

**REPORT ON APPLICATION TO BE CONSIDERED UNDER DELEGATION**

<b>APPLICATION NO:</b>	20/00513/SCR VC	<b>RECOMMENDATION:</b>	Objections
<b>DATE RECEIVED:</b>	05.05.2020	<b>DATE VALID:</b>	05.05.2020
<b>DATE OF SITE VISIT</b>		<b>CASE OFFICER</b>	Kelly Walker
<b>TARGET DATE</b>	30.06.2020	<b>8 WEEK EXPIRY:</b>	30.06.2020
<b>REASON FOR EXPIRY (If applicable) N/A</b>			
<b>NEIGHBOURS CHECKED: Yes</b>		<b>STATUTORY NOTICES CHECKED: Yes</b>	
<b>FINAL COMMENT EXPIRY DATE: 04.06.2020</b>			

**ADDRESS:**

Waste Transfer Station Charlton Lane Shepperton TW17 8QA

**DESCRIPTION OF DEVELOPMENT:**

(SCC Ref 2019/0147). Surrey County Council Consultation for the Development of the Charlton Lane Eco Park without compliance with Condition 4 of planning permission ref: SP16/01220/SCC dated 23 September 2016 in order to amend the hours Heavy Goods Vehicles for the Recyclables Bulking Facility may enter the application site gates and to park within the site boundary.

**CONSULTATIONS:**

Environmental Health

Comments - Raises an objection on noise and disturbance grounds. Noting that they object to the proposed opening time of 06:00, from currently 07:00. due to the disturbance to nearby residential properties from the HGV's whilst on the site from 06:00. Current issue with lorries parking up should be resolved by the management of the site might lead to lorries starting to arrive before 06:00 and then complaints will be received.

**RELEVANT PLANNING HISTORY**

**THIRD PARTY/NEIGHBOUR REPS/ISSUES RAISED**

SCC have sent on to Spelthorne a number of letters which they have received in response to the application which note the following issues:-

Noise and disturbance early in the day at unsociable times from HGV movements early in the morning was the reason why the condition is there in the first place HGVs parking on the road I not an issue as no one lives near the entrance.

Will encourage more HGVs to come early  
HGVs should be able to turn up on time  
Have already started constructing parking area subject to this application before permission.  
Issues with light headlights and lighting at site

Other issues with Eco Park

#### SITE DESCRIPTION

The application site comprises the existing waste transfer station, which is currently undergoing redevelopment to become the Eco Park which is nearing complete. Both now and in the future the site takes household waste from across north Surrey. The Eco Park comprise of a new Recyclables Bulking Facility (RBF) and Community Recycling Centre (CRC) together with a Gasification and Anaerobic Digestion Facility.

#### RELEVANT DEVELOPMENT PLAN POLICIES:

Spelthorne Development Plan Core Strategy and Policies Development Plan Document:  
N/A

#### PLANNING CONSIDERATIONS AND RECOMMENDATION:

SUEZ have applied to Surrey County Council as the determining authority (who in turn have consulted with Spelthorne Borough Council as a consultee) for the variation of condition 4 of an existing planning application for the Eco Park to extend the time to allow HGVs to enter the site before 7am previously conditioned, to 6am to allow them to enter and park in the site rather than waiting on the road side nearby..

The applicants have submitted a planning statement which notes the following:-

When the Charlton Lane Eco Park development is completed, household waste will be treated within the gasification and anaerobic digestions at the Eco Park. Until that time, the Recyclables Bulking Facility (RBF) is being temporarily utilised as a waste transfer station for household waste.

The applicant note that SUEZ has contracts with third party haulage companies to bulk and transfer waste materials from the RBF.

Condition 4 of the Eco Park permission restricts gate opening times to 7am. However, they note in recent months, SUEZ has received a number of complaints from local residents concerning haulage vehicles associated within the site arriving earlier than 7am.

The applicant note that 'yellow lines are present at the site entrance and SUEZ have spoken *direct with drivers and also contacted our contracted haulage companies to remind them of site opening times. Unfortunately however, whilst this appears to have discouraged drivers from parking outside*

*the site gates, we have had complaints in recent months concerning haulage vehicles parking in the vicinity, close to residents' homes.*

*To resolve the issue, we are seeking permission to amend Condition 4 of the Eco Park permission to enable the site entrance gates to open one hour earlier, at 6am. '*

Condition 4 of Permission Ref SP16/01220/SCC currently states:

*"This condition shall not prevent Heavy Goods Vehicles for the Recyclables Bulking Facility entering the application site gates from 0700 hours Monday to Saturday."*

The applicant is seeking a variation of this condition to increase the time frame to 0600 as follows:-:

*"This condition shall not prevent Heavy Goods Vehicles entering the application site gates from 0600 hours Monday to Saturday."*

The applicant make it clear that the application relates to gate opening times **only**; the application does not seek any amendment to site operating hours which will continue, as set out in Conditions 4 and 5 of the Eco Park permission.

The applicants goes onto note that when the Eco Park facilities are fully operational, household waste will be taken to the gasification facility instead of the RBF. At that time, the volume of materials transported out of Eco Park will reduce markedly. However, there may be an occasional requirement to let vehicles in at 6am, hence SUEZ is seeking a permanent amendment to Condition 4 to allow gates to open at 6am and also to remove the reference which relates gate opening times specifically to the RBF.

The applicant goes on to note that, *'...On the occasions that vehicles arrive at 6am, they will be asked to park on the HGV in-bound road, but will not be allowed onto, or past, the weighbridge. As shown on enclosed Plan 1224 PL B004 Revision D 'General Arrangement Plan, there is sufficient space on the in-bound road to accommodate this'*

They go on further to explain that given that the application relates only to HGVs arriving and parking on site one hour earlier in the mornings i.e. from 0600 Monday to Saturday, the consideration of impacts is limited to noise. The HGVs will be directed to park on the internal approach road located in the SE corner of the main development site between the entrance gates and the in-bound weighbridge parked. Once parked, drivers may wish to utilise their heaters or AC units. Any noise emitted from the vehicles once parked would be minimal and would be buffered by the gasification main building to the west and the consented landscape bund along the eastern boundary of the main development area. The effect of the proposal would not result in a material change in noise levels at residential receptors at Hawthorn Way or Charlton Road.<sup>1</sup>

They have prepared a further update to the Environmental Statement (ES) submitted with the original application, has been prepared (dated September

2019) which forms part of this application. This concludes that the findings of the existing ES remain unchanged with regard to noise and vibration.

They conclude in the planning statement that - opening of the site entrance gates one hour earlier, to 0600 Monday to Saturday would result in no significant adverse impacts and would not alter the conclusions identified in the previously submitted and approved Environmental Statement for the site and they consider that; *In addition, the proposal would result in a benefit by reducing the likelihood of vehicles parking in the vicinity of the site before gate opening times and reducing the occurrence of complaints from residents.*'

The Council's EHO was consulted in relation to noise and raises an objection. In addition, there are a number of letters received from neighbours who are concerned about noise and disturbance and that the proposal will encourage more HGVs to arrive earlier at the site and increase noise at an unsociable hour. In addition they point out that the current condition should be maintained for a 7am opening as this was designed to ensure vehicles arriving, including those on the roads will not cause disturbance as they should not be in the local area much before 7am. This proposal will encourage more HGVs to arrive to the site earlier and cause noise and disruption on the local roads. In addition it is noted that the current system should be managed better to ensure HGVs do not turn up earlier than they are conditioned to do, the answer is not just to increase the time they can enter the site, as this will lead to earlier and earlier opening times. Therefore despite the proposal being designed to ensure any HGV's that do arrive before 7am can enter the site and wait on the site rather than wait on the surrounding roads, as has been the case recently The Council's EHO notes that Spelthorne have not received complaints about HGVs parking on the surrounding roads but they have about noise at the site. Therefore even if these vehicles are just parked on site and do not commerce works in terms of loading and unloading it is considered that this would lead to further noise and disturbance during an unsociable hour and is unacceptable. As such the proposed variation of condition is considered to be unacceptable and Spelthorne BC raises an objection to the scheme.

#### CONDITIONS/REASONS

Reason:-.That Surrey County Council be advised that this authority raises an objection to the proposal as it will encourage HGVs to arrive at the site earlier and cause noise and disturbance on the local roads at an unsociable hour to the detriment of the amenity of local residents.

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the detriment of the amenity of local residents.

Signed (Case Officer): Kelly Walker	Date: 07.07.2020
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