

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 18 November 2014 at Ashcombe Suite, County Hall, Kingston upon Thames, Surrey KT1 2DN.

These minutes are subject to confirmation by the Committee at its meeting.

Members Present:

Mr Keith Taylor (Chairman)
Mr Tim Hall (Vice-Chairman)
Mr Ian Beardsmore
Mrs Carol Coleman
Mr Jonathan Essex
Mr George Johnson
Mr Christian Mahne
Mr Ernest Mallett MBE
Mr Michael Sydney
Mr Richard Wilson

Apologies:

Mrs Natalie Bramhall
Mrs Margaret Hicks, Substituted by Mr Denis Fuller

113/14 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Margaret Hicks and Natalie Bramhall. Denis Fuller substituted for Margaret Hicks.

114/14 MINUTES OF THE LAST MEETING [Item 2]

The Minutes were agreed subject to Minute 109/14 being amended to show the second informative agreed as at present the same informative is replicated twice.

115/14 PETITIONS [Item 3]

There were none.

116/14 PUBLIC QUESTION TIME [Item 4]

There were none.

117/14 MEMBERS' QUESTION TIME [Item 5]

There were none.

118/14 DECLARATIONS OF INTERESTS [Item 6]

There were no declarations of pecuniary interest. Richard Wilson informed the committee that he would be standing down from the committee and speaking as the local Member for the application on West Byfleet Infant and Junior Schools (item 7).

119/14 SURREY COUNTY COUNCIL PROPOSAL GU14/P/01399: LAND AT HAZEL HOUSE, MERROW DEPOT, MERROW LANE, MERROW, GUILDFORD, SURREY, GU4 7BQ [Item 9]

It was agreed to bring this item forward on the agenda as there were a number of public speakers for the application.

An update sheet was tabled and is attached as Annex 1 to the Minutes.

Declarations of interest:

None.

Officers:

Alan Stones, Planning Development Control Team Manager

Nancy El-Shatoury, Principal Lawyer

Caroline Smith, Transport Development Planning Team Manager

Phil Evans, Senior Director at RPS (County Noise Consultant)

Speakers:

Chris Freeman, a local resident, made representations in objection to the application. The following points were made:

- Lived at Aspen Close for 12-13 years and enjoyed the peace and quiet of the neighbourhood.
- Objections to the constant 30dB of noise which will emanate from this installation as it will be intrusive, particularly at weekends and at night.
- He works with extraction systems and believes the noise from this has not been taken into account.
- The height differential between Aspen Close and the depot meant that the flue would be at the same height as his bedroom windows.
- The prevailing winds would lead fumes to blow through the open bedroom windows.
- Many documents had failed to mention his property which was the closest to the site.
- Delivery of wood pellets should be restricted to working hours.
- The photos in the update sheet were misleading as they were taken from the lowest point.

Marion Kinge spoke on behalf of John Bralsford, a local resident. The following points were made:

- Mr Bralsford and his wife had lived in Aspen Close for 25 years.
- They were very concerned about the proposed removal of condition 3 due to the likely increase in noise and disturbance from the boiler and deliveries.
- The plans do not take account of recent extensions to their house.

Arthur Kinge, a local resident, made representations in objection to the application. The following points were made:

- Lived at Aspen Close for over 37 years. This was in close proximity to the boiler.
- He had been horrified by the size of the flue and now at the proposal to remove and amend conditions. These conditions had been imposed to protect local residents.
- The 24/7 droning noise of the boiler would be intolerable, as would be the deliveries by the tipper.
- Reports by experts were complicated and misleading.
- As his property would be higher than the flue, it will be covered in smoke.
- There was a high risk of explosion when the materials were delivered.
- He would like to live in his property without the threat of noise, fumes, and possible explosions.

Paul Hasley, Energy Manager for Property Services, spoke on behalf of the applicant. He raised the following points:

- Planning permission had already been granted for the biomass boiler and this application was simply to relax conditions.
- The application does not mean that the boiler will be used 24/7 all year round but only when it is needed to provide heat. This would be particularly at colder times of the year. Residents would be unlikely to have their windows open.
- The relaxation of condition 3 is intended to maximise the efficiency of the boiler.
- The boiler would be generally inaudible against ambient noise.
- Deliveries would be expected to happen during working hours.

The local Member had not registered to speak.

Key points raised during the discussion:

1. The Planning Development Control Team Manager introduced the report and highlighted that this application was simply to relax and amend conditions. Extant planning permission for the biomass boiler has already been granted. Noise was the key material consideration that the committee should debate. Visual impact was dealt with when the original planning permission was granted. While this report did not mention restrictions, this was within the original application. However, to reassure the committee and residents, an additional condition could be agreed specifying that deliveries of wood pellets should be made between 7am and 6pm only. This was supported by the committee.
2. The County Noise Consultant outlined how noise assessments had been made and the formula applied by the Consultant to establish that noise levels would not lead to sleep disturbance.
3. Officers confirmed that deliveries would take place once every 14 weeks and would be daytime only. Therefore, this would not lead to a loss of residential amenity.
4. Officers confirmed that the distances used from the source of noise to relevant properties were accurate.

5. It was queried whether 24/7 usage was necessary if it was not planned to operate the boiler continuously. Officers informed the committee that the applicant was seeking flexibility through the relaxation of conditions. The committee needed to consider if approving this would cause any harm. Officers' recommendation is that there is no case to not approve this application.
6. Members discussed the subjectivity regarding intolerable levels of noise and that this was dependent on what one was accustomed to. It was suggested that there was a good reason for having set conditions against use of the boiler at night.
7. Members requested clarification with regard to Figure 1 and the photos in the update sheet. Officers confirmed that the photograph of the gate was next to property 25 on Figure 1. There were other structures at ground level along this boundary eg bins and storage structures.
8. The County Noise Consultant informed the committee that the building between the site and the residential properties would act as a barrier to noise and would have been taken into account in the modelling. He reiterated that it was unlikely that the boiler would be audible externally.
9. A Member supported the use of wood fuel and informed the committee that noise had never been a problem at any of the facilities he had seen. This included a facility with a much larger boiler than the one planned for in this application. He queried why the applicant did not realise initially that the most economic way to run a biomass boiler was 24/7.
10. The County Noise Consultant confirmed that the existence of a new conservatory did not make a material difference to the noise assessment.
11. The Planning Development Control Team Manager confirmed that an air quality assessment was considered as part of the original application. This had found that there would be no significant impact.

Actions/Further information to be provided:

None.

RESOLVED:

That pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application no. GU14/P/01399 be PERMITTED subject to conditions for the reasons set out in the report, and including the addition of condition 4:

Deliveries of wood pellets should be made between 7am and 6pm only.

Reason: To ensure the protection of nearby residential properties in accordance with Policy G1(3) of the Guildford Borough Local Plan 2003.

The meeting was adjourned at 11.30am for a short break and reconvened at 11.40am.

120/14 WASTE APPLICATION REF. MO/2014/0069/SCC :PACHESHAM GOLF CENTRE, OAKLAWN ROAD, LEATHERHEAD, SURREY, KT22 0BP [Item 10]

It was agreed to take this application next as there were a number of people who had come to observe the debate.

An update sheet was tabled and is attached as Annex 2 to the Minutes.

Declarations of interest:

None.

Officers:

Alan Stones, Planning Development Control Team Manager

Nancy El-Shatoury, Principal Lawyer

Caroline Smith, Transport Development Planning Team Manager

Tim Hall was the local Member but would speak as a member of the committee.

Key points raised during the discussion:

1. The Planning Development Control Team Manager introduced the report.
2. Members raised concerns that this scheme could cause delays at other restoration sites due to inert waste materials being diverted away. At other meetings it had been suggested that more sites were required to put inert waste materials in.
3. Members asked if Highways could ask for money to repair the roads that would be affected by this development. The Transport Development Planning Team Manager confirmed that condition 15 addresses this point.
4. A Member highlighted the drainage problems in the local area recently and supported this application.

Actions/Further information to be provided:

None.

RESOLVED:

That planning permission Ref. MO/2014/0069 be GRANTED subject to conditions, for the reasons set out in the report.

121/14 APPLICATION FOR VILLAGE GREEN STATUS: LAND AT MOLESEY HURST, MOLESEY [Item 11]

It was agreed to take the Village Green applications next as there were officers in attendance specifically for these items.

Declarations of interest:

None.

Officers:

Helen Gilbert, Commons Registration Officer
Joanna Mortimer, Principal Lawyer

The Principal Lawyer outlined the legislative background for applications to register land as a Village Green, emphasising the need to prove every part of the statutory requirements. She explained the difference between 'as of right' and 'by right'. The evidence in this case shows that inhabitants used the land in question 'by right' as the land had been lawfully allocated to the purpose of public recreation. The Commons Registration Officer went on to introduce the application to register land at Molesey Hurst, Molesey as a Village Green.

Speakers:

Ernest Mallett, the local Member, had registered to speak and would be standing down from the committee and declining to vote for the duration of the item. The following points were made:

- He had spoken with the applicant and their supporters. He understood the legal position but wanted to ensure that local views were also understood by the committee.
- He provided a summarised history of the use of Hurst Park for public pastimes since the seventeenth century.

Key points raised during the discussion:

1. The Principal Lawyer informed the committee that the lengthy history of pastimes was not relevant to the decision-making process. The committee could only take into account evidence that proves each part of the statutory conditions. Key to the debate is that the public had the right to use the land rather than using it 'as of right'.
2. A Member queried the relevance of the Barkas case given that it was concerned with private land this application was concerned with public land. The Principal Lawyer informed the committee that the Barkas case follows on from other legal case which came to the same conclusion. There was no difference between cases concerned with private land or public land. Documentation has been reviewed and it has been established that Elmbridge Borough Council holds the land in question under the Open Spaces Act 1906.
3. Members commented that the report was sparse for such complex issues. It was suggested that it was worrying if local authorities could acquire land by statute and therefore extinguish any rights of local residents. It was queried whether by obtaining this land, Elmbridge Borough Council extinguished an existing right. The Principal Lawyer reiterated that section 15(2) of the Commons Act 2006 requires the committee to look only at the 20 years immediately preceding the application. Anything that happened before that time is irrelevant. The land had been held by Elmbridge Borough Council during those 20 years under the Open Spaces Act 1906. She also advised Members that the covering report was succinct because a full report based on the submissions had been attached.
4. The Commons Registration Officer informed the committee that the applicant had been told that a public inquiry could be held. No response had been received other than an acknowledgement and so the case was dealt by written representations.

5. The Principal Lawyer confirmed that bye-law signs had been in place during the 20 year period.
6. A Member suggested that the interest shown in having the land registered as a Village Green was limited and could have numbered thousands of representations. The lack of a public inquiry was queried and it was also asked if the officer recommendation was always no to these types of applications. The Principal Lawyer informed the committee that every application is considered on the facts of the case. Officers have sometimes collected evidence which allowed them to recommend approval. The offer of a public inquiry is always made, however, there are costs involved for the applicant and so they do not always take that route.
7. Members asked if a different application should have been made to a different organisation to achieve a similar desired outcome. The Principal Lawyer stated that she was not qualified to advise applicants on this.
8. Members queried why Village Green applications come to committee if they cannot go against the officer recommendation. The Chairman informed the committee that he had asked officers similar questions and whether these applications could be dealt with under delegated powers. There was support from some Members for contentious applications to continue to come to committee. The Principal Lawyer informed the committee that originally all Village Green applications had come to committee. It was then decided to delegate to the Director of Legal & Democratic Services all the non-contentious applications. It was suggested that a report could be brought to committee to review officer delegations. If it was decided to make a change to the Scheme of Delegation, the committee would need to take a report to Council.

Actions/Further information to be provided:

Officers to bring a report to committee on the options for dealing with contentious Village Green applications.

RESOLVED:

That the application for Village Green status by Jill Sanders dated 7 October 2011 relating to land at Molesey Hurst: Hurst Park, Hurst Meadows, Little Hurst Meadows, Graburn Way East Molesey, be REJECTED.

122/14 APPLICATION FOR VILLAGE GREEN STATUS: LAND AT ONGARHILL BRICK FIELD, OFF MARLEY CLOSE, ADDLESTONE [Item 12]

Declarations of interest:

None.

Officers:

Helen Gilbert, Commons Registration Officer
Joanna Mortimer, Principal Lawyer

The local Member had not registered to speak.

Key points raised during the discussion:

1. The Commons Registration Officer introduced the report. The map was missing from the papers and was tabled. This is attached as Annex 3.
2. A Member suggested that while it was clear that the land was owned by the public sector, it was not clear that it was designed for recreational use. Therefore, it appeared that there was nothing wrong with the application. The Principal Lawyer reminded the committee that a public inquiry had been undertaken and a barrister had been appointed who was an expert in his field. He had tested all the facts and opinions and had found that the public had used the land for recreation 'by right' and not 'as if by right'.

Actions/Further information to be provided:

None.

RESOLVED:

That the application for Village Green status by Joanna Reilly dated 4 October 2012 relating to land at Ongarhill Brick Field, off Marley Close, Addlestone, be REJECTED.

123/14 APPLICATION FOR VILLAGE GREEN STATUS: LAND AT MURRAY HOUSE PLAY AREA, PALMER CRESCENT, OTTERSHAW [Item 13]

Declarations of interest:

None.

Officers:

Helen Gilbert, Commons Registration Officer
Joanna Mortimer, Principal Lawyer

The local Member had not registered to speak.

Key points raised during the discussion:

1. The Commons Registration Officer introduced the report.
2. A Member commented that the Inspector's reports included with the second and third Village Green applications on the agenda had provided a lot more information than the first Village Green application which had not had the benefit of a public inquiry. He suggested that the detail included be considered when future applications come to committee without a public inquiry taking place.

Actions/Further information to be provided:

None.

RESOLVED:

That the application for Village Green status by Susan Lewis dated 19 November 2012 relating to land at Murray Hose Play Area, Palmer Crescent, Ottershaw, be REJECTED.

124/14 COMMONS REGISTRATION: NEW PROCEDURE FOR APPLICATIONS TO AMEND THE COMMONS REGISTER [Item 14]

Declarations of interest:

None.

Officers:

Helen Gilbert, Commons Registration Officer

Key points raised during the discussion:

1. The Commons Registration Officer introduced the report and explained how the proposed fee had been set.

Actions/Further information to be provided:

None.

RESOLVED:

1. To APPROVE that the reasonable charge to be levied on an applicant for applications submitted under Paragraphs 6 to 9 of Schedule 2 of the Commons Act 2006 be set at £1000.
2. To APPROVE that for applications where the County Council is the determining authority, if no significant objection has been received and the authority has no legal interest in the land, after consultation with the Chairman of the Planning and Regulatory Committee, the decision to determine an application is delegated to the Head of Legal and Democratic Services.

125/14 SURREY COUNTY COUNCIL PROPOSAL WO/2014/0573: WEST BYFLEET INFANT AND JUNIOR SCHOOLS, CAMPHILL ROAD, WEST BYFLEET SURREY, KT14 6EF [Item 7]

An update sheet was tabled and is attached as Annex 4 to the Minutes.

Declarations of interest:

None.

Officers:

Alan Stones, Planning Development Control Team Manager

Nancy El-Shatoury, Principal Lawyer

Caroline Smith, Transport Development Planning Team Manager

Greg Devine, Principal Transport Development Planning Officer

Speakers:

Richard Wilson, the local Member, had registered to speak and would be standing down from the committee and declining to vote for the duration of the item. The following points were made:

- He had long involvement with West Byfleet Infant and Junior Schools as the local Member, a governor and a parent. He had been involved in the expansion plans.
- The infant school was oversubscribed and had admitted a bulge class.
- The proposals were sympathetic to the existing buildings.
- With regards to traffic, many children walk, cycle and scooter. The school has a very local catchment area. Traffic calming measures were in place and more were proposed.
- He recommended that the committee supports the application.

Key points raised during the discussion:

1. The Planning Development Control Team Manager introduced the report.
2. A Member queried whether the removal of pinch points would encourage more traffic in the area. The Principal Transport Development Planning Officer informed the committee that the service had been asked to look at both the continuance and the removal of the existing pinch points due to the congestion caused. The assessment had determined that the removal of the pinch points would be better option but other traffic calming measures would be retained. He went on to highlight a typographical mistake in the update sheet. Condition 5 refers to 'West Byfleet Infant and Junior Schools' and not to 'West Byfleet County First and Middle Schools'.

Actions/Further information to be provided:

None.

RESOLVED:

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, that application WO/2014/0573 be PERMITTED subject to conditions.

126/14 SURREY COUNTY COUNCIL PROPOSAL SU14/0852: LAND AT CONNAUGHT JUNIOR SCHOOL, MANOR WAY, BAGSHOT, SURREY GU19 5JY [Item 8]

An update sheet was tabled and is attached as Annex 5 to the Minutes.

Declarations of interest:

None.

Officers:

Alan Stones, Planning Development Control Team Manager
 Nancy El-Shatoury, Principal Lawyer
 Caroline Smith, Transport Development Planning Team Manager

The local Member had not registered to speak but had sent a written submission which is attached as Annex 6.

Key points raised during the discussion:

1. The Planning Development Control Team Manager introduced the report.
2. In response to a question, the Transport Development Planning Team Manager confirmed that the overflow visitors' car park will have 12 spaces.

Actions/Further information to be provided:

None.

RESOLVED:

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, that application No. SU14/0852 be PERMITTED subject to conditions.

127/14 DATE OF NEXT MEETING [Item 15]

Meeting closed at 1.10 pm

Chairman

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Planning & Regulatory Committee 18 November 2014

Item No 9

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL GU14/01399

LAND AT HAZEL HOUSE, MERROW DEPOT, MERROW LANE, MERROW

Illustrative Material

2 Site photographs showing location of existing boiler house and its relationship to the southern boundary of the depot tabled.

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UPDATE SHEET

18 NOVEMBER 2014

Minerals and waste application MO/2014/0069

Pachesham Golf Centre, Oaklawn Road, Leatherhead, Surrey KT22 0BP

The importation, deposit and engineering of 127,520 tonnes (79,000m³) of Environment Agency approved inert waste materials on 4.25ha of land so as to: remodel the existing driving range outfield; create a 3,500m³ irrigation storage pond as part of a strategy to improve the quality of the facility and provide rainwater harvesting scheme; reshape the existing banking around the proposed irrigation pond; and form a new bunker and tee complex with associated ecological improvements over a period of 12 – 24 months and involving 18,217 HGV movements.

Paragraph Amendments

1. *Paragraph 36*

Some vegetation clearance would be required in order to facilitate the development. Drawing Ref. 100.05 Rev B – Proposed Clearing/Transplanting Plan dated 15 April 2014 illustrates the areas of proposed clearing. Vegetation clearing is required between the left edge of the third hole and the banking of the disused shooting range. Those trees of a suitable size would be transplanted to new locations around the golf course. A small area of scrub would need to be removed for the proposed temporary construction egress **access** point off Oaklawn Road. In respect of the works proposed for the driving range outfield a section of broken hedgerow along with a section of laylandii would be removed.

2. *Paragraph 129*

To add following the last sentence of the paragraph: Such a condition would also negate any environmental noise (discussed in paragraphs 188 – 201 below) which may arise from the operation of such plant and machinery.

3. *Paragraph 173*

The County Highway Authority has assessed the proposal having regard to the quality of the surrounding road network, traffic flows along this network, and the volume of associated HGVs. In this respect no objection has been raised in relation to the development subject to a range of conditions including: (a) the construction of the temporary access and provision of visibility zones in accordance with the above mentioned drawing; (b) removal of this temporary access in a manner to be approved by the CPA; (c) the means of access to and from the application site be via Oaklawn Road and Oxshott Road only i.e. to the north; (d) no more than 94 daily HGV movements (47 loads) to the application site and maintenance of accurate records to this effect; (e) no HGVs to arrive or depart the application site between the hours of 0800 and 0900 hours and 1700 and 1800 hours Monday to Saturday and maintaining accurate records to this effect; (f) the submission of a Method of Construction Statement including details of (i) parking for vehicles of site personnel, operatives and visitors; (ii) loading and unloading of vehicles; (iii) storage of plant and materials; (iv) programme of

works (including measures for traffic management); and (v) provision of boundary hoarding behind any visibility zones; (g) provision of measures to keep the public highway clean and prevention of the creation of a dangerous surface on the public highway; **and (h) the provision of a condition survey of Oaklawn Road before and after the development and requiring the applicant to undertake any repairs to this road where damage has resulted from HGVs associated with the development.**

4. *Paragraph 214*

The applicant proposes to undertake a comprehensive programme of native tree, shrub, grass, and wildflower planting for the purposes of restoring the application site upon completion of remodelling works and **to** enhance the ascetic value of the golf centre.

5. *Paragraph 234*

To add following the last sentence of the paragraph: Officers consider that such measures could be satisfactorily secured by the imposition of a planning condition.

6. *Paragraph 238*

Having regard to paragraphs 226 to 237 above, Officers consider subject to planning conditions requiring the submission of a detailed surface water drainage strategy **and measures to maintain swales and spillways** to the CPA for approval before the development commences, that the proposal satisfies policies DC2 and DC 3 of the SWP, policy CS20 of the MVCS, and policy ENV67 and ENV22 of the MVLP.

7. *Paragraph 282*

The development would include a new temporary construction vehicle ~~egress~~ **access** point off Oaklawn Road, and it would be facilitated by the use of 1 x dozer, 1 x dump truck, 1 x mini digger, 1 x tractor, and 1 x back actor. A wheel-spinner with wheel-bath would also be located on site so as to keep the public highway clean, and the occasional use of a road sweeper would be employed. Additionally, four areas within the application site would be used to temporarily store soil up to 2 metres high so as to be used in the engineering works proposed. A temporary and secure fenced “contractors compound” would also be established for the duration of the development. This compound would include a portacabin for office facilities; an incidental waste storage area; vehicle parking for staff; a bunded fuel storage area; and a portacabin for mess facilities.

8. *Paragraph 284*

Upon completion of works the temporary vehicular ~~egress~~ **access** would be removed and replanted with native species. Similarly, the temporary “contractors compound”, and all other works related temporary infrastructure such as wheel spinners and office facilities, would be removed from the application site. As works would have finished no plant and machinery would continue to operate on the application site.

9. *Paragraph 296*

Officers have already explained that data provided by the EA indicates that, 268,802 tonnes⁷⁸ of CDEW was managed in Surrey in 2012 of which 1,324,251 tonnes arose from ~~in~~ **within** the County. This figure is likely to be higher due to regulatory controls and the way in which data is collected by the EA. It is also known from data supplied by the EA that there were 5.89 million m³ of inert landfill capacity remaining in Surrey in 2012. These “supply” and “demand” figures indicate that inert void space in Surrey would be exhausted by 2019. Paragraph 147 above explains why this is an unrealistic assumption. Nevertheless, there is a need to significantly improve the infrastructure provided within Surrey to manage waste without endangering human health or the environment and to enable communities to take responsibility for the waste produced⁷⁹.

Planning Conditions

10. *Replacement of Condition 5*

The wording of condition 5 to be replaced by: No more than 79,000m³ of inert waste materials shall be imported to and deposited on the application site. No other types of waste materials shall be imported. Accurate records of the volumes of waste imported to the application site shall be maintained during the development hereby permitted and shall be submitted on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

11. *Deletion of Condition 7*

Condition 7 to be deleted.

12. *Replacement of Condition 8*

The wording of condition 8 to be replaced by: Vehicles associated with the importation of inert waste to the application site shall not arrive or depart the application site between the hours of 0800 and 0900 hours and 1700 and 1800 hours Monday to Friday. Accurate records of the timings of vehicle arrivals at and departures from the application site shall be maintained during the development hereby permitted and shall be submitted on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

13. *Replacement of Condition 9*

The wording of condition 9 to be replaced by: All plant and machinery shall be maintained in accordance with manufacturer’s specifications and where reversing signals are used these shall comprise white noise signals.

14. *Amendment of Condition 13*

Within three months following the completion of the development hereby permitted, the temporary construction access from the application site to Oaklawn Road shall be permanently closed and any kerbs, verge, footway, shall be fully reinstated to their former condition as recorded in the survey undertaken pursuant to Condition 44 **15** below.

15. Replacement of Condition 14

The wording of condition 14 to be replaced by: No operations involving the movement of materials in bulk to or from the application site shall commence until details of a scheme to protect the public highway from detritus, or any other adverse effect on its surface, have been submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

16. Replacement of Condition 15

The wording of condition 15 to be replaced by: Operations involving the movement of materials to the site shall not commence until the applicant has undertaken a condition survey of Oaklawn Road, including the carriageway and the verges, which is to be submitted to the County Planning Authority within one month of survey completion. Within one month of completion of the construction works the condition survey is to be repeated and a scheme to carry out any repairs to the highway adjudged to have arisen from the passage of vehicles associated with the development hereby permitted shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

17. Replacement of Condition 16

The wording of condition 16 to be replaced by: There shall be no more than 94 daily vehicle movements (47 loads) in association with the importation of inert waste to the application site. The site operator shall maintain accurate records of the number of inert waste delivery vehicles accessing and egressing the site daily and shall submit these records on 1 February, 1 May, 1 August, and 1 November to the County Planning Authority.

18. Replacement of Condition 24

The wording of condition 24 to be replaced by: Within 6 months of the commencement of the development hereby permitted a scheme for the provision of bird nesting boxes and bat roosts on the application site shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

19. Amendment of Condition 27

The following sentence to be added after the last sentence of condition 27: This survey shall be submitted to the County Planning Authority within 7 days of completion.

20. Replacement of Condition 28

The wording of condition 28 to be replaced by: No works shall be conducted on any mature trees until a survey for bats has been conducted immediately prior to commencement of the works by a suitably qualified ecologist whom confirms that no bats are roosting. This survey shall be submitted to the County Planning Authority within 7 days of completion.

21. *Replacement of Conditions 29, 30, 31 and 33*

Replacement of conditions 29, 30, 31 and 33 with: Prior to commencement of the development hereby permitted a scheme for the protection of badgers shall be submitted to and approved in writing by the County Planning Authority. Details of this scheme shall include measures for (a) making all contractors associated with the development hereby permitted aware of guidelines outlined in 'Badgers and Development', English Nature 2002, ISBN 1 85716 6140, IN7.5.; (b) providing a means of escape for badgers from any holes or trenches left open overnight on the application site; (c) securing all materials on the application site, especially those containing lime, from access by badgers; and (d) preventing the blocking of access for badgers to move freely in and out of the application site. The scheme shall be implemented as approved.

22. *Replacement of Condition 37*

The wording of condition 37 to be replaced by: Prior to the commencement of development hereby permitted details of surface water drainage, storage and irrigation shall be submitted to and approved in writing by the County Planning Authority. The development shall be carried out and maintained strictly in accordance with the approved details. These details shall include:

- (a) detailed drawings
- (b) detailed layouts
- (c) detailed specifications
- (d) detailed calculations
- (e) detailed maintenance measures and schedules for swales and the pond spillway

23. *Replacement of Condition 38*

The wording of condition 38 to be replaced by: No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.

24. *Replacement of Condition 39*

The wording of condition 39 to be replaced by: Prior to the commencement of the development hereby permitted details of the portacabin style buildings and weighbridge shall be submitted to and approved in writing by the County Planning Authority. The details shall include the dimensions and colours of the infrastructure. The details shall be implemented and maintained for the duration of the development as approved.

25. *Imposition of Additional Condition*

No stockpiles of inert waste on the application site shall exceed 2m in height.

Reason: So as to comply with the terms of the application.

Background Documents

26. Reference to: **“Guidance on the legal definition of waste and its application, DEFRA 2012”** under *Other Documents*.



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Scale: 1:1250, paper size: A4

THIS IS THE MAP REFERRED TO IN
 PARAGRAPH 3 OF THE STATUTORY
 DECLARATION OF JOANNA VICTORIA
 REILLY MADE THU 4TH DAY OF
 OCTOBER 2012 BEFORE ME,

G J Warren (Solicitor)
 151 Station Road
 Addlestone
 Surrey
 KT15 2AT

[Handwritten Signature]
 Page 25

plans ahead by emapsite™

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL WO/2014/0573

DISTRICT(S) WOKING BOROUGH COUNCIL

West Byfleet Infant and Junior Schools, Camphill Road, West Byfleet Surrey, KT14 6EF

Construction of two single storey buildings and single storey extension comprising new hall, 3 new classrooms and ancillary accommodation; external landscaping works and play areas and laying out of 16 additional parking spaces.

RECOMMENDATION

Amend wording of condition 5 as follows (changes underlined):

5. Prior to the first occupation of the school development(s) hereby approved, the existing school travel plan(s) for the West Byfleet County First And Middle School(s) shall be amended and improved to include proposals and a timetable to:

1. expand on site cycle and scooter parking facilities,
2. create additional on-street vehicle parking bays within Madeira Road and Camphill Road,
3. set up, manage and run additional park and stride and/or scoot sites for the drop-off and collection of students in and around West Byfleet and New Haw villages, where appropriate and necessary to include the safe management of student travel between the park and stride and/or scoot site(s) and the school(s),
4. increase the proportion of students and staff who walk, scoot, cycle, use public transport, car share or use any other sustainable form of transport to travel to and from the school(s)

in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented upon first occupation of the development hereby permitted and thereafter maintained, monitored and developed.

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**PLANNING AND REGULATORY COMMITTEE
18 NOVEMBER 2014
UPDATE TO AGENDA ITEM 8**

**SURREY COUNTY COUNCIL REGULATION 3 APPLICATION SU14/0852:
LAND AT CONNAUGHT JUNIOR SCHOOL, MANOR WAY, BAGSHOT, SURREY
GU19 5JY**

ERECTION OF SINGLE STOREY EXTENSION COMPRISING TWO CLASSROOMS; INSTALLATION OF EXTERNAL STAIRCASE AND EXTERNAL DOOR REPALCING A WINDOW IN EXISTING BUILDING; INSTALLATION OF NEW AND WIDENED PATHWAYS; PROVISION OF FIRE APPLIANCE ACCESS AND ADDITIONAL BICYCLE PARKING SPACES.

COMMENTS OF SURREY HEATH BOROUGH COUNCIL

Paragraph 9 in the Officers' report notes that Surrey Heath Borough Council has indicated no objection in an email. The letter confirming these comments has been received from the Borough Council.

IMPACT ON TREES

The Officers' report considers the impact of the proposal on trees in paragraphs 42 to 46. Further to paragraphs 11 and 44 in the report, the County Arboricultural Manager endorses the view of the Arboricultural Consultant that the loss of trees to the proposed development would have no negative impact on local amenity. The Arboricultural Manager also advises that no tree planting is needed to replace the lost trees or to screen the extension from adjacent residential properties. He recommends conditions relating to adherence to the requirements of the Arboricultural Report and to the protection of retained trees.

Condition 8 in the Officers' report relates to the installation of tree protection fencing. Officers recommend the imposition of an additional condition (9) and reason pertaining to the Arboricultural Report.

AMENDED PLANS AND CONDITION 2

The following revised plans have been submitted:

1. Proposed Site Plan, Drawing number B1727800/A/050.003, Rev P4, dated 04/11/14
2. Proposed Block Plan, Drawing number B1727800/A/050.005, Rev P3, dated 03/11/14

These plans supersede those of the same titles under the heading of Amending Documents near the beginning of the Officers' report and in Condition 2 of the Recommendation.

CONDITION 7

The reference to Elizabeth Road in Condition 7 in the Officers report should read Elizabeth Avenue. Officers recommend that the condition be revised accordingly.

RECOMMENDATIONS

1. That Condition 2 in the Officers' report on planning application SU14/0852 be amended to read as follows:

2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

Site Location Plan, Drawing number B1727800/A/050.001, Rev P3, dated 10/09/14

Existing Site Plan, Drawing number B1727800/A/050.002, Rev P3, dated 04/07/14

Proposed Site Plan, Drawing number B1727800/A/050.003, Rev P4, dated 04/11/14

Proposed Block Plan, Drawing number B1727800/A/050.005, Rev P3, dated 03/11/14

Existing GA Floor Plans, Drawing number B1727800/A/100.001, Rev P3, dated 09/09/14

Proposed GA Floor Plans, Drawing number B1727800/A/100.002, Rev P4, dated 26/09/14

Proposed Contractor's Constraints Plan, Drawing number B1727800/A/100.002, Rev P3, dated 04/07/14

Existing Elevations, Drawing number B1727800/A/140.001, Rev P3, dated 09/09/14

Proposed Elevations, Drawing number B1727800/A/140.002, Rev P5, dated 26/09/14

Tree Protection Plan, Drawing Number TPP-01, Rev A, dated 11/08/14 (contained in the Arboricultural Implication Assessment & Method Statement dated February 2014 and received on 31/10/14).

The reason remains as in the report.

2. That Condition 7 contained in the recommendation in the Officers' report on planning application SU14/0852 be amended to read as follows:

7. During term time, there shall be no HGV movements to and from the site between the hours of 08.30 and 09.15 and between 15.00 and 15.45, nor shall there be any HGVs associated with the development hereby permitted laid up, waiting, in Green Lane, Broomsquires Road and Elizabeth Avenue during these times.

The reason remains as in the report.

3. That Condition 9 and reason, worded as follows, be added to the recommendation in the Officers' report:

9. The proposed development shall be carried out in strict accordance with the Arboricultural Impact Assessment & Method Statement dated February 2014, submitted with the application.

Reason:

To ensure the protection of trees on the site, in the interests of the visual amenities of the site and the locality, in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012

Connaught Junior School Manor Way Bagshot.

Connaught Junior school has three form entries accommodating 360 pupils.

The quality of education in the school especially since the arrival of Sebastian Sales as headmaster has been excellent.

Mr Sales has always impressed me with his passion and enthusiasm in the way he leads the school and the children that are privileged to be part of Connaught.

I attended the leavers' assembly last year and the smiles on the children demonstrated how much they had enjoyed being taught at the school.

I fully support the vision of Mr Sales to expand the school. One hundred and twenty more pupils will, if the planning committee agree to this proposal, benefit from being taught at an exceptional school.

I have spoken to numerous people who support this expansion and I would like to formally add my support to this application.

Mike Goodman

Cabinet Member for Environment and Planning

County Councillor for Bagshot, Windlesham & Chobham

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