

UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL REF: EL18/3802****DISTRICTS(S)** ELMBRIDGE BOROUGH COUNCIL**Units 11 and 12 Wintersells Road, Byfleet, West Byfleet, Surrey, KT14 7LF**

Change of use to a waste transfer station and recycling facility (sui generis) for the receipt and treatment of mixed, dry, non-hazardous household, industrial and commercial and construction, demolition and excavation waste, including the demolition of the existing building at Unit 11 and the erection of a steel portal framed building, picking station, storage bays and boundary fencing.

OFFICER REPORT

Paragraph 15 reference to the concrete bays should be 'nine' in total.

Paragraph 93 should be amended to state "*It must be stressed that the Plan [SWLP 2019-2033] does not give an indicative scale of facilities likely to be suitable at each identified ILAS (with the exception of thermal treatment which has been included as a Main Modification, see paragraph 62 above).*"

CONSULTATION AND PUBLICITY

Two further letters of representation has been received since the publication of the Officers report raising the following comments:

1) Site, size and throughput tonnage

- Tonnage proposed is in excess for the capacity of a small waste site

Officers Note: Paragraphs 92 to 93 of the Officer Report clarify this matter. To summarise these are indicative scales set out in the emerging Waste Local Plan 2019-2033 for allocated sites. The emerging plan does not give an indicative scale of facilities likely to be suitable at each identified Industrial Land Area of Search (ILAS) (with the exception of thermal treatment). As with all sites there will be material considerations associated with ILAS which will need to be appraised on a site by site basis at the planning application stage. In this regard, the Officers report has assessed the material considerations associated with the proposed development in the proposed location and conclude that subject to conditions the site is suitable for the proposed waste use. Furthermore, the site will be constrained by its size and conditions are recommended to ensure that the proposal does not give rise to an adverse impact on the locality in terms of general operations, noise, dust, odour, air quality, vehicle movements and hours of operation.

2) Traffic congestion and vehicle movements

- Wintersells Park could not cope with the proposed volume of traffic, neither can the A318 which has frequently tail-backs of a mile in each direction and which is heavily used by the ambulances.

Officers Note: Paragraphs 104 – 145 of the Officer's report covers this point concluding that there would be no significant delay or congestion as a result of the proposed development. For clarity:

- *Wintersells Road is a private road serving the Business Park and therefore does not form part of the public highway.*

- *It has been designed to accommodate HGVs and larger commercial vehicles that are generated by the existing industrial units in the business park.*
- *Formal parking arrangements are provided throughout the Business Park i.e. double yellow lines and dedicated areas for parking*
- *As this is a private road it would be for the management company of the Business Park to enforce the parking restrictions*
- *The proposal includes provision of 17 off-street car parking spaces for the 20-21 staff and a site Travel Plan to encourage more sustainable modes of transport.*

3) Site Design, Elevations, Pollution and Equipment

- *The elevations are out of keeping with the rest of the estate -equivalent to a 4-5 storey building with all others a maximum of two*
- *The design has the external part of the conveyor dropping hardcore waste from the height of a two-storey building onto the ground, close to the entrance and public footpath, creating noise and dust/air pollution*
- *WSH have still not provided a good indication of the actual equipment they will be using, its dimensions or decibels generated*

Officers Note: Paragraphs 161 to 186 of the Officers report assess the visual impact of the proposed building. To summarise:

- *The height and design of the proposed building, needs to be balanced against the prevailing, established and industrial and commercial character of the area, and the fact that other modern warehouse units in the locality, such as those in the adjoining Brooklands Industrial Estate are of a similar scale and design.*
- *The conveyor and picking line is located approximately 7m from the fence line of the application site. Views of the conveyor and picking line will be seen in conjunction with the proposed recycling building and other existing development on the Business Park. It is also proposed to provide a larger area of boundary planting in this part of the site, which will overtime screen and soften views of this part of the site.*
- *Officers recognise that the proposal could give rise to noise and operational dust, however conditions are proposed to secure mitigation measures to ensure that the proposal would not result in an adverse impact on the locality.*
- *An indicative view of the mechanical treatment plant to be installed within the building can be seen on Drawing No. 3843/2410/04, Proposed Layout Plan, dated 21 November 2019. This is standard plant used elsewhere on other waste sites. Paragraphs 244 to 270 of the Officers report assess the noise implications of the development. The applicant has identified the sound level of each piece of equipment and plant following the national guidelines (BS4142), which is considered acceptable and the noise impact is considered to be low risk.*
- *Conditions (22 and 23) are recommended to be attached to any grant of planning permission to secure a rating level of the noise emitted from all plant and machinery including on site vehicle movements, to not exceed the representative background sound level at any time by +5dB(A) and compliance monitoring to allow for the submission of a further noise assessment in the event of a complaint.*

4) Hours of operation

- *Not in line with hours of other waste sites or the location*
- *Even the reduction in operational hours proposed by SCC, are still in excess of those of other Surrey waste sites, as discussed in the SWLP report SCC Types of Waste Management Facility Jan 2019 v2.*

Officers Note: As set out in paragraphs 268 to 269 of the Officer report, Officers have recommended a reduction to the applicants proposed hours of use in terms of the start and end time. The additional hours requested by the applicant are for operations to take place solely within the building, to ensure that the waste continues to be processed in the event of a breakdown to prevent a backlog and excessive stockpiling. No vehicle movements including the receipt or removal of waste is permitted during these hours. The applicant has indicated that it is not expected to operate to these times every day, however due to the nature of the operations it is not suitable to have set days/times. The hours as recommended in Condition 3, are those that have been assessed within the noise assessment and are considered acceptable.

5) Discrepancies in relation to SCC Waste Plan

- Addresses further issues related to the size and type of operation as it appears that WSH are planning to operate three of the nine types of waste facility identified in the SWLP
- Implications that the site will manufacture recyclable materials
- No weighbridge on site - weigh will be assessed by a visual assessment

Officers Note: The proposed development is intended to be operated as a separation facility for skip waste inputs from builders and householders, which typically contain quantities of mixed waste. In this respect the applicant expects to receive mixed, dry, non-hazardous, industrial and commercial and construction, demolition and excavation waste. The waste is proposed to be separated both by hand and machinery, stored and sent on to other waste reprocessing facilities. It is not proposed to manufacture or treat the waste prior to it being sent on. A condition has also been recommended to restrict any crushing of waste. In terms of a weighbridge it is noted within the Officer report that this feature is necessary on waste sites and the provision and details of its installation are recommended to be secured by Condition (condition 40) prior to any operations which involve the receipt of waste at the site.

6) Monitoring

- Concerns about how the operation of the site will be monitored by SCC, particularly as they appear to have allowed Cappagh to ignore many of the conditions imposed on the operation of their site in Byfleet Road

Officers Note: As set out in the [Planning Enforcement Protocol](#) the County Planning Authority undertake routine monitoring of all dormant and operational minerals and waste sites to ensure compliance with conditions imposed as part of planning permissions and to ensure that any unauthorised development is identified, and regularised as appropriate. Enforcement Action is discretionary and to date, the CPA's position is to invite discussion on the issues with the operators/landowners/occupiers prior to any formal action being undertaken, unless immediate action against the breach of planning control is necessary. Should an individual not be satisfied with the outcome of a specific investigation into an alleged breach of planning control, they may in the first instance write to the Planning Development Team Manager expressing their concerns and/or requesting a review of the investigation.

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