

MINUTES OF THE SPECIAL PLANNING COMMITTEE

22 DECEMBER 2010

Present:

Councillor H.A. Thomson (Chairman)

Councillor R.A. Smith-Ainsley (Vice-Chairman)

Councillors:

S.E.W. Budd

Mrs. S.A. Dunn

Ms. N.A. Hyams

T.W. Crabb

G.E. Forsbrey

R.W. Sider

Apologies: I.J. Beardsmore, M.L. Bouquet and Mrs M.W. Rough

In Attendance

Councillor Packman was in attendance.

390/10 MINUTES

The minutes of the meeting held on 08 December 2010 were approved as a correct record.

391/10 DECLARATIONS UNDER THE COUNCIL'S PLANNING CODE

Councillors H.A. Thompson, R.A. Smith-Ainsley, S.E.W. Budd, T.W. Crabb, Mrs S.A. Dunn, G.E. Forsbrey, Ms N.A. Hyams and R.W. Sider each reported that they had received correspondence in relation to application **10/00883/SCC** – Charlton Lane Waste Management Facility, Shepperton but had maintained an impartial role and had not expressed any views.

392/10 CHARLTON LANE WASTE MANAGEMENT FACILITY, SHEPPERTON- 10/00883/SCC

All written representations received on the application were made available for inspection by Members of the Committee prior to the start of the meeting. The Committee considered the report of the Deputy Chief Executive.

ITEM 1.

Application No.	Address
10/00883/SCC	Charlton Lane Waste Management Facility, Shepperton

Description:

Proposed permanent retention of the existing waste management facilities at Charlton Lane, Upper Halliford, comprising a community recycling centre, materials recycling facility with bulking bays and a waste transfer station together with associated infrastructure (including staff welfare facilities; staff and visitor car parking; a weighbridge office; an electricity sub-station; a fire break water tank and pumping facilities; a workshop and associated compound; fences and gates; peripheral landscaping; a surface and foul water drainage systems; and lighting) together with a modification to the existing site and access arrangements and erection of an acoustic fence.

Additional Information:

The Planning Officer updated Members on a number of issues including the receipt of 6 late representations from the public and further information from SITA, all as set out in the Update Sheet circulated at the meeting.

Public Speaker:

In accordance with the procedure for public speaking at Committee Mr Robertson spoke against the application. The issues relating to planning were:

- The proposal will result in more traffic
- Application site includes land beyond existing boundary of site
- Application is considered to be more than the permanent retention of the existing facility
- Concern about footpath

In accordance with the procedure for public speaking at Committee Mr Burns spoke against the application. The issues relating to planning were:

- Impact of proposal on Ivydene
- Overbearing impact of acoustic fence
- Concern about noise disturbance
- Concerned that imposition of conditions will not be able to control harmful effects of development

In accordance with the procedure for public speaking at Committee Mr Phillips spoke for the application. The issues relating to planning were:

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- Importance of site to Surrey waste strategy
- Loss of site would result in significant increase in refuse vehicle movements across County
- Additional land within site boundary is to include green belt

During the debate the following issues were raised:

- Permanent permission would remove the ability to be able to review situation in future
- Concern about why permanent permission is being sought at this stage
- Impact on air quality:
- Concerns about impact on footpath
- Impact on Ivydene
- Traffic generation

Decision:

RESOLVED that Surrey County Council be informed that this Council **OBJECTS** to the proposal for the following reason:

- 1) There is a lack of clarity in the purpose of the application to retain the existing facilities in their entirety beyond the life of the current temporary planning permission in 2016. This means that the required case for very special circumstances to allow inappropriate development on the green belt has not been sufficiently demonstrated on a permanent basis. It is considered that there is some justification for allowing a further extension of the temporary permission and a period of 9 years, up to 2025 is deemed reasonable.
- 2) It is considered that Surrey County Council also needs to address the following problems through planning conditions should it decide to grant planning permission:
 - a. Provision of satisfactory details of the proposed revised position of the acoustic barrier and landscaping adjoining and in the vicinity of Ivydene Cottage, to ensure appropriate protection from noise and safeguard visual amenity.
 - b. Requirement for appropriate traffic management measures to be submitted and agreed:
 - i. to prevent problems of noise and obstruction caused by the arrival of lorries before the site opens and lorry-parking generally outside the site gates.
 - ii. to apply greater control on lorry routes to reduce such movements through Charlton Village.
 - c. Requirement for measures in the 'Dust and Odour Management Plan' to be to the standards found in modern waste management facilities, as proposed in the Eco Park scheme.

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- d. Requirement for an assessment of contamination risk relating to any excavations associated with new work and any appropriate treatment to be secured.
- e. Need for landscaping proposals at the front part of the site to mitigate the utility appearance of the existing waste transfer and materials recovery buildings, and off-site screen planting on County Council land to the east of the site.
- f. Impose conditions ensuring that the route of Footpath 70 is protected.

Surrey County Council is also asked to:

- g. Review the discrepancy between the application description to retain existing facilities and the application site boundary, which includes land that has never been within the site or used for waste purposes, and to check it is satisfied the application is:
 - iii. currently in a valid form, and if it is,
 - iv. whether the Environmental Statement properly assesses the enlarged site for which permission is sought enabling the application to be safely determined in compliance with relevant regulations.
- h. Quickly resolve what appears to be an unauthorised use in the south-east corner of the application site adjacent to the boundary with Ivydene Cottage.