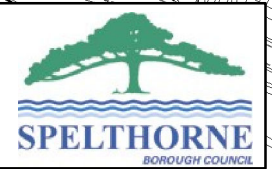


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16/00616/SCC
Waste Transfer Station, Charlton Lane
Shepperton TW17 8QA

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Planning Committee

1 June 2016



| | | | |
|--------------------------|---|---|-------------|
| Application No. | 16/0616/SCC | | |
| Site Address | Waste Transfer Station, Charlton lane, Shepperton | | |
| Proposal | Surrey County Council consultation for the access, loading and exit of vehicles with waste for export from the existing Recyclables Bulking Facility, by SITA, between the hours of 6pm and 8pm (to extend the use of the site for an additional two hours) Monday to Saturday until 31 December 2017. | | |
| Applicant | SITA Surrey | | |
| Ward | Halliford and Sunbury West | | |
| Call in details | Cllr Smith Ainsley has called this in because of concerns about the reduction in the protection of the amenities of local residents | | |
| Case Officer | Kelly Walker | | |
| Application Dates | Valid: 13.04.2016 | Expiry: to go to County Committee decision 08.07.2016 | Target: N/A |
| Executive Summary | <p>The application site covers the existing Charlton Lane Waste Transfer site, which is currently undergoing redevelopment to become the Eco Park facility. At the same time SITA are seeking to maintain use of the Community Recycling Centre (CRC) as well as the bulking of household waste for onward transit. Recently the approved new Recyclables Bulking Facility (RBF) element of the Eco Park development has been completed. The applicant, SITA, has applied to Surrey County Council as the determining authority for waste applications (who in turn have consulted with Spelthorne Borough Council as a consultee) for the variation of condition 4 of planning application 13/01553/AMD. The proposal is to allow the access, loading and exit of 6 HGV vehicles (12 HGV movements in total) from the RBF between the current 6pm finish to 8pm on Mondays to Saturdays for a temporary period until December 2017 to enable the new RBF to be temporarily used as a waste transfer station, as the existing WTF facility is being removed to make way for the Gasification building. The RBF is smaller than the current waste transfer building and an extended day is needed to create sufficient overall capacity</p> <p>The proposed variation in the hours will help to minimise disruption to the daytime activities within the site (including the public use of the CRC) while the redevelopment continues to be carried out. It will, in effect, allow the same number of bulker HGVs accessing, loading and existing the site, to be spread out over a longer period throughout the day and will not result in any net increase in vehicle movements. It is proposed that a maximum of 3 bulker HGVs would arrive, be loaded and depart from the site each hour. The scheme does not seek to increase</p> | | |

| | |
|-----------------------------|---|
| | the activity or volumes of waste associated with the site. The Environmental Health Department have raised no objection to the proposal on noise and lighting grounds. As such the proposal is considered to have an acceptable impact on the amenity of neighbouring residential properties. |
| Recommended Decision | That Surrey County Council be advised that this authority raises no objection to the proposal. |

MAIN REPORT

1 DEVELOPMENT PLAN

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN11 – Development and Noise
- EN13 – Light pollution

2 RELEVANT PLANNING HISTORY

The Charlton Lane site has been in use as a waste transfer station and a Community Recycling Centre (CRC) since 1996 and has a history of 'waste' use going back to the 1950s. A Materials Recycling Facility has been in operation since 1998. The new Recyclables Bulking Facility (RBF) was permitted as part of the Eco Park development originally approved under ref 10/00947/SCC which provides for a range of recyclable materials and residual waste to be compacted for onward transport.

13/01553/AMD

Surrey County Council consultation for: Changes to the planning conditions attached to the Charlton Lane Eco Park Planning permission (ref: SP13/01553/SCC dated 25 September 2014) in order to incorporate minor material amendments to the surface water drainage and containment design associated with the tank area located to the north of the Recyclables Bulking Facility and Anaerobic Digestion Facility.
Granted by SCC.

13/01553/SCD1 – 6

Various discharge of conditions applications.

13/01553/SCC

Surrey County Council Application for changes to the planning conditions attached to the Charlton Lane Eco Park planning permission (ref: SP10/00947 dated 15 March 2012) in order to incorporate minor material amendments to the approved scheme comprising a revised gasification technology, 3 new sub-stations, other minor material amendments to the layout, buildings, structures and ancillary elements of the scheme, and a minor reduction in the

tonnage of waste material that would be managed at the site.
Granted by SCC.

10/00947/SCD1-15

Various discharge of condition applications.

10/00947/SCC

Re-Consultation: Development of a Waste Management Eco Park, comprising: a Gasification Facility; Anaerobic Digestion Facility; Community Recycling Facility; Recyclables Bulking Facility; Education / Visitor Centre and Offices; Other Associated Infrastructure including Infiltration Basin and Landscaping; and the diversion of Public Footpath 70.
Granted by SCC 15.03.2012.

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site comprises the existing waste transfer station, which is currently undergoing redevelopment to become the Eco Park which should be completed by December 2017. Both now and in the future the site takes household waste from across north Surrey, although currently Spelthorne's waste normally goes to Grundons at Colnbrook. The Eco Park will comprise of a new Recyclables Bulking Facility (RBF) and Community Recycling Centre (CRC) together with a Gasification and Anaerobic Digestion Facility. Recently the new RBF has been completed. The existing waste transfer station building is now due to be demolished to make way for the new Gasification building. Therefore the new RBF will be temporarily used as a waste transfer station to transfer both recyclables and residual waste from Charlton Lane. Ultimately, the residual waste will be treated in the new facilities at the Eco Park from December 2017, however until the Eco Park is fully operational the RBF will be utilised as a temporary transfer station. The applicant, SITA, has explained that because the RBF is a smaller facility compared to the original waste transfer station, the site will be closed to some trade waste to help ease operations, but it is still required to accept recyclable and residual waste from household waste collections and waste from the adjacent CRC. Given the confined space and necessary health and safety considerations, it is not possible to allow refuse freighters to tip onto the floor inside the building at the same time as the bulker lorries are being filled by vehicles with mechanical shovels. SITA have stated that in order to manage the tipping, bulking and transfer away from the site of household waste in the interim, *'...it is proposed to increase the hours until 8pm Monday to Saturday. The additional hours would be only for the arrival, loading and departure of bulker HGVs only, this will ensure the maximum storage capacity is available at the beginning of each day. There would be no increase in hours for acceptance of deliveries of waste.'*
- 3.2 SITA 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 PA 13/01553/AMD to allow the access, loading and exit of HGV vehicles from the current 6pm finish to 8pm on Mondays to Saturdays for a temporary period until Dec 2017 whilst the RBF is temporarily used as a waste transfer station
- 3.3 Condition 4 of PA 13/01553/AMD states that:-

4. No operations or activities authorised or required by this permission in respect of the Community Recycling Centre and Recyclables Bulking Facility shall be carried out except between the following times:

(a) Community Recycling Centre

Monday to Saturday 0730 to 1800 hours

Sunday and Bank Holidays 0800 to 1700 hours

(b) Recyclables Bulking Facility

Monday to Saturday 0730 to 1800 hours

Sunday and Bank Holiday 0800 to 1700 hours (when only waste delivered to the Community Recycling Centre will be handled).

Reason: - To enable the County Planning Authority to exercise control over the development hereby permitted and protect the amenities of local residents in accordance with County Waste Plan 2008 Policy DC3.

- 3.4 The applicant states that the proposed variation in the hours will help to minimise disruption to the daytime activities within the site while the site undergoes redevelopment. The applications state that ‘...SITA Surrey is therefore seeking additional operational hours at the end of each day to minimise disruption to the daytime activities of receiving waste, reduce queuing and reduce the potential for any conflict between waste collection vehicles, bulker HGVs and private vehicles accessing the CRC during public opening times.’ It will allow the number of bulker HGVs accessing, loading and existing the site to be spread out over a longer day and will not result in any net increase in vehicle movements. It is proposed that a maximum of 3 bulker HGVs would arrive, be loaded and depart from the site each hour. 12 vehicle movements in total (counting inward and outward journeys separately) over the hours of 6pm-8pm. This helps with the practical problem of ensuring maximum space is available at the beginning of the following day for waste delivery. There is no condition limiting the actual total number of HGVs, however there is a limit of waste throughput for the RBF, which is 42,750 tonnes (Condition 10 of planning permission ref. SP13/01553/AMD). The applicant state that this application does not seek to increase the activity or volumes of waste associated with the site.

4 **CONSULTATIONS**

- 4.1 As Spelthorne Borough Council are a consultee, only internal responses are sought as below:-

| Consultee | Comment |
|----------------------|---|
| Environmental Health | No objection (noise) |
| Environmental Health | No objection (light) |
| Head of Street Scene | Currently, on occasions Spelthorne BC do have to use the Charlton Lane site for household rubbish, if it is a rubbish collection week and the burner at the |

| | |
|--|---|
| | <p>Grundons site is shut, either for maintenance or unexpected breakdown. Both scenarios do happen and can range from 1 day to 4 weeks. Spelthorne can tip over 100 tonnes per day. The tipping would only be carried out between 7am and 2pm. This would not need to occur after 6pm. As such the proposal to extend the hours would help to reduce delays to refuse collection services and tipping arrangements.</p> |
|--|---|

The County Planning Officer has informed me that the County Highway Engineer has raised no objection to the proposal in terms of highway safety and capacity.

5 PUBLIC CONSULTATION

No letters of objection have been received at the time of writing

6 PLANNING ISSUES

- Principle
- Traffic
- Residential Amenity – noise and lighting

7 PLANNING CONSIDERATIONS

Principle

- 7.1 The applicant state that this application does not seek to increase the activity or volumes of waste associated with the site and indeed there is a limit of waste throughput for the RBF, which is 42,750 tonnes and controlled by condition 10 of planning permission ref. SP13/01553/AMD. The required additional hours are requested simply to allow the site time to remove waste at the end of each day in order to ensure sufficient storage capacity is available the following day to accept waste collected from household collections and for the adjacent Community Recycle Centre (CRC). It is for a temporary period only, until the waste materials can be processed through the Gasification and Anaerobic Digester (AD) facilities of the Eco Park which is currently undergoing redevelopment.
- 7.2 The Surrey Waste Plan was adopted in 2008 and sets out the principles for the development of waste management facilities in Surrey. Policy D3 states that ‘*planning permission for waste related development will be granted provided it can be demonstrated by the provision of appropriate information to support a planning application that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people, land, infrastructure and resources...*’
- 7.3 Policy WD2 states that ‘*planning permission for development involving the recycling, storage, transfer, materials recovery and processing (including in-*

vessel composting but excluding thermal treatment) of waste will be granted: (ii) at existing or proposed waste management sites subject in the case of landfill and land raising sites or other temporary facilities to the waste use being limited to the life of the landfill, land raising or other temporary facility.' As the proposed temporary change of hours would take place at an existing waste transfer site, it is considered that the proposal complies with this condition.

- 7.4 As such the principle of the proposal is in accordance with the Surrey Waste Plan and would be acceptable subject to it having a satisfactory impact on the amenity of neighbouring residential properties and infrastructure.

Traffic generation

- 7.5 As previously noted, there is no condition limiting the actual total number of HGVs, however there is a limit of waste throughput for the RBF, which is 42,750 tonnes and controlled by a condition. SCC have informed me that the County Highway Engineer has raised no objection to the proposal in terms of highway safety and capacity, as there are no additional movements above that already permitted, only a change in the timing of the movements for operational reasons. The proposal is for a maximum of 3 loads (6 movements) per hour during the period 6pm until 8pm and this could be limited by way of condition, in order to protect amenity. The effect will be to reduce slightly the lorry movements during the day, (7.30am -6.00pm) including at peak traffic times, with a very small level of movement in the early evening. In traffic terms there is arguably a marginal benefit in reducing movements slightly during the day when road conditions are busier.

Residential Amenity

Lighting

- 7.6 The planning permission for the Eco Park permission permits low level lighting across the site throughout the evening and night. These details were submitted and approved under condition 8 (10/00947/SCD13). A full lighting scheme dated 20 August 2013, was also approved which will be used during operational hours. The County Officer's report for the discharge of that condition concluded that '*...there would be no obtrusive lighting in respect of upward light adding to light pollution more generally from street lights. With reference to the closest residential receptor of Ivydene Cottage, Officers consider that the details submitted demonstrate that vertical light spill onto the windows and glare to at the property would not occur thus protecting the residential amenities of the occupants. Lastly, Officers consider that the details submitted demonstrate that there would be no glare caused to adjacent highway and motorway users, in order to avoid light from the site creating a distraction.*'
- 7.7 The lighting for the new RBF will be installed as approved under condition 8 and will be switched on for an additional 2 hours each evening Monday to Saturday. The applicants have assessed the lighting impact within the submitted Planning Supporting Statement addressing the impact on residential properties on Charlton Lane and also Hawthorn Way. They state that the lighting scheme already permitted is designed to ensure minimal off site glare

and light pollution. The County Planning Officer has stated that '*... The above approved scheme has demonstrated that when the lighting is in use, there would be no adverse impact on the nearest property based on the applicant's submission and context of the application, and the controls via the approved scheme.*' The Councils Environmental Health Officer has raised no objection to the proposal on lighting grounds and it is considered that the lighting on site (switched on for a further 2 hours, when needed) will not add to the intensity of lighting or cause adverse impact on local amenity in respect of glare/lighting. In terms of impact of any lighting, residents at Hawthorn Way to the east would initially be shielded by the existing Waste Transfer Building, some existing soil stockpiles and the two storey construction buildings. The gasification building once started will further shield the RBF. The RBF building itself will shield any lighting impact towards Charlton Village. By way of context the M3 motorway adjacent is fully lit.

- 7.8 Policy EN13 seeks to minimise the adverse impact from light pollution on the environment, and requires proposals for lighting to assess the impact of the lighting scheme and demonstrate that there are no unacceptable adverse impacts. It is considered that the proposal has an acceptable impact on neighbouring properties in terms of light and conforms to Policy EN13.

Noise

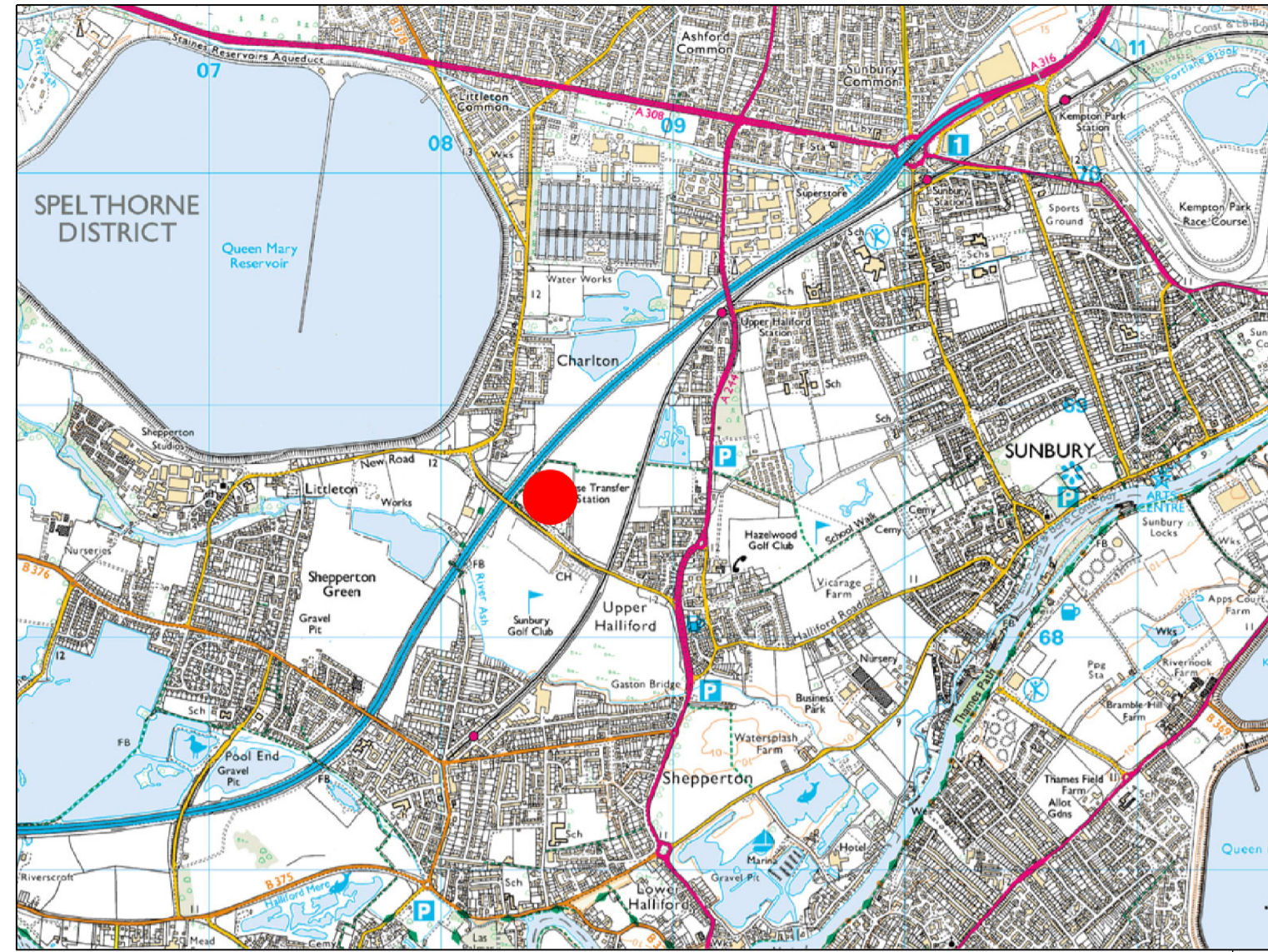
- 7.9 As noted above the proposal will result in no additional vehicle movements but will allow the spread of existing HGV movements over the day up to 8pm, rather than the current 6pm. During each hour approx. 3 HGV movements can be carried out as it takes approx. 20 minutes to load a bulker vehicle. The site has a route agreement as part of the planning consent condition 15 of ref 10/0947/SCC requiring vehicles to approach from the south of Charlton Lane and exit left from the site onto Charlton Lane and as such a noise assessment based on HGV movements were undertaken relative to the nearest noise receptors to assess the actual increase as a result of the proposed increase in hours.
- 7.10 The applicant's noise report concludes that, '*...operating the RBF site between the extended hours proposed would be acceptable and within relevant guidance and standards for noise.*' This report has been assessed by Spelthorne Council's Environmental Health Officer who has made no objection, commenting that, '*...Following a site visit, perusal of the supporting information provided with the application and a full assessment of the likely consequences of the change, the Environmental Health Team (Noise) are satisfied with the noise element. However, the applicants must note and accept that should the extension of hours give rise to a statutory nuisance, then they will be required to abate the nuisance, and this may mean the extension is withdrawn.*'
- 7.11 As such the proposal is considered to have acceptable impact on the amenity of neighbouring residential properties in terms of noise and conforms to Policy EN11 which seeks to minimise the adverse impact of noise.

Conclusion

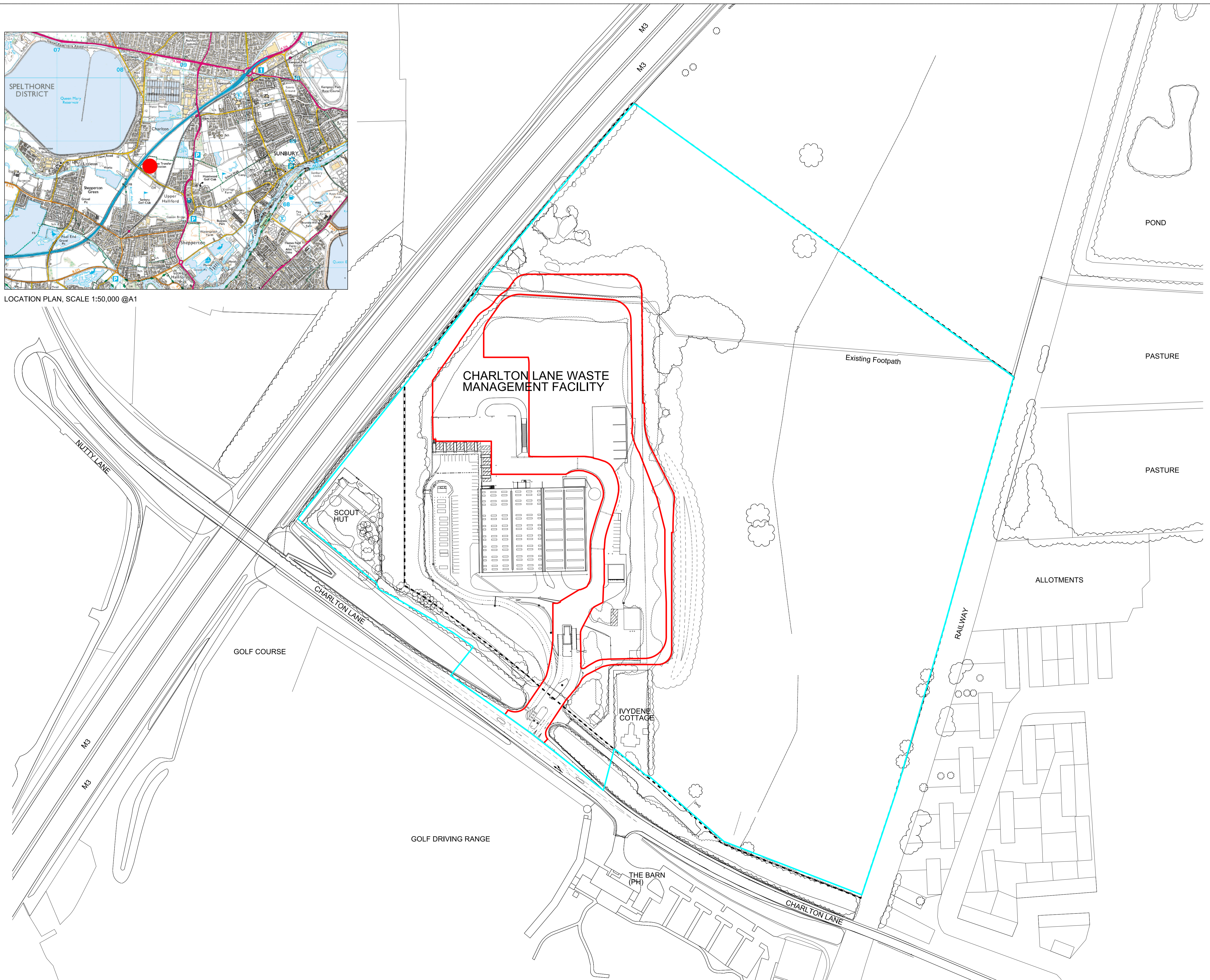
7.12 The proposed variation of condition is considered to be acceptable. Members will of course be aware of the concerns of both local people and the Council to the principle of construction of the Eco Park. However, it is important that temporary variations to planning conditions such as this are dealt with solely on their planning merits. In traffic, noise and lighting terms, the proposed extension of time is only for the movement of bulker waste lorries and will have no discernible adverse impacts. It will, however, reduce the risks of inconvenience to the wider public using the CRC by otherwise adding to site congestion, and delays that could arise to the Local Authority refuse vehicles and the public service they clearly provide as part of Borough Council waste collection.

8 RECOMMENDATION

8.1 That Surrey County Council be advised that this authority raises no objection to the proposal subject to the imposition of a condition restricting the number of HGVs to a maximum of 3 per hour.



LOCATION PLAN, SCALE 1:50,000 @A1



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Key:

- PLANNING APPLICATION BOUNDARY
- LAND OWNED BY SURREY COUNTY COUNCIL & AVAILABLE TO APPLICANT

Note:
Due to line thickness and multiple lines, the boundary locations may not be precise

| | | |
|---|----------|------------------------|
| F | 16.04.08 | Issued for information |
| E | 16.04.07 | Issued for information |
| D | 16.02.17 | Issued for information |
| C | 16.02.16 | Issued for information |
| B | 15.05.27 | Issued for planning |
| A | 13.09.11 | Issued for planning |

FOR INFORMATION

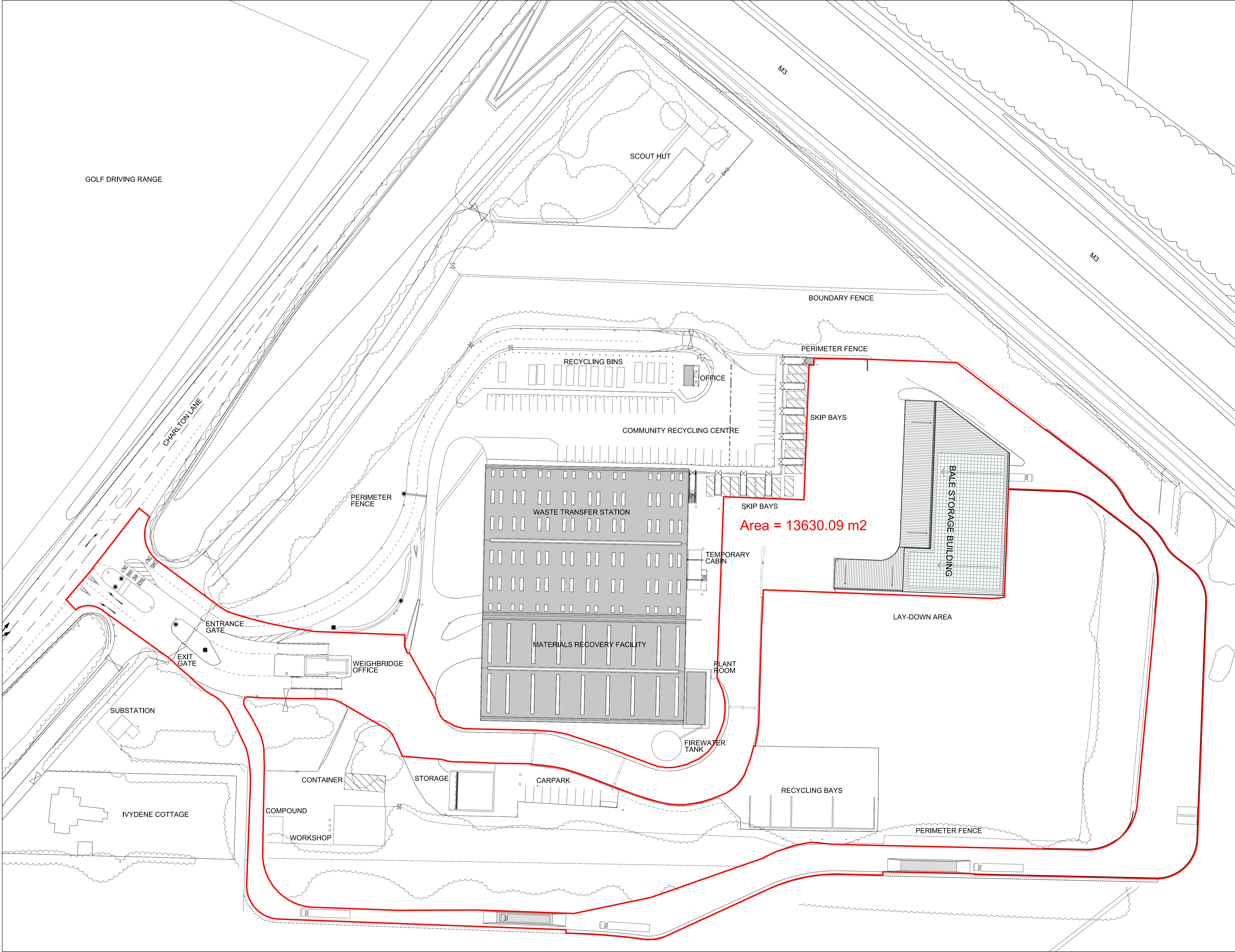
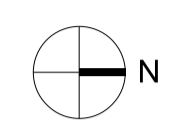
GSDA
GARRY STEWART DESIGN ASSOCIATES
Highlands House, Office 307, 165 The Broadway, Worsley, Worsley, London, SW19 1NE
T: 020 8544 8685

CHARLTON LANE ECO-PARK PROJECT
SITE PLAN AND LOCATION PLAN
DRAWING

1:1250@A1 APRIL 2016
1:2500@A3 DATE
SCALE

| | | |
|--------------|----------|---------|
| 1224 PL-B001 | F | GT |
| DWG. NO. | REVISION | CHECKED |

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16.02.09 Issued for information

FOR INFORMATION

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CHARLTON LANE
 ECO-PARK
 PROJECT

RBF Proposed Site
 Plan Extents
 DRAWING

1:500@A1 16.02.09
 1:1000@A3 DATE
 SCALE

1224 SK-002 - GT
 DWG. NO. REVISION CHECKED