

From:

Subject: Resident's concerns re: Star Works, Knowl Hill

Date: 11 September 2018 at 16:49

To: MANN, Maya maya.mann@parliament.uk

MJ

Dear Maya,

Thank you so much for your email and knowing how busy Theresa May is we very much appreciate that she has taken the time to speak to Wokingham Borough Council re: Star Works Facility, Knowl Hill.

I am sure that Mrs May is well acquainted with the history of Star Works. However residents strongly feel that if Wokingham Borough Council were up to date on the history and current status of the site let alone previous promises made to local residents then the Star Works site would never have been included in the Waste & Minerals Plan and should be removed.

The suitability of Star Works as a location for a permanent Waste Treatment Facility was challenged just last week, when Hampshire Services, accompanied by Mr Ian Church of Wokingham Borough Council held a supposed consultation event at St Peter's Church, Knowl Hill. Unfortunately at that time, very little information was forthcoming (very similarly to his attached response).

It was stated that the Consultation process had been ongoing for over a year, much to the surprise of local residents and adjacent landowners who had heard nothing about such consultations.

The first Public Consultation was indeed a very poorly publicised Public Meeting in Knowl Hill Village Hall on 24/07/2018 and the subsequent Church walk-in exhibition (04/09/2018) mentioned above. Both these meetings were held during peak holiday period and as a result many residents were unable to attend.

Grundon purchased the Star Works site from Istock Warner in 1995 on the premise of **"the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill."**

At the time of permitting the works (September 1994), the Planning Inspectorate referenced **"the considerable long term benefit to be derived from the restored landscape and public access."**

Also clearly stating that **"on cessation of waste disposal operations the haul roads, foundations, hardstandings, all buildings, plant and fences relating to waste disposal operations, excluding protective fencing for planted areas, shall be removed."**, a condition reinforced in 2005 by the Planning Inspectorate to the First Secretary of State.

At this time, the Planning Inspectorate **"concluded that practically the whole site should be restored to woodland."** (para 120).

A further Appeal conducted by the Office of the Deputy Prime Minister in 2006 also confirmed that **"In paragraph 120 of his report, the inspector has recommended variation of the condition to reflect his recommendation in respect of restoration in condition 40 that almost the entire site be restored to woodland, The Secretary of State concurs with this."** (para 50).

These views were shared by the now Prime Minister, as can be see by the attached letters, dated 2008 & 2010.

With regards to other Permissions within the site, Grundon have taken a rather dismissive view of Planning and its Conditions, breaking many of those Conditions intended to protect local residents, wildlife and the surrounding environment.

Currently a number of Planning Infringements have been reported and are awaiting investigation by Wokingham Borough Council.

The view expressed in 2004 was **"Because the tile factory and mineral storage and processing areas predate planning there were no restrictions on times of operation within that part of the site and operations, particularly vehicle movements, would and are likely to continue to take place outside the restricted hours of the landfill."** (attached - Grundon Letter 14/01/2004)

This attitude and logic is clearly flawed, as Grundon do not operate a tile factory and the use of the former building is meant to be regulated internally by the Environment Agency and externally by Wokingham Borough Council.

There are also other Planning Permissions relating to the Star Works site, see Consolidated View plan, all with associated permitted hours of operation and limits / controls to work methodologies. These Controls and Conditions are mostly ignored by the current operators.

Environment Agency Consolidated permit number EPR/YP3237SD includes the **Hydroclave building (former tile building) and an External Storage Area** for Clinical Waste Containers (schedule 7) and regulates the Site (para 2.2) and the times for transfer of waste (para 2.3.7 (b)), yet the Star Works site is littered with Clinical Waste Containers around the Hydroclave building and adjacent / in close proximity to Residential Properties. Although washed, these bins attract huge amounts of flies, and other pests.

Permission F/2002/7041 related to a small **Building for use in recycling and recovery of materials from Waste Electrical & Electronic Equipment**. It is unclear whether this permission was ever exercised, however it too came with restrictions to the hours of operation, vehicular access and loading times, etc.

Permission MIN/2004/2154 related to a **concrete storage bay for the recovery and transfer of glass**. Again, it is unclear whether this permission is being utilised, but it too came with restrictions to hours of operation, vehicle movements and prohibition of floodlighting.

Permission PM/2004/1209 relates to **Provision of minerals processing, storage and sales area**. Once more Conditions were imposed to safeguard the Local Residents, but these limitations are constantly ignored and not enforced.

- Permit and 3 Planning Permissions attached

Meanwhile, other activities are carried out on site, without any Planning Permission and ignoring prior vehicle movement limits and noise pollution conditions:

- A VOSA Operating Centre, for 29 Vehicles and 26 Trailers, all fitted with Reversing Beepers and operating 7 days a week / 24 hours a day
- An events business - providing waste containers to festivals and sports events, operating 7 days a week and storing waste containers around the perimeter of the site, within less than 30metres of neighbouring Residential Properties (reported by an Environment Agency inspector on a recent visit)

And who knows what else occurs behind the Entrance Barriers?

The Industrial sprawl within the Green Belt continues without check. Compare the aerial photo of 2008, presented by Grundon to a recent aerial photo from this year. (attached)

Once a site that was promised to restore the beauty of the landscape, the Green Belt and an Area of Special Landscape Importance has somehow become classified by Wokingham Borough Council as a development site, suitable for use as a Permanent Waste Treatment Facility.

How can this be?

Mrs May's letter of 2010 resounds loud and clear. It's message remains as relevant today as it did then.

'Remove Star Works from the Joint Waste and Minerals Plan'.

Enough is enough, honour the promises made and restore the whole of the site to woodland. Remember the original reason that Grundon came to Knowl Hill...

Simply put, as in the words of the Planning Inspectorate, for **"the considerable long term benefit to be derived from the restored landscape and public access "**

to be derived from the restored landscape and public access.

Maya, I really appreciate your help with this and I hope the above and attached may help in clarifying a number of serious concerns that local residents have. Grundon themselves state that the Star Works Facility does not sit within 100 metres of residential properties. Actually it sits within 50 yards!

I look forward to hearing from you re: an opportunity to meet with Mrs May.

Yours sincerely,

Knowl Hill

From: MANN, Maya <maya.mann@parliament.uk>
Sent: 10 September 2018 16:31:05
To:
Subject: Reply - WBC

Dear Meriel,

On your behalf, Theresa has spoken to Wokingham Borough Council concerning the Star Works Waste Facility and please find the reply attached.

I hope the reply is helpful and we will of course get in touch when we have further information about your surgery appointment.

Sincerely,
Maya

Maya Mann
Office of The Rt Hon Theresa May
MP for Maidenhead and Prime Minister
House of Commons
London
SW1A 0AA

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<Response - 2018-09-10 Muriel Johnson (via Mrs May MP).pdf>



Theresa May
Objecti...25.PDF



Theresa May
Letter...09.PDF



1994.09.05
Origina...eal.pdf



2005.04.25
Report...10.pdf



2006.09.12
Decisio...ice.pdf



ESTATES OFFICE

Mr T. Watson
Wokingham District Council
PO Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

14 January 2004

Dear Mr Watson,

**The Town and Country Planning (General Permitted Development Order) 1995
Schedule 2: Part 19: Development Ancillary to a Mining Operations
Star Works, Knowl Hill**

Further to my letter of the 11th December and telephone conversation with Ted Clover yesterday, I write to confirm details in respect of the height of stockpiles and the hours of operation in respect of the above proposal.

Stockpiles of minerals will be a maximum of 5m in height although in normal circumstances they will typically be between 2-3m.

Hours of operation within the quarry are technically not time limited at the present time because the IDO appeal is still undetermined. However, I would confirm that the quarry typically operates to the same hours as the landfill i.e. 0700 – 1800 Monday to Friday and 0700 – 1300 on Saturdays. Because the tile factory and mineral storage and processing areas predate planning there were no restrictions on times of operations within that part of the site and operations, particularly vehicle movements, would and are likely to continue to take place outside the restricted hours of the landfill.

I look forward to hearing from you.

Yours sincerely

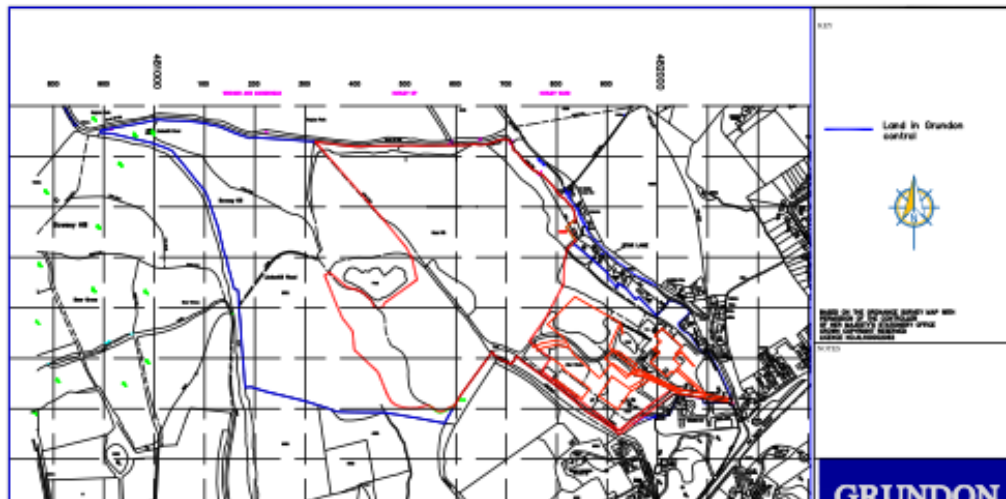


Owen Dimond
Estates Planner
cc Ted Clover

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REGISTERED (V11) 0142 6333 (London) VRegistered (150) 082 851 REGISTERED No. 01027 (London)

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Hydroclave
2014 permit.pdf



2002.11.13 WDC
Approval.pdf



2004.09.21 -
Approv...ice.pdf



2004.03.31
Plannin...val.pdf

