Traffic and Highways**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>The parking/turning area as shown on Drawing No.2056/13 (Location of Dedicated Lorry Parking Area) shall be used and retained exclusively for its designated purpose.</p>	<p>The parking/turning area as shown on Drawing No.2056/13 (Location of Dedicated Lorry Parking Area) <b><u>dated 7 June 2018</u></b> shall be used and retained exclusively for its designated purpose.</p>

**Condition 18 Rights of Way**

<b>Current Wording:</b>	<b>Revised Wording:</b>
<p>The Public Rights of Way 3 (bridleway and footpath) along the southern boundary of the site shall be maintained free of vegetation to provide a minimum width of 4m.</p>	<p>The Public Rights of Way 3 (<b><u>Staines</u></b>) (bridleway and footpath) along the southern boundary of the site shall be maintained free of vegetation to provide a minimum width of 4m.</p>

2. Reasons for Conditions 24, 27 and 28 are amended as follows:

**Reason for Condition 24**

<b>Current Wording:</b>	<b>Revised Wording:</b>
To minimise the attractiveness of flat roofs and soil stockpiles to birds which could engaged the safe movement of aircraft.	To minimise the attractiveness of flat roofs and soil stockpiles to birds <b><u>which</u></b> could endanger the safe movement of aircraft <b><u>in accordance with Surrey Waste Plan Policy 2008 DC3.</u></b>

**Reason for Condition 27**

<b>Current Wording:</b>	<b>Revised Wording:</b>
To prevent the encroachment of the development on watercourses which has a potentially severe impact on their ecological value.	To prevent the encroachment of the development on watercourses which has a potentially severe impact on their ecological value <b><u>in accordance with Surrey Waste Plan Policy 2008 DC3.</u></b>

**Reason for Condition 28**

<b>Current Wording:</b>	<b>Revised Wording:</b>
To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.	To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site <b><u>in accordance with Surrey Waste Plan 2008 Policy DC3.</u></b>

3. Informatives 5, 6, 10, 11, 13 and 18 are amended as follows:

**Informative 5**

<b>Current Wording:</b>	<b>Revised Wording:</b>
It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.	It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through <sub>1</sub> on or site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

### Informative 6

<b>Current Wording:</b>	<b>Revised Wording:</b>
The London Water Ring Main or a large diameter stored water tunnel is in the area and special precautions will be required to avoid any damage that may occur as a result of the proposed development. The applicant is advised to contact Developer Services, Contact Centre on 0845 850 2777 for further information.	The London Water Ring Main or a large diameter stored water tunnel is in the area and special precautions will be required to avoid any damage that may occur as a result of the proposed development. The applicant is advised to contact <b><u>Thames Water</u></b> Developer Services, Contact Centre on 0845 850 2777 for further information.

### Informative 10

<b>Current Wording:</b>	<b>Revised Wording:</b>
Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Management Division of Surrey County Council.	Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the <b><u>County Highway Authority (Transportation Development Planning)</u></b> .

### Informative 11

<b>Current Wording:</b>	<b>Revised Wording:</b>
The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.	The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the <b><u>County</u></b> Highway Authority.

### Informative 13

<b>Current Wording:</b>	<b>Revised Wording:</b>
When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform to the existing adjoining surfaces at the developers' expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).	When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform to the existing adjoining surfaces at the developers' expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when <b><u>Appendix A of</u></b> Circular 11/95 provides that conditions may be suitable to control this).

### Informative 18

<b>Current Wording:</b>	<b>Revised Wording:</b>
The applicant is reminded that they may wish to contact with Cadent if they have any	The applicant is reminded that they may wish to contact <b><u>Cadent Gas Ltd. on 0800 688 588</u></b>

enquires regarding the National Grid apparatus.

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