

ASTON DOWN – PRE-APPLICATION MEETING

Date: 05/02/10

Venue: Ebley Mill Offices

Present: **Darryl Rogers – SDC**
 Martin Evans – SDC Solicitor
 Steven Sensescall – Kemp and Kemp
 Nick Hardcastle – Leda Properties
 Lee Heywood – Veolia
 Roy Bentley - Veolia

SS confirmed that he was acting for Leda Properties and Veolia and that it was his clients' intention to shortly submit a planning application for the retention of the Veolia activities on the Aston Down site.

DR confirmed that ME was in attendance to ensure strict separation of the Council's functions as LPA and waste authority.

It was emphasised that any pre-application discussion or advice from SDC Officers was entirely without prejudice to the LPA's determination of any future application.

DR summarised the Inspector's recommendations and the SoS Decision following the Planning Inquiry in 2009. SS confirmed that it was his clients' intention to try and address the Inspector's reasons for refusal, particularly landscape impact.

Issues:

1. Landscape – DR emphasised the need for the application to demonstrate how the Inspector's concerns regarding landscape impact could be overcome or mitigated. There was discussion regarding the siting of parking areas and the potential for landscaping
2. S106 – DR and ME referred to the existing obligations in the existing S106 Agreements re: highway works and contributions. The obligations had been constructed on the basis that the whole site would receive permission – therefore, it seemed unlikely that additional highway obligations would be required if permission was given for the retention of the Veolia application. However, there would be a need to ensure that the existing S106 obligations also bound any new permission for the Veolia site, particularly with regard to the calculation of vehicle movements. ME advised that a Supplemental Agreement involving SDC and GCC would be required.
3. Hours of Operation – these were yet to be decided upon. DR referred to the conditions imposed in the SoS Decision and the Inspector's reasoning for imposing them. These would need to be addressed in any future application.