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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3 FEBRUARY 2016 FROM 7.00 PM TO 8.00 PM

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey, Chris Singleton and Wayne Smith

Other Councillors Present

Councillor: John Halsall

Officers Present

Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer

Case Officer Present

Graham Vaughan

83. APOLOGIES

There were no apologies for absence.

84. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 6 January 2016 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. A copy is attached.

85. DECLARATION OF INTEREST

There were no declarations of interest.

86. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item 96 – Application No. 152725 - Willow Tree Works, Swallowfield Street, Swallowfield was deferred.

Item 97 - Application No. 152659 - Willow Tree Works, Swallowfield Street, Swallowfield was deferred.

The updated hydraulic modelling required to satisfy condition 23 (see paragraph 12 in the main body of the report) was not received in sufficient time to allow this to be considered by the Council's consultant prior to this meeting.

87. APPLICATION NO. 153172 - STAR WORKS, STAR LANE, KNOWL HILL

Proposal: Variation application to condition 7 of planning consent 340429 (Wokingham Borough Council) and 426466 (The Royal Borough of Windsor and Maidenhead)(granted on appeal on 05/09/1994) in order to extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations

commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.

Applicant: Grundon Waste Management Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 36.

The Committee was advised that the Members' Update included a response from the Royal Borough of Windsor and Maidenhead.

The Planning Officer summarised the reports on this application and the related application No. 153171, item 95 on the Agenda.

It was noted that Members visited the site on Friday 29 January 2016.

Meriel Johnson, representing local residents, and Councillor Maureen Hunt, Royal Borough of Windsor and Maidenhead, spoke in objection to the application.

Veronique Bensadou, Agent, spoke in favour of the application.

John Halsall, Local Ward Member, spoke in objection to the application.

Bob Pitts circulated photographs he had taken the previous day around the perimeter of the site. He expressed concern that if this application was approved, there could be a further application for extension in the future. He suggested that the applicants should cap the landfill now and apply for a variation to the site contours.

Members asked about figures given in the Officer's report, and previous reports on the site, regarding tonnage of waste which seemed to be inconsistent. The Planning Officer explained that the most important measurement was the volume that needed to be filled. The tonnage required to fill a particular volume would vary depending on the nature of the material used.

Asked how certain it was that the applicants would complete the landfill in the proposed extended period of 3 years, the Planning Officer stated that the applicant's calculations indicated that it would actually take about two and a half years. The calculations were based on the most recent data from the last 5 years.

Members asked Officers if there was any evidence that conditions at the site had declined or if it was possible to add conditions to the approval that would address reported problems of smell or litter. Clare Lawrence, Head of Development Management and Regulatory Services, responded that it would have to be demonstrated that there was significant change in order to consider additional conditions. Otherwise new conditions would be difficult to justify if these were challenged by the applicant.

RESOLVED: That application No. 153172 be approved, subject to the conditions set out on Agenda page 10.

88. APPLICATION NO. 153171 - STAR WORKS, STAR LANE, KNOWL HILL

Proposal: Variation application to condition 3 of planning consent 344446 (dated 29th May 1997) to retain the security compound, store and landfill weighbridge for the duration of the landfill operation.

Applicant: Grundon Waste Management Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 37 to 54.

It was agreed that this application had been discussed sufficiently under the previous item.

RESOLVED: That application No. 153171 be approved, subject to the conditions set out on Agenda page 38.

89. QUARTERLY ENFORCEMENT MONITORING REPORT

The report was deferred to the next meeting.

90. PRE COMMITTEE SITE VISITS

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- 153125 - Land Between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham - to assess the impact of this major development on the character of the site and existing land uses.
- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh - to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153433 - Land to R/O Rustlings, The Spring and Cushendall, Shinfield Road, Shinfield - to assess the relationship of the major development with adjoining and nearby residential properties and the general character of the area.
- 153434 - Manor Farm, Dell Road, Finchampstead - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153218 - Holme Park Farm House, Holme Park Farm Lane, Woodley - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 152726 - Cedar Hall Farm, Church Lane, Arborfield - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham - to assess the impact of the major development on open space and the character of the area.

RESOLVED: That pre-Committee site visits be undertaken on dates to be agreed with the Chairman in respect of the following applications:

- 153125 - Land Between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham - to assess the impact of this major development on the character of the site and existing land uses.
- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh - to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153433 - Land to R/O Rustlings, The Spring and Cushendall, Shinfield Road, Shinfield - to assess the relationship of the major development with adjoining and nearby residential properties and the general character of the area.

- 153434 - Manor Farm, Dell Road, Finchampstead - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153218 - Holme Park Farm House, Holme Park Farm Lane, Woodley - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 152726 - Cedar Hall Farm, Church Lane, Arborfield - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham - to assess the impact of the major development on open space and the character of the area.

MEMBERS' UPDATE Planning Committee – 3 February 2016

Site Address: Star Works, Star Lane, Knowl Hill
Application No: 153172, Pages 9 - 35.

Response from Windsor and Maidenhead Council attached. Further information included in presentation.

Site Address: Star Works, Star Lane, Knowl Hill
Application No: 153171, Pages 37 - 53.

See above.

Site Address: Willow Tree Works, Swallowfield Street, Swallowfield
Application No: 152725, Pages 55 - 63.

This item is DEFERRED.

See below.

Site Address: Willow Tree Works, Swallowfield Street, Swallowfield
Application No: 153659, Pages 65 - 86.

This item is DEFERRED.

The updated hydraulic modelling required to satisfy condition 23 (see para 12 in the main body of the report) was not received in sufficient time to allow this to be considered by the Council's consultant prior to this meeting.

Pre-emptive site visits

(NB: For the Committee meetings of 2nd & 15th March)

Land Between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham – (153125)

(NB: Likely that separate Briefing & Site Visit to be arranged)

Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – (152359)

To assess the relationship of the major development with adjoining land uses and nearby residential properties.

Land to R/O Rustlings, The Spring and Cushendall, Shinfield Road, Shinfield - (153433)

To assess the relation of the major development with adjoining and nearby residential properties and the general character of the area

Manor Farm, Dell Road, Finchampstead – (153434)

To assess the impact of the major development proposal on the character of the countryside and wider area

Holme Park Farm House, Holme Park Farm Lane, Woodley- (153218)

To assess the impact of the major development proposal on the character of the countryside and wider area

CEDAR Hall Farm, Church Lane, Arborfield – (152726)

To assess the impact of the major development proposal on the character of the countryside and wider area

Emmbrook Sports Pavillion, Lowther Road, Wokingham – (153382)

To assess the impact of the major development on open space and the character of the area

Graham Vaughan

From: Sarah Ball <Sarah.Ball@RBWM.gov.uk>
Sent: 03 February 2016 15:38
To: Graham Vaughan
Cc: Aldona Rahman; Daniel Gigg; Jenifer Jackson
Subject: 153172; 153171 Star Works Landfill Site: Comments from RBWM

Dear Graham

Please find below, under delegated powers, the Council's response to 153171 which I understand is being considered by planning committee this evening. Comments also refer to 153172:

153171 Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 3 of planning permission ref. 344446 (dated 29th May 1997) to retain the security compound, store and landfill weighbridge for the duration of the landfill operation.

153172 Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 7 of planning permissions ref. 340429 [Wokingham Borough Council] and 426466 [The Royal Borough of Windsor and Maidenhead] (granted on appeal on 5th September 1994) in order to extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.

Background:

Grundon Waste Management Ltd are essentially seeking to extend by 3 years the period of time for the deposit of non-inert waste, from January 2016 to January 2019, extend the time for the deposit of engineering/restoration materials (inert waste) from January 2016 to January 2020, and extend the time for the completion of the site's restoration from January 2018 to January 2021.

RBWM Response:

Landfill operations at the Star Works landfill site commenced in January 1999. It is understood that the site is being restored progressively. I am unable to comment on how much of the site is now capped. Once complete, the restoration will be expected to deliver amenity woodland.

It is understood that the planning consent currently requires that the landfill operations (deposit of waste) are complete by January 2016, with the restoration complete by January 2018.

The existing conditions were set in place so as to ensure that the site can be restored in full accordance with the approved plans. It is very regrettable that, at such a late stage, the operator is now indicating that this timeframe is at risk.

Whilst it is understood that the amendments sought do not involve any built development, or seek to increase the amount of waste to be disposed of at the site, serious concerns have been raised by Royal Borough residents' about the extended impact upon the quality of lives of locally. In particular, at a residents meeting on Saturday 9th January I understand that a number of local councillors (RBWM and Wokingham) and residents filled a meeting room to discuss the issue. Clearly there is a great deal of local concern regarding the noise and odour from the site and whilst the last lodged complaint for odour at the site was 2013 (according to EH records), I understand that complaints have likely to have dropped off given that an end was in sight for the completion of the importation of the inert material in January 2016. All residents want to see an end to stop any further importation of non-inert materials and a shorter timeline for importation of engineering/restoration materials.

I would be very grateful if you could convey these comments from the Royal Borough of Windsor and Maidenhead to the Planning Committee and in particular convey the concerns of RBWM residents in relation to the continued noise and odour from the site impacting on their lives.

Very best wishes.

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