

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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