

**Minutes of the Meeting of the Planning Committee of Godstone Parish Council held on Monday 18<sup>th</sup> January 2010 at The Bounty, Godstone Green, Godstone at 8.00pm.**

**Present:** Mrs V Cluff (Chairman)  
Mr R Bannister, Mr B Hubery, Mrs E Jackson, Mr J Johnson, Mr K Knox, Mr T Tomlinson,  
and Mr J Quincey

**In attendance** K Barrett – Assistant Clerk to the Parish Council

**Public Forum**

Mrs F Gresser, representing Godstone Village Association (GVA), advised the Council of the coordinated response which had been agreed by GVA, the Quarry Observation Group (QOG) and other local organisations, in respect of the recent quarry plans submitted by Sibelco.

- 1 Apologies for Absence: There were none received.
- 2 Declaration of interest by Members on any planning matter listed below: There were none declared.
- 3 Minutes of the meeting held on 16<sup>th</sup> November 2009 were agreed and signed as a true record.
- 4 Current Planning List and Applications.

**TA/2009/1533 - North Park Quarry, North Park Lane, Godstone**

The continued use and retention of a silica sand processing plant, sand stockpiling and storage areas, sand/soil/organics blending area; water treatment and holding lagoons; office and staff welfare facilities; haul route and site access road and water tailings pipelines with associated landscaping and woodland planting until 31 December 2020 with restoration to agriculture and nature conservation by 31 December 2022 without compliance with condition 2 of planning permission ref: TA08/0185 & RE08/0255 dated 25 September 2008. The continued temporary diversion of public bridleways 142 and 148 (parts) and the continued temporary stopping up of public footpaths 121 and 143 (part). County Determination.

**TA/2009/1536 - Land North East of Pendell Farm, Pendell Road, Bletchingley, RH1 4QH**

Extraction of sand from an area of some 20 hectares known as Pendell as a western extension to North Park Quarry involving the loading and transfer of sand via conveyor to and the stockpiling of sand at North Park Quarry and associated works including a conveyor bridge and access/maintenance track over Whitehill Lane, and the re-phasing of the western extent of North Park Quarry to enable the transfer of sand from the quarry extension with associated landscaping until 31 December 2020 with restoration to agriculture and nature conservation by 31 December 2022. Diversion of public footpaths 160, 161, 162, and 163 (parts) and the continued temporary diversion of public bridleway 148 (parts). County Determination.

In respect of the above 2 applications, Mr K Knox reported on discussions which had taken place with other organisations and it was agreed that the Council's response, appended to these minutes, would be finalised and passed to the Clerk by Friday 22<sup>nd</sup> January. Thanks were expressed to Mr K Knox for his efforts.

**See Appendix "A" and Appendix "B"**

**TA/2009/1551 - 50 Lagham Road, South Godstone, RH9 8HB**

Demolition of garage and porch. Erection of 2-storey side extension incorporating 3-bed end of terrace house attached & associated parking (2 spaces). Erection of dormer window to front elevation.

An objection would be made in respect of the above application. Over-development of a small, sloping site. In addition the parking area appeared unclear on the plans.

TA/2009/1516 - Land At Cottenhams & 1-8 Anchor Cottages, Eastbourne Rd, Blindley Heath  
Demolition of 8 dwellings. Erection of 45 dwellings (comprising 12 x 2 bed and 12 x 1 bed flats and 17 x 2 and 4 x 3 bed houses) parking and associated works. (Outline)  
An objection would be made in respect of the above application. Over-development of the site and unsuitable for the infrastructure of the village.

- 5 The next meeting of the Planning Committee will be held on Monday 15<sup>th</sup> February at 8.00pm in The Bounty.

The meeting closed at 8.42pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_ 2010

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## **APPENDIX "A"**

### **Godstone Parish Council**

#### **Comments on Planning Application Reference TA/2009/1533 – North Park Quarry, North Park Lane, Godstone**

On the Application, referenced above, under section 73 of the Town and Country Planning Act 1990 (as amended) which includes the continued use and retention of a silica sand processing plant, access road and associated infrastructure at North Park Quarry, Godstone Parish Council have the following observations.

As previously stated the Parish Council does not consider that the proposed Surrey Mineral Plan has demonstrated that the need for extraction of industrial sands at this location outweighs the environmental impact of the works, in particular as this is an area of Outstanding Natural Beauty. As such the application should not be progressed until such time as the proposed Surrey Mineral Plan has been accepted.

The purpose of this Application is to allow processing of materials won from the area known as Pendell (application TA/2009/15360). The Application should not therefore be considered unless and until the application for the new workings at Pendell have been approved.

Notwithstanding these objections should the planning committee be minded to give approval of the Application the Parish Council requests that the following be considered.

#### **In order to reduce the risk and effects to the residents of Godstone from nuisance dust, reduced air quality, noise and disturbance**

1. That a substantive, clearly defined and regulated Environmental Monitoring and Control Scheme and Action Plan, which has received consultation with the Parish Council, and Local Liaison Groups, is formally approved by Surrey County Council and implemented prior to any extension in use of the processing plant, etc beyond 31<sup>st</sup> December 2014 the date of the current Planning Permission.

This plan should include measures to reduce effects of dust, noise, light, etc arising from the continued use as defined in the Application which may cause nuisance, disturbance or risk to the residents of Godstone.

This plan should include risk assessments and mitigation/control measures to reduce impact and severity of all operations

2. It is accepted that there may be an overlap between the new workings at Pendell and completion of the workings of the existing western extension of North Park Quarry but the Parish Council believes this should be for a period of no longer than 12 months.
3. That the quarry workings of the existing western extent of North Park Quarry are completed in line with current planning dates. This will allow for completion of the workings by 31<sup>st</sup> December 2014 and completion of restoration by 31<sup>st</sup> December 2016.
4. That the remaining quarry workings are progressively restored as the workings proceed and not left unreturned until cessation of use of the processing plant.
5. The land required to allow use and retention of a silica sand processing plant, access road and associated infrastructure should be reviewed to promote the return to the land to agriculture and nature conservation as the workings progress. For example the restoration detailed within the Planning Statement as 'Approved Site Restoration – Access Route Figure No 4' has not been fully implemented.

**To protect the village of Godstone from HGV through traffic the following is requested.**

1. That traffic levels accessing the works are accurately recorded and monitored to ensure that average daily movements are kept within the limits stated within Section 5.3 of the application.
2. That the access to and from the workings for HGV's be restricted to access via the Haul Route with the exception being that vehicles making local deliveries may use North Park Lane and the A25 towards Redhill. The quantity of vehicles using this route should be restricted to 40 movements, or similar quantity. The Planning Application only refers to the majority using the Haul Road.
3. That vehicle routing and control of hauliers by the quarry operator ensures that HGV traffic is at no time permitted to use the A25 through the village of Godstone.

**To reduce the impact on residents of Godstone from extended use of the Haul Road the following is requested.**

1. That no HGV movements are permitted outside of the hours 07:00 – 18:00 Monday to Friday, 07:00-13:00 Saturday with none permitted on a Sunday or Bank Holidays.

## **APPENDIX "B"**

### **Godstone Parish Council**

#### **Comments on Planning Application Reference TA/2009/1536 – Land North East of Pendell Farm, Farm Road, Bletchingley,**

On the Application referenced above which includes the extraction of sand from an area known as Pendell, loading and transport of sand via conveyor and re phasing of the western extent of North Park Quarry.

As previously stated the Parish Council does not consider that the proposed Surrey Mineral Plan has demonstrated that the need for extraction of industrial sands at this location outweighs the environmental impact of the works, in particular as this is an area of Outstanding Natural Beauty. As such the application should not be progressed until such time as the proposed Surrey Mineral Plan has been accepted.

Notwithstanding these objections should the planning committee be minded to give approval of the Application the Parish Council requests that the following be considered.

#### **In order to reduce the risk and effects to the residents of Godstone from nuisance dust, reduced air quality, noise and disturbance**

2. That a substantive, clearly defined and regulated Environmental Monitoring and Control Scheme and Action Plan which has received consultation with the Parish Council, and Local Liaison Groups, is formally approved by Surrey County Council, and implemented, prior to commencement of the new workings.

This plan should include measures to reduce effects of dust, noise, light, etc arising from the continued use as defined in the Application which may cause nuisance, disturbance or risk to the residents of Godstone.

This plan should include risk assessments and mitigation/control measures to reduce impact and severity of all operations

3. It is accepted that there may be an overlap between the new workings at Pendell and completion of the workings of the existing western extension to North Park Quarry, but the Parish Council believes this should be for a period of no longer than 12 months.
4. That the quarry workings of the existing western extent of North Park Quarry are completed in line with current planning dates. This will allow for completion of the workings by 31<sup>st</sup> December 2014 and completion of restoration by 31<sup>st</sup> December 2016.
5. That the remaining quarry workings are progressively restored as the workings proceed and not left unreturned until cessation of use of the processing plant.
6. That the access/maintenance track be 'sealed' or surfaced to minimise dust.
7. That the bunds detailed within the Application be fully installed prior to stripping of the overburden to the sand deposits.
8. That the sand deposits be removed from below the conveyor and maintenance track as it is installed to both screen the conveyor and track and minimise the period for restoration for the considerable extent of this location.

**To protect the village of Godstone from traffic the following is requested**

6. That traffic levels accessing the works are accurately recorded and monitored to ensure that average daily movements are kept within the limits stated within Section 5.3 of the application.
7. That the access to and from the workings for HGV's be restricted to access via the Haul Route with the exception being that vehicles making local deliveries may use North Park Lane and the A25 towards Redhill. The quantity of vehicles using this route should be restricted to 40 movements, or similar quantity. The Planning Application only refers to the majority using the Haul Road.
8. That vehicle routing and control of hauliers by the quarry operator ensures that HGV traffic is at no time permitted to use the A25 through the village of Godstone.
9. That no HGV movements are permitted outside of the hours 07:00 – 18:00 Monday to Friday, 07:00-13:00 Saturday with none permitted on a Sunday or Bank Holidays.