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16/01164/SCRVC
Land at Queen Mary Reservoir, Ashford Road, Ashford, TW15 1UA

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Planning Committee

19 October 2016



Application Nos.	16/01164/SCRVC		
Site Address	Queen Mary Reservoir, Ashford Road, Ashford		
Proposal	SCC consultation to continue the removal of part of the breakwater baffle in Queen Mary Reservoir, the dredging of the underlying sand and gravel, landing of mineral and processing involving the retention of the existing access, haul route and processing plant located on land west of the reservoir without compliance with Conditions 3 and 24 of pp ref SP13/01236/SCC dated Jan 2015 until 22 Oct 2018.		
Applicant	Brett Aggregates Ltd (Surrey County Council Application)		
Ward	Laleham and Shepperton Green		
Application Dates	Valid: 05.07.2016	Expiry: N/A	Target: N/A
Case Officer	Kelly Walker		
Executive Summary	This application seeks to vary conditions on the previous permission to allow the removal of the breakwater baffle and processing of the material at the existing processing plant for a further 22 months until 22 October 2018. This will have no impact on the completion of the overall restoration of the site or the number of lorry movements to and from the site.		
Recommended Decision	No objection.		

Application Nos.	16/01195/SCRVC		
Site Address	Land to the west of Queen Mary Reservoir, Ashford Road, Ashford		
Proposal	SCC consultation to continue the use of land for the importation of construction and demolition waste and siting of recycling facility, involving placement of mobile plant to enable the recovery of alternative aggregates for sale and the production of materials for restoration on land west of QMR without compliance with Condition 22 of pp SP13/01238/SCC dated 6 Jan 2015 and to extend the time period for siting the facility on land west of the QMR unit completion of operations on Manor Farm permitted by pp SP12/01132 dated 23 October 2015 and thereafter to site the facility until 31 Dec 2033 within the existing plant site, details of which to be provided prior to relocation.		
Applicant	Brett Aggregates Ltd (Surrey County Council Application)		
Ward	Laleham and Shepperton Green		

Application Dates	Valid: 05.07.2016	Expiry: N/A	Target: N/A
Case Officer	Kelly Walker		
Executive Summary	<p>Permission exists for the use of the land for the importation of construction and demolition waste and the siting of recycling facility until 2033. The existing processing plant was to be removed after the extraction of the break water baffle was completed and replaced with a mobile plant. The delay in the removal of the baffle by some 22 months, along with the permission being granted for the extraction of gravel at Manor Farm and its processing at QMQ, results in the siting of the new mobile recycling facility also being delayed. This application seeks permission for the new mobile recycling plant and details of it to be provided at a later date.</p> <p>The proposal has no impact on the end date of the recycling facility, the restoration date of the site and the lorry movements will remain the same.</p>		
Recommended Decision	No objection.		

Application Nos.	16/01196/SCRVC		
Site Address	Land to the west of Queen Mary Reservoir, Ashford Road, Ashford		
Proposal	<p>SCC Consultation to continue importation of raised sand and gravel on to land west of QMR and processing without compliance with Conditions 21 and 22 of pp13/01239/SCC date 6 Jan 2015 to enable use of the existing processing plant until the completion of operations at Manor Farm permitted by pp SP12/01132 dated 23 October 2015 and thereafter siting and utilising of a mobile plant until 31 Dec 2033 within the existing plant site, details of which to be provided prior to relocation.</p>		
Applicant	Brett Aggregates Ltd (Surrey County Council Application)		
Ward	Laleham and Shepperton Green		
Application Dates	Valid: 05.07.2016	Expiry: N/A	Target: N/A
Case Officer	Kelly Walker		
Executive Summary	<p>Permission exists for the importation of 'as raised' sand and gravel to be processed at the site until 31 December 2033. The existing processing plant was to be removed after the extraction of the break water baffle was completed and replaced with a mobile plant. The delay in the removal of the baffle by some 22 months, along with permission being granted for the extraction of gravel at Manor Farm and it's processing at QMQ will result in the siting of the new mobile equipment also being delayed. This application seeks permission for the new mobile processing plant and details of it to be provided at a later date.</p> <p>The current proposal does not affect the end date, restoration date of the site or impact on the no. of lorry movements.</p>		

Recommended Decision	No objection.
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MAIN REPORT

1. **Development Plan**

1.1 The following policies are considered relevant to this proposal:

Surrey Minerals Plan Core Strategy DPD 2011

- MC1 (Spatial Strategy – Location of Mineral Development in Surrey)
- MC3 (Spatial Strategy – Mineral Development in the Green Belt)
- MC4 (Efficient use of Mineral Resources)
- MC6 (Safeguarding Mineral Resources and Development)
- MC7 (Aggregate Minerals Supply)
- MC11 (Green Belt)
- MC14 (Reducing the Adverse Impacts of Mineral Development)
- MC15 (Transport for Minerals)
- MC17 (Restoring Mineral Workings)

Surrey Minerals Plan Primary Aggregates DPD 2011

- MA1 (Aggregates Supply)
- MA2(Preferred Areas for Concreting Aggregate)

Minerals site Restoration SPD 2011

Core Strategy and Policies DPD 2009

- SP1 (Location of Development)
- LO1 (Flooding)
- EN3 (Air Quality)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN11 (Development and Noise)

Saved Local Plan 2009

- GB1 (Green Belt)
- RU11 & RU14 – (Sites of Nature Conservation Importance)

National Planning Policy Framework, March 2012

National Planning Practice Guidance – Minerals updated 2014

2. Relevant Planning History

Applications ref 13/01236/SCA1, 13/01238/SCA1 and 13/01239/SCDA1 were submitted by the applicant to SCC for non-material amendments to previous planning permission seeking an extension of time. However, these applications were withdrawn, following the County considering that they could not be dealt with as a non-material amendment and this has led to the current applications being submitted.

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|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 13/01236/SCC | Surrey County Council consultation on a planning application submitted to them by Brett Aggregates Ltd: Removal of part of the breakwater baffle at Queen Mary Reservoir, the dredging of the underlying sand and gravel, landing of mineral and processing involving the retention of the existing access, haul route and processing plant located on land west of the reservoir without compliance with Conditions 4 and 24 of planning permission SP 07/01269 dated 16 January 2009 to extend the time period for completion of extraction by three years and retention and use of the existing access, haul route and processing plant until 31 December 2016. | No objection
20.11. 2013 |
| 13/01238/SCC | Surrey County Council consultation on a planning application submitted to them by Brett Aggregates Ltd: Continuation of the use of the land for the importation of construction and demolition waste and siting of a recycling facility, involving placement of mobile plant to enable the recovery of alternative aggregates for sale and the production of materials for restoration on land west of Queen Mary Reservoir without compliance with Condition 2 and Condition 22 of planning permission SP 07/01273/SCC dated 16 January 2009 to extend the time period for siting of the facility on land west of the Queen Mary Reservoir until 31 December 2016 and thereafter to be sited until 31 December 2033 within the existing plant site, details of which are to be provided prior to relocation. | No objection
20.11. 2013 |
| 13/01239/SCC | Surrey County Council consultation on a planning application submitted to them by Brett Aggregates Ltd: Continued importation of "as raised" sand and gravel on to land west of Queen Mary Reservoir and processing without compliance with Conditions 2 and 22 of planning | No objection
20.11. 2013 |

permission ref SP07/1275 to enable use of the existing processing plant until 31 December 2016 and siting and utilising of a mobile plant until 31 December 2033 within the existing plant site, details of which are to be provided prior to relocation.

11/0491/SCC	Non-material amendment to planning permission ref: SP97/0643 and subsequently approved details (ref: SP07/1276 dated 15 January 2009) submitted pursuant to Condition 23 to revise the scheme of working, restoration and landscaping for the area west of Queen Mary reservoir and Condition 24 details of an aftercare scheme of planning permission ref: SP97/0643 dated 20 October 2003 in order to amend the phasing timetable.	No objections 21.09.2011
07/01276/SCC.	Details of a scheme giving details of a revised scheme of working, restoration and landscaping for the area west of Queen Mary Reservoir pursuant to Condition 23; and details of an aftercare scheme pursuant to Condition 24 of planning permission ref: SP97/0643 dated 20 October 2003	Objections 03.06.2008 SCC Grant
07/1275/SCC	Importation of 'as raised' sand and gravel on to land West of Queen Mary Reservoir and processing involving continued use of the existing processing plant until 31/12/2013 and siting and utilising of a mobile plant until 31/12/2033 within the existing plant site details of which are to be provided prior to relocation.	Strongly objects 03.06.2008 SCC Grant
07/1273/SCC	Change of use to enable the importation of construction and demolition waste and siting of recycling facility, involving placement of mobile plant to enable the recovery of alternative aggregates for sale and the production of materials for restoration on land west of the Queen Mary Reservoir until 31/12/2013 and thereafter to be sited until 31/12/2033 within existing plant site details of which are to be provided prior to relocation..	Strongly objects 28.05.2008 SCC Grant
07/1269/SCC	Removal of part of the breakwater baffle	No objections

	at Queen Mary Reservoir, the dredging of the underlying sand and gravel, landing of mineral and processing involving the retention of the existing access, haul route and processing plant located on land west of the reservoir, to be retained until 31st December 2013..	03.06.2008 SCC Grant
06/00473/SCC	Continued mineral working until 31/12/08 without complying with condition 4 of PP SP/97/0643 dated 29/10/03. To defer in respect of PP SP/97/0643 dated 29/10/03: (i) submission of a scheme detailing measures necessary to keep the public highway clean until 31/10/06 without compliance with condition 8; (ii) Submission of a scheme giving details of a buffer zone 8m wide alongside the River Ash until 31/10/06 without compliance with condition 18; (iii) Submission of a revised scheme of working, restoration & landscaping for the area west of Queen Mary reservoir until 31/12/06 without compliance with condition 23; & (iv) Submission of an after care scheme until 30/12/07 without compliance with condition 24.	No objection 11.08.2006 SCC Grant
Manor Farm 12/01132/SCC	Surrey County Council Consultation on Behalf of Brett Aggregates Ltd : Extraction of sand and gravel and restoration to landscaped lakes for nature conservation after use at Manor Farm, Laleham and provision of a dedicated area on land at Manor Farm adjacent to Buckland School for nature conservation study; processing of the sand and gravel in the existing Queen Mary Quarry (QMQ) processing plant and retention of the processing plant for the duration of operations; erection of a concrete batching plant and an aggregate bagging plant within the existing QMQ aggregate processing and stockpiling areas; installation of a field conveyor for the transportation of mineral and use for the transportation of mineral from Manor Farm to the QMQ processing plant; and construction of a tunnel beneath the Ashford Road to	SCC Grant 23 Sep 2015

accommodate a conveyor link between Manor Farm and QMR for the transportation of mineral.

Surrey County Council are the determining authority and are due to consider these applications at their November Committee.

3. Description of Current Proposal

Background

- 3.1 Gravel has been progressively extracted from the Queen Mary Reservoir (QMR) since 1960s and processed through plant on land to the west and adjacent to Ashford Road. This land, and a large area to the south has also been previously worked and subject to restoration and use of lagoons for the washing of silts from dug gravel from the reservoir. More recently permission has been granted to extract gravel from the baffle running southward from the north bank of the reservoir and process this through the plant to the west. Permission has also been granted to work Manor Farm to the west of Ashford Road and transport the gravel to the plant by conveyor. Permission also exists to process gravel from small sites elsewhere (including construction sites).
- 3.2 The proposal of working the QMR and Manor Farm all from part of the County Council's Surrey Mineral Plan which this Council supported. The digging of material from reservoirs has advantages over land won gravels because no filling and associated lorry movements are required and instead available fill material can be used to process the restoration of sites.
- 3.3 QMR processing site has a direct exit to the A308 and access via Ashford Road only from the north and this has advantages over site requiring lorries passing through residential areas.
- 3.4 Some difficulties have been expressed with the removal of the concrete capping to the baffle and weather problems in 2014 caused further delays. As a consequence the resequencing of the various activities currently approved are required so traffic movements remain within the existing loads imposed on the site. .
- 3.5 The following report explains the details associated with each existing permission for this approval of revised timings is required.

Current permissions

- 3.6 Permission ref 07/01269/SCC was granted for the removal of the break water baffle and material extracted to be processed at the site by 31 December 2013. The impact of the recession on the construction industry and concrete reduced demand for construction materials led to a further application and permission ref 13/01236/SCC was allowed an extension until 31 December

2016. Following on from the completion of this, the existing mobile processing plant was to be decommissioned and replaced with mobile recycling and processing plant for use until 2033 (by the approved recycling facility and importation material activities, referred to below)..The mobile plant allows flexibility to enable the phased restoration of the processing plan and large storage areas.

- 3.7 Permission ref 07/01273/SCC was granted for a recycling facility until 2033. The permitted recycling facility has been established to the south west and west of the mineral processing plant. It involves the use of mobile processing plant (crushing and screening equipment) which is brought to the site periodically when sufficient waste has been imported. The application permits the siting of a new mobile recycling facility to be placed on the site of the existing processing plant. Details of this were to be submitted when the use of the existing plant ceased following completion of extraction of materials from the break water baffle on 31 December 2013. More recently permission ref 13/01238/SCC was approved allowing this time to be extended until 31 December 2016.
- 3.8 Planning application ref 07/1275/SCC gave consent for the importation of 'as raised' sand and gravel to be processed, along with mineral extracted from the baffle, on site until December 2033. The consent permitted the use of the existing plant until December 2013 and on its removal, (following removal of the baffle), within new mobile plant to be located in the same position, details of which were to be agreed by condition by 31 December 2013. Again, more recently permission ref 13/01239/SCC was approved allowing this time to be extended until 31 December 2016.
- 3.9 Work on the breakwater baffle and gravel beneath has commenced and the County have also granted consent for the extraction of gravel at Manor Farm, to be processed at QMQ. As such the current applications are seeking to further extend the time frames imposed by condition of previous consents and therefore enable a sensible sequence of operations within the extraction units required to ensure lorry movements remain within existing levels. This is discussed further below.

The site

- 3.10 The site is located within the Queen Mary Quarry (QMQ) site which includes land to the west of QMR which was formally worked for sand and gravel with an existing QMQ processing plant. The site comprises of the mineral processing plant site and stockpiles area and accesses to the QMQ off the A308 Kingston Road and B377 Ashford Road. To the west is Ashford Road and residential housing with land at Manor Farm beyond.
- 3.11 The current mineral extraction activity at QMQ relates to the removal of sand and gravel from within the reservoir, involving removal of part of the break water baffle (ref SP07/1276) approved in 2009. The approved scheme covers the former mineral workings, existing fresh water and silt lagoons and land areas including processing plant and provides for the restoration of the land in 6 phases.

- 3.12 This report concerns 3 related applications at the same site. Permission for gravel extraction of the break water baffle at QMR and QMQ, along with the siting of the recycling facility and the importation of 'as raised' sand and gravel has previously been granted subject to various conditions. These conditions currently include timescales of 31 December 2016. in which to complete the extraction works, removal of the existing processing plant, and details of the mobile plant to be used from 31 December 2016 to 31 December 2033 to be submitted. These three applications seek to vary these conditions to extend the time scales.
- 3.13 When permission was granted in 2009 it was anticipated that the extraction of the baffle would commence in 2009 and be completed by 2013, following on from this the existing mineral processing plant would be replaced, by 31st Dec 2013. With the on-going recycling operation and processing of imported 'as raised' mineral permitted under 07/1273/SCC and 07/1275/SCC respectively, using mobile processing plant sited on the former mineral processing plant area for the remaining period of operations (until 2033).
- 3.14 The baffle extraction was not implemented in 2009 and the original operator of the site, Reservoir Aggregates Ltd, ceased operating. A new lease was granted to Brett Aggregates Ltd, from Thames Water, in Jan 2011 to operate the QMQ site. They implemented the 3 permissions in 2011. This then led to the submission of applications in 2013 (13/01236/SCC, 13/1238/SCC and 13/1239/SCC) to vary conditions to extend time frames until 31 December 2016.
- 3.15 However further delays have occurred to the mineral extraction operation, including storm damage to waterborne plant on the reservoir, in 2014 and greater difficulties than had been anticipated in removing the concrete cap on the breakwater baffle. The applicant has therefore stated that it will not be possible to extract all the remaining material from the baffle, process it and deliver it to customers before 31 December 2016. As a consequence a further extension of time until 22 October 2018 is being sought to extract minerals from the baffle. (16/01164/SCC)
- 3.16 Furthermore, planning permission ref 12/01132/SCC was granted on 23 October 2015 for the extraction of sand and gravel at Manor Farm, Laleham. This included the retention of the existing processing plant at QMQ and the installation of a field conveyor to enable the transportation of the sand and gravel extracted from Manor Farm to QMQ for processing.
- 3.17 The Manor Farm permission is required to be implemented within 3 years of the date of this permission, by 23 October 2018. Mineral extraction at Manor Farm cannot commence before the completion of the mineral extraction from the baffle at QMQ. Mineral workings at Manor Farm would take place over a period of 5 years from the date of commencement of mineral extraction. The Manor Farm permission also includes the erection of a concrete batching plant and an aggregate bagging plant within the existing aggregate processing and stockpile areas at QMQ.

- 3.18 The existing mineral processing plant at QMQ will therefore remain in place after the completion of extraction from the reservoir in order to process sand and gravel imported from Manor Farm. The retention of the processing plant beyond 31 December 2016 requires further modification to the planning permission relating to both the importation and processing of 'as raised' sand and gravel (13/01239/SCC) and the recycling facility (13/01238/SCC). This is necessary to allow the recycling facility operation to continue in its current location for a longer period of time and to amend the timing for replacing the mineral processing plant with mobile processing plant.

Application 16/01164/SCC (extending time limit to remove baffle)

- 3.19 This application seeks to relax Condition 3 of planning permission 13/01236/SCC which requires that all working and processing of minerals extracted from QMR to be ceased by 31 December 2016 and Condition 24 which requires the processing plant and any buildings, plant and machinery both fixed and otherwise associated with the processing plant to be removed from the land on completion of extraction or 31st December 2016 whichever is sooner. The applicants require the time frame to be extended to 22 October 2018 to allow the baffle to be removed and materials processed within the existing processing plant. All other conditions and measures to control hours of working, noise, dust, access, traffic etc. remain unchanged.

Application 16/01195/SCC (extending time to relocate processing plant for recycling operation).

- 3.20 This application seeks to relax Condition 22 of pp 13/01238/SCC which requires details of the mobile processing plant to be used from the period 2013 to 2033 to be submitted and approved prior to the decommissioning of the existing plant, by 31st December 2013.
- 3.21 This consent requires the existing processing plant to be removed by December 2016 and replaced with mobile processing plant, of which details are to be submitted. The applicants are seeking to extend the period of time in which the recycling of imported construction and demolition waste using mobile plant on land at QMQ can take place at its existing location from 31 Dec 2016 until the completion of mineral operations at Manor Farm, after which recycling operations using mobile plant will be relocated to the main plant processing site until December 2033.

Application 16/01196/SCC (extending time to use existing plant for processing imported gravel).

- 3.22 This application seeks to relax Condition 21 of pp 13/01239/SCC, which requires the stockpiles within the permitted area to not exceed a certain height for the period up to 31 December 2016 or the removal of the existing mineral processing plant, whichever is sooner and Condition 22 which requires details of the mobile processing plant to be used from the period 2016 to 2033 to be submitted and approved prior to the decommissioning of the existing plant, and should have been submitted by 31 December 2016.

- 3.23 This consent requires the existing processing plant to be removed by December 2016 and replaced with mobile processing plant, of which details are to be submitted. The applicants are seeking to extend the period of time in which the processing of imported as raised sand and gravel using the existing processing plant at QMQ can take place until the completion of mineral operations at Manor Farm, after which the imported material will be processed in the same location using mobile plant until December 2033.
- 3.24 As noted above approval has been given by Surrey County Council ref 12/01132/SCC for the extraction of sand and gravel and restoration at Manor Farm, with processing of the sand and gravel in the existing Queen Mary Quarry (QMQ) plant, installation of a field conveyor for the transportation of mineral and construction of a tunnel beneath the Ashford Road to accommodate a conveyor link between Manor Farm and QMQ for the transportation of mineral. This permission will not begin until after the break water baffle at QMR has been worked, so that there is no overlap. This permission must be implemented within 3 years of the consent and will last for 5 years.
- 3.25 An Environmental Statement has been submitted that addresses the 3 applications in terms of their impact on the ecology, surface water and ground water regimes, noise, dust and traffic. The assessment includes the cumulative impacts of the extension of time for completion of the extraction of mineral from the break water baffle along with the grant of consent at Manor Farm and the consequent alterations to the timing of the removal of the mineral processing plant.
- 3.26 No other changes are proposed and the other conditions will remain unchanged. The existing measures to control and mitigate against noise, dust, traffic, groundwater and ecology will continue to be imposed.

4. **Consultations**

- 4.1 The following table shows those bodies consulted by Spelthorne and their response.

Consultee	Comment
Wildlife and Commons Officer	No objection
Environmental Health - Noise	No objection, subject to previous conditions which would adequately mitigate nuisance.
Environmental Health - Pollution	No objection, subject to previous conditions which would adequately mitigate nuisance.

- 4.2 Surrey County Council is the determining authority and has carried out consultation on the application. The County sent letters to local residents and also posted notices of the proposals on site. The following bodies/organisations were notified of the application:-

Consultee

- Spelthorne Borough Council
- Spelthorne Environmental Health Officer
- Heathrow Airport Ltd (Safeguarding Manager)
- Natural England
- County Highway Authority
- Environment Agency (South East)
- Peter Brett Associates LLP (County Council consultants advising on geology, hydrogeology and hydrology)
- County Ecology and Biodiversity Officer
- County Environmental Assessment Officer
- County Environmental Enhancement Officer
- Surrey Wildlife Trust
- Thames Water
- Affinity Water Ltd
- SCC Sustainable Drainage and Consenting Team (Lead Local Flood Authority)
- National Grid (Plant Protection Team)
- Fisher German LLP (on behalf of Esso Petroleum Company Ltd)
- National Planning Casework Unit / DCLG

Parish Council/Resident Association/Amenity Groups Notification

- Laleham Residents Association
- Shepperton Residents Association
- Manor Farm Residents Association
- Manor Farm Eastern Boundary Residents Association
- Charlton Village Residents Association
- Campaign Laleham Against Gravel (CLAG2)
- Surbiton and District Bird Watching Society
- Queen Mary Sailing Club and Sail Sports
- Spelthorne Natural History Society

5. **Public Consultation**

Consultation has been carried out by Surrey County Council, as the determining planning authority. To date, the County have not received any letters of objection.

6. **Planning Considerations**

It is important to recognise that the applications are for changes to the timings of when works should be completed not for any additional extension to what has already has been already permitted.

- 6.1 Application ref 16/01164/SCC seeks to amend the dates for completion of the extraction of material from the break water baffle, from 31 December 2016 to 22 October 2018. It is noted that this deadline extension is significant; however the is due to delays in actually commencing works on the site, change in ownership, damage to equipment and difficulties in removing the

concrete cap. This, along with the grant of permission at Manor Farm which will use the existing plant, results in a delay in the details of the replacement processing and recycling plant will also be delayed, and hence the requirement for variation to conditions 2 other applications ref 16/01195/SCC and 16/01196/SCC. The planning issues are considered below:-

Green Belt

- 6.2 The site is located within the Green Belt. NPPG on Minerals notes that “*Minerals can only be worked (i.e. extracted) where they naturally occur*. The NPPF confirms that mineral extraction is “*not inappropriate development provided they preserve the openness of the Green Belt*. The principle of the proposals have already been agreed and was previously considered to conform to Green Belt Policy. These applications therefore do not change this

Noise and Dust

- 6.3 Appropriate conditions are already imposed covering days and hours of operation, noise levels, dust suppression etc., so as to suitably mitigate impacts on the nearest residences. While it is noted that this proposal will extend the time period for working the baffle, the other operations are already on-going at the site and existing conditions will continue to mitigate effects of noise and dust. The Environmental Health Officers have made no objection to any of the 3 applications in terms of noise and dust, provided current conditions are continued to be imposed.

Traffic Generation

- 6.5 Operations at QMQ are permitted to continue until 31 December 2033 and has a daily maximum of 300 lorry movements is permitted. There will be no change to this and no additional highway issues associated with these applications.

Other matters – Flooding, ecology and restoration

- 6.6 The applicant submitted an overarching Environmental Statement which concludes that the extended timeframe of the activity at QMQ will not have any significant effects on flooding, flora or fauna. These issues have previously been considered with the original application, as such the current applications do not have any further significant effects on these issues. All previous conditions will remain the same and the restoration plans for the site, are unaltered by the proposal in terms of the scheme and the timescales, which is to remain as 2038.

Specific comments on each application

Application 13/01236/SCC (extending time limit to remove baffle)

- 6.10 The removal of the baffle is not considered to have an impact on the Green Belt, and has already been approved. Whilst it is recognised that retaining the existing processing plant for a further temporary period will have some impact on the openness of the Green Belt, once it is removed, it is to be replaced by new mobile plant for recycling and processing imported material until 2033 and this end date is unchanged. The plant is also located within the site and is not visible from outside the site, given its location and screening by vegetation. The application is considered acceptable in terms of the impact on the Green Belt.
- 6.11 The proposal will not delay the restoration of the site which will remain as approved (i.e. 2038). It will not increase the maximum number of lorry movements allowed daily at the site and the existing conditions concerning noise, dust, hydrology and ecology are all to remain in place to ensure these issues are controlled. Therefore this application is considered to be acceptable.

Application 13/01238/SCC (extending time to relocate processing plant for recycling operation).

- 6.12 The proposal does not change the nature of the operations at the site, but impacts on the plant used for these operations. The recycling operations have been allowed until 2033, this consent has no bearing on this end date. This process will continue to be carried out periodically until the existing processing plant is removed and the new mobile recycling plant put in its place. Whilst it is recognised that retaining the existing processing plant will have an impact on the openness of the Green Belt, once it is removed, it is to be replaced by new mobile plant for recycling and processing imported material until 2033. The plant is also located within the site and is not visible from outside the site, given its location and screening by vegetation. The application is considered acceptable in terms of the impact on the Green Belt.
- 6.13 The proposal will not delay the restoration of the site which will remain as approved (ie2038). It will not increase the maximum number of lorry movements allowed daily at the site and the existing conditions concerning noise, dust and hydrology are all to remain in place to ensure these issues are controlled. Therefore this application is considered to be acceptable.

Application 13/01239/SCC (extending time to use existing plant for processing imported gravel).

- 6.14 The proposal does not change the nature of the operations at the site, but impacts on the plant used for these operations. The imported gravel will continue to be processed in the existing plant until the mobile plant replaces it, following the removal of the baffle. The importation of 'as raised' gravel has been allowed until 2033, and this consent has no bearing on this end date. As referred to above, whilst it is recognised that retaining the existing processing plant will have some impact on the openness of the Green Belt, once it is removed, it is to be replaced by new mobile plant for recycling and processing imported material until 2033. The plant is also located within the site and is not visible from outside the site, given its location and screening by

vegetation. The application is considered acceptable in terms of the impact on the Green Belt.

- 6.15 The proposal will not delay the restoration of the site which will remain as approved (i.e. 2038). It will not increase the maximum number of lorry movements allowed daily at the site and the existing conditions concerning noise, dust and hydrology are all to remain in place to ensure these issues are controlled. Therefore this application is considered to be acceptable

Conclusion

- 6.16 It is considered that the proposed extension to the timing of some activities within the unchanged end date of 2033 for processing, is acceptable.

7. Recommendation

- 7.1 That the County Council be informed that this Council has NO OBJECTION to any of these three applications.