

SALFORDS AND SIDLOW PARISH COUNCIL PLANNING LIST WEEK ENDING 24 OCTOBER 2025



Ref	Date	R&BBC Officer	Address	Proposal	Parish Council Decision
25/01822/H HOLD	13/10/25	James Amos	The Burrow 27 Woodside Way Salfords Surrey RH1 5BD	Double storey side extension and single storey rear and front extensions	No observation
25/01884/TP O	20/10/25	Guy Stephens	Jomaral 9 Bonehurst Road Salfords Surrey RH1 5ED	(T1) oak tree- reduce side over boundary and house by 2m to a height of 14m, shape into top by 1m to a height of 16m (no height reduction) leaving branch length at 5m. (T2) oak (dyeing) reduce side over garden and boundary by 2m leaving branch length at 5m	No observation
SCCRef- 2025-0148 RBBC Ref 25/01888	21/10/25	Janine Wright	Land at Salfords Depot, Salbrook Road, Salfords, Surrey RH1 5GJ	Development of waste transfer station and associated workshop, depot, wash bay, weighbridge, site officers, hardstanding, car and HGV parking, skip and container storage, drainage, landscaping, acoustic barrier fence and boundary treatment.	No objection provided the operations do not have an unreasonable negative impact on the nearby houses – see below
25/01176			Ambleside 25 Brighton Rd	Porch and conservatory	No observation

SCCRef-2025-0148 RBBC 25/01888

Councillors discussed this application at length when we met last Monday and agreed to say we have no objection provided the operations do not have an unreasonable adverse impact on the nearby houses.

The application site has had various commercial uses for decades but there have not been noisy, smelly or dusty uses for 20 years or more.

There are residential properties in Westmead Drive and Southern Avenue to the north of the site.

The parish council believes the long-standing relatively low intensity use of the site and the legitimate interests of both the applicants and the residents must be recognised and taken into account when deciding this application.

Grundon's have engaged with the Parish Council and arranged site visits to two of their sites. The visits gave a good idea of the likely impacts on residents and what measures might be needed if the proposed use is to be acceptable.

The application site has been used as a depot for the applicant's vehicles but it has never been used a Waste Transfer Station, this application is for a completely new layout and use therefore this application should be treated as new or at most marginally retrospective.

The residential properties are currently not routinely affected by noise, dust or odour from the Day Aggregates operation or by the movement of Grundon's vehicles. However the application for a Waste Transfer Station is for significantly more activity closer to the houses and the prospect of more noise and disturbance to nearby properties has to been considered.

Waste materials storage and handling would be undertaken inside the building however site visits to Grundon's Slough and Banbury sites showed some material were tipped onto the ground outside and pushed by wheeled handling machinery into the building.

Attached to the north of the Waste Transfer Station, is a vehicle workshop which will keep one roller-shutter door open when noisy works are in operation.

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Loaded waste vehicles would enter and leave the site by the southern entrance but their overnight parking would be on the depot section to the northern part of the site accesses via the northern entrance. Some manoeuvring, including reversing, is inevitable.

The Supporting Statement says there would be no handling of biological or food waste. Odorous waste would normally be separated and removed from the Site within 24 hours, or would be stored within a sealed container within the WTS and removed from the Site as soon as practicable

Likely sources of adverse impact.

Noise from vehicles entering, leaving and manoeuvring near and within the site.

Noise from operations within the site including loading, unloading, and bulking of waste.

Noise from the workshop

Dust

Odour

Lighting

Noise and Hours of Operation

The early start time of 4am for HGVs leaving the site is reasonable provided they all leave in forward gear and do not make any movements which have reversing beepers going. HGVs accessing at 4am is too early. The layout of the waste transfer area and the HGV/Container area mean there will inevitably be reversing movements with beepers going. HGV access should not start before 8am

Loading, unloading, bulking and associated vehicle manoeuvring is likely to be noisy and include reversing beepers. None of this should take place outside the Waste Transfer building before 9am and after 5pm.

Vehicles entering and/or leaving the workshop are likely to do so using reverse gear including reverse beepers. The workshop building will keep one roller-shutter door open when noisy works are in operation. No noisy workshop activity should take place before 8am.

A noise monitor at the location shown as the Baseline Noise Monitoring Location and records of the noise levels should be kept in place at all times the site is operating.

The 2.8m high acoustic fence should continue to the road to Days site to screen residents at the southern end of Southern Avenue from noise from the site. The site visit to Banbury showed similar acoustic fencing is used to shield houses over 100yards away from the site, houses much nearer deserve nothing less.

Early starts at weekends and Bank Holidays should not be permitted so close to the residential area.

Dust. Sources of dust should be identified and suitable suppression must be available for use at any time it is required.

Odour should be minimised, adverse impacts from odour will be unpleasant and possibly harmful to people on site as well as elsewhere and should be dealt with immediately.

Lighting All lighting should be directed to avoid affecting any of the nearby residential properties and should be designed to have minimal effects on wildlife.