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17/00501/SCC
Recycling Facility, Littleton Lane,
Shepperton, TW17 0NF

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Planning Committee

3 May 2017



Application Nos.	17/00501/SCC		
Site Address	Recycling Facility At Shepperton Quarry Littleton Lane Shepperton TW17 0NF		
Proposal	Surrey County Council application for Brett Aggregates Ltd - Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662 dated 8 August 2016.		
Applicant	Brett Aggregates Ltd		
Ward	Laleham and Shepperton Green		
Call in details	Cllr Sider – continued extensions of time impacting on local amenity.		
Application Dates	Valid: 24.03.2017	Expiry: 19.05.2017	Target: Under 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>The application seeks to continue the recycling use and retain the two-storey office for a further period of over two years until 30 September 2019. No changes are proposed to the permitted operations on the site. The time extensions would allow for the continued recycling of materials that are being extracted as part of the final phase of works for this site, which have been delayed by the extension of the working and restoration of the Home Farm extension on Laleham Nurseries and Shepperton Studios land.</p> <p>The site is already being used for recycling. In assessing previous applications the Council and a Planning Inspector have concluded that very special circumstances existed to overcome the harm to the green belt. The Councils Environmental Health Pollution Control team have not raised any objections in terms of dust and it is understood that no complaints regarding dust have been received since the 2011 permission was granted. In view of the existing use of the site, previous decisions and the previous approval for extended works at the Home Farm Quarry, it is recommended that no objection is raised to this proposal.</p>		

Recommended Decision	It is recommended that Spelthorne Council raises No Objections.
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MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD (CS&P DPD) 2009 and the 'Saved' Local Plan are considered relevant to this proposal:

CS&P DPD

- LO1 (Flooding)

Saved Local Plan

- GB1 (Green Belt)

2. Relevant Planning History

- 2.1 A detailed description of the site and its history is set out in the "Neighbour Information Note", which is attached as Appendix 1. A brief summary is outlined below.
- 2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.
- 2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.
- 2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.
- 2.5 In January 2011 permission was granted (ref. 09/00371) for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products until 21 May 2014.
- 2.6 In 2014, a further two year extension was granted (ref. 14/00835) for the continued use of the land as a temporary recycling facility.
- 2.7 In 2016, a further one year extension of time was granted (ref. 16/00662/SCC) for the continued use of the land as a temporary recycling facility, expiring 21 May 2017.

3. Description of Current Proposal

- 3.1 The Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site, which is 3.25ha in area, is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of over two years, ending on 30 September 2019. The application states that the operation at the site would remain as permitted.
- 3.3 To the north of the site is Laleham Farm. To the south is the existing Shepperton Quarry site and a lake to the West. The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane, which are over 300m away.
- 3.4 The applicant has stated that the extension of the permission for a further period of over two years to continue the recycling use and retain the two storey site office is required for two reasons: Initially, to recycle materials from the Home Farm Quarry, which while now having ceased any mineral extraction, is subject to land filling and restoration to June 2017. Secondly, the wider Littleton Lane / Shepperton Quarry site has planning permission to continue its existing operation until 21st February 2020. In order to extract and process the remaining sand and gravel left on the site, the retention of the recycling facility would assist in the restoration of the remainder of the site.

4. Consultations

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

Consultee	Comment
Environmental Health (Contamination)	No objection, subject to the imposition of a condition and informative.

5. Public Consultation

None to date

6. Planning Issues

Green Belt
Flooding
Visual impact
Traffic impact

7. Planning Considerations

- 7.1 Previous applications have been assessed against the above issues and a copy of the Committee Report for the application made in 2009 (ref 09/00371) for this site is attached as Appendix 2. This covers the main planning issues outlined in 6 above. This application is for a further temporary extension for just over two years to an existing approval. It is not considered that there have been any significant changes in material

considerations, including adopted policies or Government Guidance, that would justify resisting a further extension of this use.

- 7.2 In considering the most recent approval (16/00662/SCC) this Council raised no objections subject to the following matters:
- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
 - ii) That the use of the site as a recycling facility ceases on 21 May 2016.
- 7.3 The Shepperton Quarry in Littleton Lane has existed for many decades and the processing area close to the M3 initially processed materials for this site. During the 1980's land to the south of Shepperton (now restored) and subsequently Home Farm, north of Shepperton Road and extensions to this to the east, including recently parts of Laleham Nurseries and the 'backlot' to Shepperton Studios have all been worked with gravel taken by conveyor belt to the Littleton Lane processing plant. This extension of pits and concentrating processing on sites away from existing housing is preferable to new processing plant being built for each new site.
- 7.4 In the past 15 years or so, Government has encouraged the recycling of waste construction materials and co-location with material processing plants has had the advantage that material that is not recycled can be used for the filling of 'pits'.
- 7.5 In this case, the principle of recycling at the site has been established through earlier permissions and continuation enables waste to be used to fill in the remaining area for extraction where the processing plant and stockpiling of gravels used to take place.
- 7.6 It is understandable that the Committee, when responding to the previous application for an extension of time, stated it wanted the recycling to finally cease by 21 May 2017 in order to see activity draw to a close on this site. However, the effects of the long recession from 2008-2014 and a still sluggish building industry has meant gravel extraction has been at lower levels than expected and that associated recycling and creation of fill materials have still needed to continue on sites such as this. It is, however, evident from the recent dismantling of the permanent processing plant on the site and preparations to take out the final amount of gravel is progressing and that activity on this site is nearing its end stages. To recommend to Surrey County Council to refuse permission to extend the recycling and therefore the efficient co-location of activities, with their environmental advantages, would be counterproductive and unjustified particularly in the light of the modest length of time of the further extension sought.
- The length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
- 7.7 It is recognised that the mineral extraction operations have now ceased at the Home Farm extension site and this is now being restored in accordance with the planning approval conditions. The most recent planning approval for the continued use of this recycling facility was justified and based on the need for materials from the Home Farm Quarry requiring processing and

recycling. However as detailed in paragraph 7.8 below, the delays in completing the gravel extraction and restoration on Home Farm were related to the economic downturn. As a result, in order to maintain the processing equipment on this site in Shepperton Quarry to process the materials being removed from Home Farm, this has delayed the removal of the said processing equipment in Shepperton Quarry. This has now been removed and the gravel that is located under the plant is now being extracted. This requires to be processed and as required, materials from it recycled. It is a pragmatic approach to utilise the existing recycling facility on the site that involves fewer traffic movements in and out of the site than if it was necessary to recycle materials elsewhere within the County.

The applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

- 7.8 The applicant has stated that the extended time period for this site would contribute to meeting the targets of the recycling capacity in Surrey where there is an identified need. There is clear evidence that construction projects that were held back during the economic downturn have now being brought forward and as such, the demand for construction and recycled materials has increased. The Home Farm Quarry application was extended to run until 2017 reflecting a need for mineral workings and this has had a knock on effect on the timescales for the removal of the remaining gravel on this Shepperton quarry site, which has resulted in the need for this extended timeframe for this recycling facility. As such, it is considered that the need for continued recycling facilities can be demonstrated.

That there are no alternative non-Green Belt sites in the local area

- 7.9 The applicant has previously stated that there are no alternative non green belt sites in the area for recycling materials and that this is supported by the Surrey Waste Plan 2008. This Authority is not aware of any alternative sites located outside of the Green Belt. The retention of recycling facilities whilst nearby gravel is worked through the plant at this site, and concentrating compatible uses to one site, results overall in less disturbance.

Other outstanding third party matters

- 7.10 The Councils Environmental Health Officers (Pollution Control) have not raised any objections as the proposal is for a relatively short extension of time. Therefore, subject to the continuation of the dust mitigation measures required by condition, it is not considered reasonable to object on dust pollution terms. The flooding issues were considered in the original approval and it is not considered that there are any significant additional flood risks as a result of this extension of time. The highways issues are matters for internal consideration by Surrey County Council. Similarly, it is the County Councils responsibility to notify neighbouring properties and residents.

Conclusion

- 7.11 Based on the information submitted and in view of the previous approval for an extension to the Home Farm Quarry site and subsequently, the extension of time on this Shepperton Quarry site it is considered that the

continued operation of the recycling plant for a further temporary period until 30th September 2019 is justified and acceptable.

8. Recommendation

8.1 That the County Council be informed that this Council has NO OBJECTION to the proposed application subject to the following matters:

- 1) That the use of the site as a recycling facility ceases on 30 September 2019.

NEIGHBOUR INFORMATION NOTE

TOWN AND COUNTRY PLANNING ACT 1990 - MINERALS/WASTE APPLICATION

Our reference: SCC Ref 2017/0040 and 2017/0041

District/Borough Council Reference: SP17/00501/SCC and SP17/00491/SCC

(Note: If District/Borough Council Reference above is incomplete it means that they haven't advised us of the formal planning application register number when we compiled this note).

This neighbour information note relates to two planning applications submitted by Brett Aggregates Limited relating to the Killoughery Aggregates Recycling Facility located within Shepperton Quarry.

The application documents and plans are available to view or download from our website <http://planning.surreycc.gov.uk>. (Search on this website using our reference eg SCC Ref 2017/0040 or SCC Ref 2017/0041)

SITE AND PROPOSAL

Recycling Facility at Shepperton Quarry, Littleton Lane, Shepperton, Surrey TW17 0NF

Plans indicating the approximate location of the application sites have been provided, and although every effort has been made to reflect the boundary shown on the planning applications, you are advised to check the application documents and plans on our website or the planning register held by the District/Borough Council.

Application 1

Our reference: SCC Ref 2017/0040

Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662/SCC dated 8 August 2016.

Application 2

Our reference: SCC Ref 2017/0041

Continued siting and use of two container units for employee welfare purposes, ancillary to the mineral processing and aggregates recycling activities at the site for a further period until 30 September 2019 without compliance with Condition 2 of planning permission ref: SP/16/00663/SCC dated 8 August 2016.

(Note: Please make it clear in your correspondence which application or applications you are making comments on by using the Surrey County Council (SCC) application reference, or references.)

APPLICANT

Brett Aggregates Ltd

SITE LOCATION AND BACKGROUND

The Shepperton Quarry recycling facility is situated within the north eastern part of Shepperton Quarry. The site lies on the west side of Littleton Lane just north of the M3 Motorway, to the south-east of Laleham and to the west of Shepperton. The closest housing to the recycling facility is situated east of Littleton Lane, some 400m to the northeast. Access to the aggregates recycling facility is via the main entrance into Shepperton Quarry from Littleton Lane.

The application site is situated within the Metropolitan Green Belt. The eastern and northern parts of the site lie within the Shepperton Quarry Site of Nature Conservation Interest (SNCI). The lake to the east of Littleton Lane is designated as the Littleton Lake SNCI. The site lies almost entirely

within an Environment Agency Flood Zone 2 area with land surrounding it within Flood Zone 3. The application site lies in an area with a long history of mineral working.

As well as the aggregates recycling facility, Shepperton Quarry comprises: a lake used since the mid 1970s until fairly recently for the disposal of silt arising from the processing of minerals; an inactive sand and gravel processing plant, now largely dismantled, which up until 2015 was used for the processing of minerals extracted from Home Farm Quarry and its eastern extension area, situated around 600 metres to the north, which were transported to Shepperton Quarry by field conveyor; a concrete batching plant; and, the Littleton Lane industrial area. Unworked reserves of mineral still exist under the Shepperton Quarry processing plant and adjacent industrial area.

The working of the remaining mineral and restoration of Shepperton Quarry will be controlled through the working and restoration conditions approved on 28 February 2012 (ref. SP98/0643), under the Review of Old Mineral Permissions (ROMP) provisions of the Environment Act 1995 for approval of new working and restoration conditions. This requires the whole of the site including the aggregates recycling area to be restored by 21 February 2020. A Section 106 legal agreement entered into in connection with the SP98/0643 ROMP decision will secure a long term Landscape and Biodiversity Management Plan for the restored Shepperton Quarry site.

The aggregates recycling facility at Shepperton Quarry was originally granted planning permission on appeal in 1998 under ref: T/APP/8360/A/98/1013164 for a five year period expiring on 21 May 2004, following a refusal by the then Planning Sub-Committee. In January 2005, planning application ref. SP04/0750 to continue the recycling use for a further period of five years was refused by the County Planning Authority on Green Belt and traffic impact grounds. On 16 February 2006, this application was subsequently granted on Appeal for a temporary period expiring on 21 May 2009 under ref: APP/B3600/A/05/1175072.

Planning permission ref: SP09/0371 was granted in January 2011 for the continued use of the land as a temporary aggregates recycling facility for construction and demolition waste until 21 May 2014. This included the use of crushing and screening plant to produce recycled aggregates and recycled soils, stockpiling of waste and recycled products, and the retention of screen bunding and a two storey site office. In September 2014, planning permission ref: SP14/00835/SCC was granted for the further continued use of the land as a temporary aggregates recycling facility for a period of 2 years until 21 May 2016. A further one year extension of time until 21 May 2017 was granted on 8 August 2016 under planning permission ref: SP/16/00662/SCC.

In May 2012 planning permission ref: SP/12/00386 was granted by the County Planning Authority for the siting and use of two container units for employee welfare purposes at the site also until 21 May 2014. The time period for the continued siting and use of these two container units for employee welfare purposes at the site was extended by planning permissions ref: SP/14/00633/SCC dated 24 September 2014 and SP/16/00663/SCC dated 8 August 2016 until 21 May 2016 and 21 May 2017 respectively.

DESCRIPTION OF PROPOSAL

Application 1

Our reference: SCC Ref 2017/0040

This application is seeking planning permission for the continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce recycled soils and aggregates, stockpiling of waste and recycled products, retention of screen bunding and two storey site office until 30 September 2019 without compliance with Conditions 2 and 8 of planning permission ref: SP/16/00662 dated 8 August 2016.

The Conditions read as follows:

Condition 2 The permission hereby granted shall be for a limited period only expiring on 21 May 2017.

Reason: *To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development which is inappropriate development in the Green Belt and is not acceptable in this location as permanent development and to minimise the impact on the local environment and local amenity in accordance with Surrey Waste Plan 2008 Policies WD3, CW6 and DC3; and Spelthorne Borough Local Plan 2001 Policy GB1.*

Condition 8 All stockpiles of materials, buildings, structures, areas of hardstanding and surfacing installed as part of the development, together with their foundations and bases shall be removed, and the land landscaped and restored in accordance with the scheme of restoration and landscaping for Shepperton Quarry approved by planning permission ref: SP98/0643 dated 28 February 2012, no later than 21 May 2017.

Reason: *To enable the County Planning Authority to exercise planning control over the development so as to minimise the impact on local amenity and environment and ensure the reinstatement of the land to a use compatible with the Green Belt and in the interests of local amenity and landscape in accordance with National Planning Policy Framework 2012; Surrey Waste Plan 2008 Policies WD3, CW6 and DC3; and Spelthorne Borough Local Plan 2001 Policy GB1.*

All other conditions and measures to control hours of working, noise, dust, visual impact and prohibiting the further importation of construction and demolition waste into the site remain unchanged.

Application 2

Our reference: SCC Ref 2017/0041

The application is seeking planning permission for the continued siting and use of two container units for employee welfare purposes, ancillary to the mineral processing and aggregates recycling activities at the site for a further period until 30 September 2019 without compliance with Condition 2 of planning permission ref: SP/16/00663/SCC dated 8 August 2016. The Condition reads as follows:

Condition 2 The development hereby permitted shall cease on 21 May 2017 by which date all buildings, structures, areas of hardstanding and surfacing installed as part of the development, together with their foundations and bases shall be removed, and the land landscaped and restored in accordance with the scheme of restoration and landscaping for Shepperton Quarry as approved by planning permission ref: SP98/0643 dated 28 February 2012.

Reason: *To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development which is inappropriate development in the Green Belt and is not acceptable in this location as permanent development and to minimise the impact on the local environment and local amenity in accordance with the National Planning Policy Framework 2012 and Policy CW6 of the Surrey Waste Plan 2008.*

This note gives only the broadest indication of what the application involves. For full details, or if you are uncertain about the location or possible effect of the proposals on you, you should inspect the complete application documents held on the planning register at your District/ Borough Council or on our website.

Case Officer: David Maxwell
Telephone: 01483 518899

CONSULTATION ON MINERAL RELATED DEVELOPMENT

ITEM NUMBER 3

APPLN. NO.:	: 09/00371/SCC	Recycling Facility, Shepperton Quarry, Littleton Lane, Shepperton
VALID DATE	: 01/06/2009	
CTTEE DATE	: 24/06/2009 (MC)	
TARGET	: N/A	Continued use of land as a temporary recycling facility for construction and demolition waste using crushing and screening plant to produce secondary aggregates and recycled soils, stockpiling of waste and recycled products, without compliance with Condition 1 of appeal decision ref: APP/B3600/A/05/1175072 dated 16 February 2006.
		As shown on site location plan C60/262 , Drawing No C60/261 and accompanying letter received 1 June 2009 for Tarmac Limited

WARD : Laleham and Shepperton Green

This application is due to be reported to the County Council's Planning Committee on 22 July 2009.

1. Development Plan Document

- Green Belt
- Area liable to flood

2. Relevant Planning History

- 2.1 A detailed description of the site and its history is set out in the "Site Location and Background" section of the County Council's preliminary report, which is attached as Appendix 1. A brief summary is outlined below.
- 2.2 In May 1998, permission for a recycling operation was refused (ref. SP/98/0205) for Green Belt and flooding reasons. Temporary permission was granted on appeal (ref. T/APP/8360/A/98/1013164) for a period of five years expiring on 21 May 2004.
- 2.3 In January 2003, permission was granted (ref. SP/02/1149) to retain a two-storey portacabin on the site. This was used ancillary to the recycling use for office purposes and was limited by condition to the same end date as the recycling operation.
- 2.4 In January 2005, permission was refused (ref. 04/00750) to renew the temporary recycling facility permission for an additional five years. Temporary permission was granted on appeal (ref. APP/B3600/A/05/1175072) for a period of five years expiring on 21 May 2009.

3. Description of Current Proposal

- 3.1 Shepperton (Littleton Lane) Quarry is off the western side of Littleton Lane. The recycling site: which is 3.25ha in area: is situated in the north eastern corner of the quarry site, and is accessed off Littleton Lane.
- 3.2 The proposal is to continue the current recycling use for a further temporary period of five years, ending on 21 May 2014. The application letter states that the use would remain within the curtilage of the existing permission area and the perimeter screening bunds would remain in place at the current height.
- 3.3 To the north of the site is Laleham Farm. To the south is an existing industrial area, with mineral extraction processing plant beyond, and a lake to the west. The nearest residences are in Ashurst Drive off the eastern side of Littleton Lane.
- 3.4 The applicant has stated that the five year temporary permission is aligned to the life of the existing quarry development at another site at Home Farm, Shepperton, which is due to be worked and restored by February 2013. An application has been submitted to Surrey County Council to extend the working area at the Home Farm site onto land at Laleham Nurseries and Shepperton Studio's, which would be completed by 2014. It is therefore proposed that the life of the recycling operation at Littleton Lane be extended for this period. However it should be noted that this application is currently invalid.

4. Consultations

- 4.1 None

5. Third Party Representations

- 5.1 None to date.

6. Issues

- Green Belt
- Flooding
- Visual impact
- Traffic impact

7. Planning Considerations

- 7.1 This is the third successive temporary application and seeks to extend the overall use of the site as a recycling facility for a total period of 15 years. The site is within the Green Belt and consideration has to be given to the impact of the proposal upon the character, aims and objectives of the Green Belt. The proposal is, and has always been, considered to be inappropriate development with the Green Belt. However, the Inspectors in allowing the previous appeals have both concluded that very special circumstances do exist to justify this development within the Green Belt on a temporary basis. These conclusions have been reached after assessing the overall need for such recycling facilities, the environmental impacts of the use, the permanence of the use and the overall impact upon the Green Belt. In view of the applicants statement that the proposal is aligned to a nearby site, the possibility of alternative sites is also a matter for consideration.

- 7.2 With regard to the need, the Surrey Waste Plan and other national and regional recycling policies do encourage the provision of recycling sites, particularly in areas where there is a scarcity of such sites, as there is in North-West Surrey. The requirement for the production of recycled and secondary aggregates was identified by the Inspector in the 2006 appeal decision letter and at that time there was a projected shortfall in capacity, which would have been further increased by the closure of the Littleton Lane facility. However it should be noted that in the current economic climate and the reduction in current developments in the area, the supply of waste material and the demand for recycled materials is likely to have diminished and therefore the applicant should provide further justification that the need for a further temporary permission over the next five years, is as strong as it was in the previous ten years.
- 7.3 In considering the original appeal in 1999, the Inspector concluded that the temporary period of five years was acceptable. However, the appeal decision letter also stated that *'any proposal for a longer period would have to be judged on its own merits and different circumstances are likely to arise in the future as, for example, the expiry of the lease on the industrial area south of the appeal site becomes more imminent'*.
- 7.4 The Inspector considering the 2006 appeal also stated that *'the essential characteristic of Green Belts is their permanence... The Inspector who considered the previous appeal expressed concern that, if a 5-year permission were granted then on the basis that a temporary development would be less harmful than a permanent development, the same argument could be repeated in support of further temporary permissions. That concern has been borne out with just that argument being advanced in this case...while the possibility of a further application on this site cannot be precluded, I am confident that the likelihood of a succession of temporary permissions leading effectively to a long-term development is slight. Therefore, the permanence of the Green Belt here will be maintained.'*
- 7.5 The applicant has stated that it is the intention to align this further temporary application with the start up of a proposed facility on an extended site at Home Farm. An application for this extension has been submitted to the County Council in January, although it currently remains invalid. Even if the application is eventually validated and given due consideration, there is no guarantee that the proposal will be found acceptable, which may give rise to the prospect of an application for a further renewal of the temporary permission. This would raise strong concerns over whether this site and its use will become a long-term development. In view of the timescale already reached, the use of the site is starting to provide a degree of permanence, with the associated impacts upon the openness of the Green Belt, and further renewals would be of particular concern. Therefore, the County Council should be advised that the length of this temporary permission should be specifically restricted to existing consents on Home Farm.
- 7.6 No evidence is available at the time of writing this report as to whether the applicant has identified other possible sites in the vicinity that may be used for such a use. Although it is understood that the applicant has previously offered the cessation of the use on this site and to transfer it to another site elsewhere in the Borough in Stanwell Moor. In view of the concerns regarding the continued use on this particular site and the degree of permanence, it is also considered that the County Council should be advised that a further temporary permission should be based on an assessment as to whether there are any alternative sites available, particularly those outside of the Green Belt.

- 7.7 The matter of flooding would be fully assessed by the Environment Agency, and I consider that the Agency's views should be paramount, and no doubt will be accepted by the County Council.
- 7.8 The recycling site is a considerable distance from the nearest residences. Since the previous application, no new housing developments have been carried out in the immediate vicinity. The site has earth bunds to the north and east, with trees along the relevant section of Littleton Lane further to the east. This screens the recycling use from those directions, whilst to the south is the existing industrial area, and the gravel pit lake to the west. In both appeal decisions, the Inspectors, taking these factors into account, had no objection on visual grounds. I therefore consider that the visual impact of the proposal would not be objectionable.
- 7.9 In considering the previous application, the Council raised an objection to the County Council on the grounds that 'no Legal Agreement on lorry routing has been extended to cover this development, and the impact of lorry traffic from this development on the routes to the site, in particular on residences along such roads, would be detrimental to the amenities of such residences'.
- 7.10 However the Inspector in allowing the most recent permission, came to the conclusion that *'the traffic arising from the recycling operations on the site does not cause significant harm in terms to the living conditions of residents along the routes to and from the site or to the safety and convenience of road users'*. The Council has previously accepted that recycling traffic is not the major problem in this area and in view of the Inspectors comments and the lack of any substantial additional evidence to suggest that recycling traffic has grown to a level where it is causing serious harm, it is not considered that the Council can sustain an objection on these grounds.

7 Recommendation

- 8.1 That Surrey County Council be informed that this Council raises NO OBJECTIONS to the principle of a further temporary permission on the site, subject to the following matters:
- i) That the length of the temporary use on this site is restricted to any existing consents for gravel extraction and restoration on Home Farm.
 - ii) That confirmation is received that there are no alternative non-Green Belt sites in the local area
 - iii) That the applicant can demonstrate that there remains a continuing need for recycling facilities within the current economic climate

APPENDICES

Appendix 1. County Council's Preliminary Report