



TOWN AND COUNTRY PLANNING ACT 1990

**PROPOSED DEVELOPMENT ON LAND AT THE CHALK PIT, COLLEGE ROAD, EPSOM,
SURREY KT17 4JA**

Skip It Epsom Ltd has applied to Surrey County Council for planning permission for change of use of an existing Waste Transfer Station to a Materials Recycling Facility and extension of this site to incorporate a new Waste Transfer Station, including: demolition of existing building; reinforcement of retaining wall; provision of new site surfacing and drainage; construction of buildings for the bulking and processing of mixed skip waste and skip storage, and the sorting and transfer of inert waste materials; use of an office; retention of existing workshop; installation of weighbridge; retention of entrance gates and fencing; and, provision of car parking [part retrospective] – non-compliance with Conditions 12 and 19 of planning permission ref: EP21/00223/CMA dated 2 May 2023 to allow the continued processing of waste outside a building for a period of up to 6 months pending construction of the approved building(s).

The proposed development does not accord with the provisions of the development plan in force in the area in which the application is situated.



Copies of the application, plans and other documents submitted with the application can be inspected at the Planning Department, Epsom and Ewell Borough Council, Town Hall, The Parade, Epsom Surrey, KT18 5BY, during open office hours (please check before travelling), <https://www.epsom-ewell.gov.uk/residents/planning> or on our website: <http://planning.surreycc.gov.uk/>

If you wish to make representations about this application you should write to Caroline Smith, Planning Development Manager (ref. SCC_Ref_2023-0083), Planning Group, Surrey County Council, Quadrant Court, 35 Guildford Road, Woking, Surrey, GU22 7QQ by 3 July 2023.

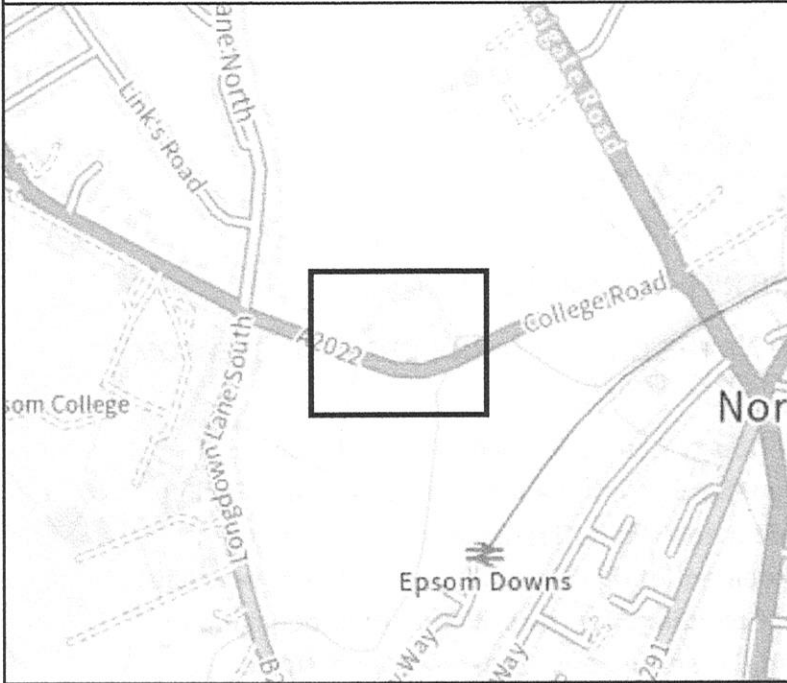
Email: MWCD@surreycc.gov.uk

Signed: C Smith
Planning Development Manager
On Behalf of Surrey County Council
Date: 8 June 2023

Case Officer: Charlotte Parker

Tel No: 020 8541 9897

Site Location: **Land at The Chalk Pit, College Road, Epsom, Surrey KT17 4JA**



Change of use of an existing Waste Transfer Station to a Materials Recycling Facility and extension of this site to incorporate a new Waste Transfer Station, including: demolition of existing building; reinforcement of retaining wall; provision of new site surfacing and drainage; construction of buildings for the bulking and processing of mixed skip waste and skip storage, and the sorting and transfer of inert waste materials; use of an office; retention of existing workshop; installation of weighbridge; retention of entrance gates and fencing; and, provision of car parking [part retrospective] – non-compliance with Conditions 12 and 19 of planning permission ref: EP21/00223/CMA dated 2 May 2023 to allow the continued processing of waste outside a building for a period of up to 6 months pending construction of the approved building(s).

Application numbers:

EP

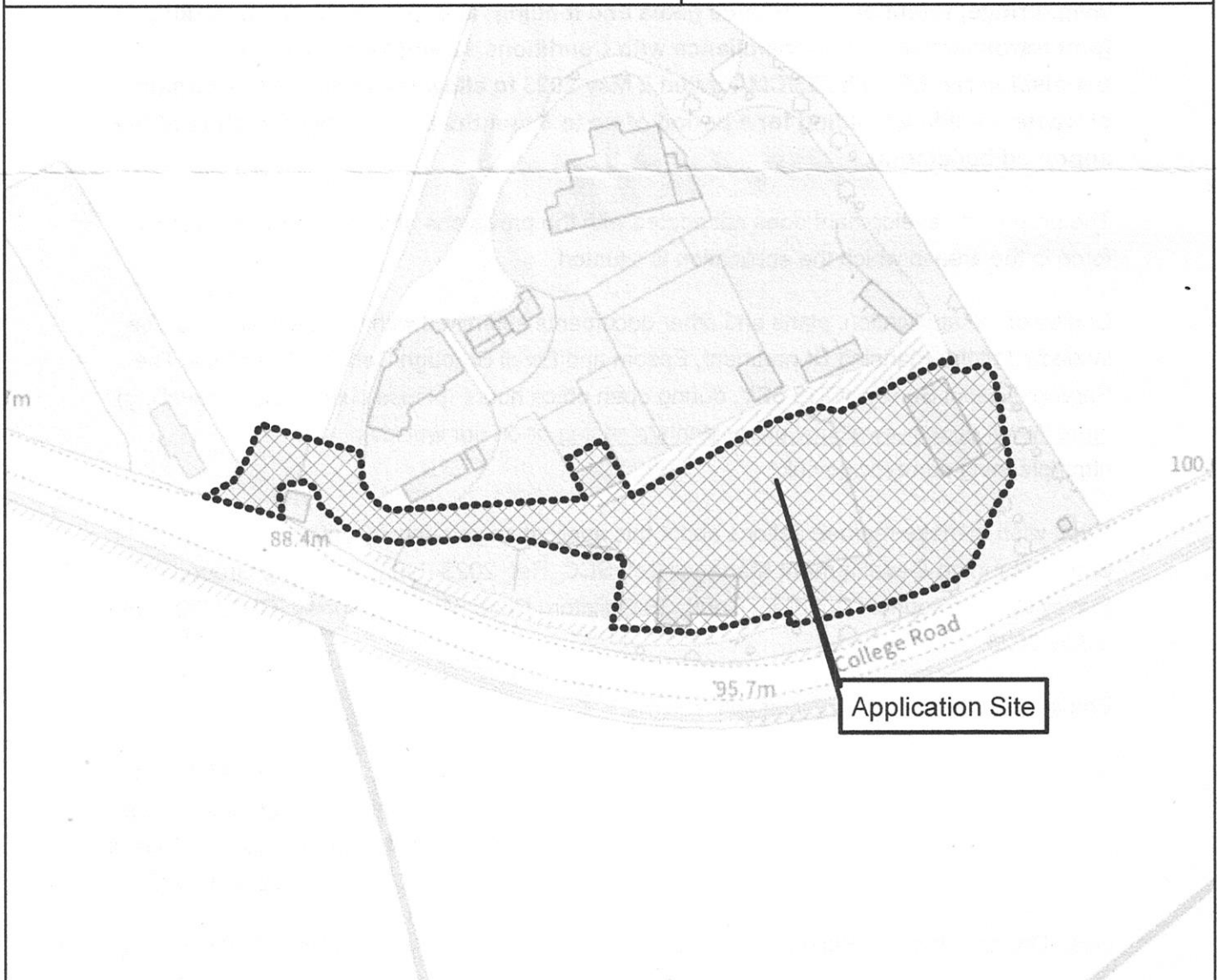
Electoral divisions:

Ewell

Epsom Town and Downs

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Note: This plan is for indicative purposes only



Application Site



Ref No:
SCC_Ref_2023-0083

0 40 80 Metres

Scale: **1:1410**
Printed on: 30/05/2023

Neighbour information note

Town and Country Planning Act 1990 – Application under Section 73 (Minerals/Waste application)

Our reference: SCC Ref 2023/0083

District/Borough Council reference: EP;

(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).

The application documents and plans are available to view or download from our website <http://planning.surreycc.gov.uk>.

Planning is a statutory function and any information is held on the lawful basis of public task (in accordance with the Town and Country Planning Act 1990, as amended, related orders and regulations). If you have submitted a planning application to Surrey County Council or made a comment on a planning application, your name, address and contact details will be saved in our files, electronic and paper. We do this so we can notify you of amendments to the proposal, the outcome of the application, if an appeal is lodged against the application, and subsequent applications in respect of the site. This information will be retained indefinitely as part of the background information on which the planning decision has been based. Additionally, all submissions will be sent to the relevant Borough or District Council to be placed on the Planning Register as this is their responsibility. In the event of an appeal or a 'call-in' by the Secretary of State, your submissions may be copied to the Planning Inspectorate or the National Planning Casework Unit.



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Site and Proposal

Site: Land at the Chalk Pit, College Road, Epsom, Surrey KT17 4JA

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

Proposal: Change of use of an existing Waste Transfer Station to a Materials Recycling Facility and extension of this site to incorporate a new Waste Transfer Station, including: demolition of existing building; reinforcement of retaining wall; provision of new site surfacing and drainage; construction of buildings for the bulking and processing of mixed skip waste and skip storage, and the sorting and transfer of inert waste materials; use of an office; retention of existing workshop; installation of weighbridge; retention of entrance gates and fencing; and, provision of car parking [part retrospective] – non-compliance with Conditions 12 and 19 of planning permission ref: EP21/00223/CMA dated 2 May 2023 to allow the continued processing of waste outside a building for a period of up to 6 months pending construction of the approved building(s).

Applicant

Skip It Epsom Ltd

Site location and background

The 'Chalk Pit' is an industrial and commercial site of approximately 1.8 hectares (ha), located on the northern side of the A2022 College Road, approximately 2 kilometres (km) south-east of Epsom town centre. It is served by a single access point on the A2022 College Road. The application site comprises the south/south-east section of the wider site and covers an area of 0.44 ha.

The 'Chalk Pit' site hosts numerous commercial land uses including several waste management facilities (including other skip hire businesses). It is bounded to both the north, east and south by open fields, with built-up residential areas to the south-east and west. The nearest dwellings are located approximately 150 metres (m) to the west of the application site.

The application site is located within the Metropolitan Green Belt but is not covered by any other specific designations. The site does however lie within the catchment area of a source protection zone (SPZ 3), designated to protect groundwater to supply human consumption.

The 'Chalk Pit' has a long history of commercial and light industrial uses undertaken by a number of different operators. Waste transfer activities began during the 1980s, with several planning permissions granted by Surrey County Council for waste related activities.

The application site itself operates partially on land originally granted planning permission in 1994 under ref: EP91/0359/0202, for the temporary retention of a Waste Transfer Station (WTS). The operator then applied for a Certificate of Lawful Existing Use or Development (CLEUD) in 1998 for the storage and transfer of up to 26,000 tonnes of waste per calendar year on the same site, which was granted on appeal under ref: APP/X/95/B3600/2321 dated 17 April 1998.

Subsequent planning permissions were granted for the retention of an open-sided building for the transfer of waste (ref: EP95/0611 dated 30 November 1998); installation of a weighbridge (ref: EP03/0380 dated 18 September 2003); erection of a retaining wall to provide a secure boundary between two land uses (ref: EP08/0417 dated 25 July 2008); and, retention of a first floor addition to portable site office accommodation, siting of a secure container/store, and siting of a portable toilet block (ref: EP08/0418 dated 30 July 2008).

Planning permission for the change of use of part of the CLEUD site and adjacent land from a WTS to a Materials Recycling Facility (MRF) was refused in August 2017.

Planning permission was granted on 2 May 2023 under reference EP21/00223/CMA (following referral to the Secretary of State) for the following:

Change of use of an existing Waste Transfer Station to a Materials Recycling Facility and extension of this site to incorporate a new Waste Transfer Station, including: demolition of existing building; reinforcement of retaining wall; provision of new site surfacing and drainage; construction of buildings for the bulking and processing of mixed skip waste and skip storage, and the sorting and transfer of inert waste materials; use of an office; retention of existing workshop; installation of weighbridge; retention of entrance gates and fencing; and, provision of car parking [part retrospective].

Description of proposal

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. Permission can be granted unconditionally or subject to different conditions, or the application can be refused if the planning authority decides that the original condition(s) should continue.

This application seeks to substitute two conditions on the permission recently granted under application EP21/00223/CMA. As approved, Conditions 12 and 19 are as follows:

Condition 12

'Waste processing operations within the application site involving the use of any type of mechanical screener for any materials recycling hereby permitted shall cease until Building 2 as shown on Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021 has been fully constructed and fitted with the automated roller shutter doors as shown on Drawing No. 193091/PL/D/008 rev A Proposed Cross Sections and Elevations dated January 2021.'

Condition 19

'The processing of waste using the trommel and/or picking station shall only be undertaken within Building 2 as shown on Drawing No. 193091/PL/D/006 Rev C Proposed Block Plan dated May 2021.'

The applicant seeks alternative wording for Conditions 12 and 19 as follows:

(Proposed) Condition 12

'Unless within six months of the date of this permission Building 2 has been fully constructed and fitted with the roller shutter doors as shown on Drawing No. 193091/PL/D/008 rev A Proposed Cross Sections and Elevations dated January 2021, waste processing operations within the application site involving the use of any type of mechanical screener for any materials recycling hereby permitted shall cease.'

(Proposed) Condition 19

'The processing of waste using the trommel and picking station shall not be undertaken at the application site, unless within six months of the date of this permission Building 2 has been fully constructed as shown on Drawing No. 193091/PL/D/006 Rev C Proposed Block Plan dated May 2021, and then such waste processing shall only take place within Building 2.'

The effect of these substitutions would be to allow a 6 month 'grace' period for the construction of Building 2, during which time waste processing operations involving a mechanical screener for materials recycling could continue on the site. The applicant/operator (Skip It Epsom) is seeking to amend the application on the grounds of business viability (should operations have to cease for a temporary period), setting out as part of the application the additional financial (and environmental) costs of having to divert skip waste elsewhere.

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: Charlotte Parker

Email: charlotte.parker@surreycc.gov.uk



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