

## Supplementary Agenda – Update Sheets

# Planning and Regulatory Committee



**Date & time**  
Wednesday, 7 June  
2023 at 10.30 am

**Place**  
Council Chamber,  
Woodhatch Place, 11  
Cockshot Hill, Reigate,  
Surrey, RH2 8EF

**Contact**  
Joss Butler  
joss.butler@surreycc.gov.uk

**Chief Executive**  
Joanna Killian

### AGENDA

- 7 SURREY COUNTY COUNCIL PROPOSAL RU.21/1521 - A320 ROAD GUILDFORD ROAD JUNCTION, CHERTSEY, SURREY** (Pages 1 - 2)
- Update Sheet.
- 8 SURREY COUNTY COUNCIL PROPOSAL WO/2022/0923 - LAND AT THE FORMER MANOR SCHOOL, MAGDALEN CRESCENT, BYFLEET, KT14 7SR** (Pages 3 - 4)
- Update Sheet and officer report final page.
- 9 SURREY COUNTY COUNCIL PROPOSAL EL/2022/2251 - COVEHAM HOSTEL, ANYARDS ROAD, COBHAM KT11 2LJ** (Pages 5 - 8)
- Update Sheet.
- 10 WASTE APPLICATION REFERENCE WO/2020/0993 - ELM NURSERY, SUTTON GREEN ROAD, SUTTON GREEN, GUILDFORD, SURREY GU4 7QD** (Pages 9 - 10)
- Update Sheet.

**Joanna Killian**  
**Chief Executive**  
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**UPDATE SHEET**

**SURREY COUNTY COUNCIL PROPOSAL RU.21/1521**

**DISTRICT(S)** RUNNYMEDE BOROUGH COUNCIL

**Land At A320 Road Guildford Road junction, Chertsey, Surrey**

**Highway improvements including a new roundabout, junction, access, pedestrian/cycle connections and crossings; including landscaping and associated infrastructure and engineering works.**

**Amending Documents:**

Amended plan reference for Habitat Land Drawing Ref: 10041683-ARC-EGN-ZZ-DR-ZZ-00002 Rev 03 Drawing 1 Proposed Habitat Creation Plan Junction 6 plan.

**Amending conditions and informatives:**

Amend wording of condition 3 by adding in the words '*in writing*' after approved.

Amend Reason 3 by adding an additional sentence at the end '*This condition is required pre-commencement as the Scheme of Investigation will include supervising the excavation/construction works*'.

Amend reasons 10 and 22 by including February 2021 after NPPF.

**Remove informative:**

Removal of informative 5 as this has been duplicated.

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**UPDATE SHEET**

**SURREY COUNTY COUNCIL PROPOSAL WO/2022/0923**

**DISTRICT(S)**    WOKING BOROUGH COUNCIL

**Land at the former Manor School, Magdalen Crescent, Byfleet, KT14 7SR**

**Erection of an apartment block comprising 6 x 1 self-contained flats and two 5 bed townhouses for supported independent living, and associated bin stores, cycle stores and hard and soft landscaping.**

**Add New Condition:**

15.     Prior to the Commencement of the Development hereby permitted a Habitat Creation, Management and Enhancement Plan shall be submitted to and approved in writing by the County Planning Authority. The Habitat Creation, Management and Enhancement Plan should be based on the proposed landscaping and the biodiversity net gain assessment specified in the Biodiversity Net Gain (BNG) Assessment Report ref 4130-3 (SWT Ecology Services, March 2022) and should include, but not be limited to following:
- a) Description and evaluation of features to be managed and enhancements.
  - b) Ecological trends and constraints on site that might influence management
  - c) Aims and objectives of management
  - d) Appropriate management options for achieving aims and objectives
  - e) Prescriptions for management actions, together with a plan of management compartments. The development shall be implemented in accordance with the approved details.

The scheme shall be implemented in accordance with the approved details.

Reason: In order that the proposal provides an adequate biodiversity net gain and the proposal accords with Policy CS7 of the Woking Local Plan 2012.

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**Contact Chris Turner**

**Tel. no. 07812 776002**

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## Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Woking Borough Council planning register for this application can be found under application reference WO/2022/0923.

The following were also referred to in the preparation of this report:

## Government Guidance

[National Planning Policy Framework](#)  
[Planning Practice Guidance](#)

## The Development Plan

[Surrey Waste Local Plan 2019-2033](#)  
[Woking Core Strategy 2012](#)  
[Woking Development Management Policies Development Plan Document 2016](#)  
[Woking Parking Standards SPD 2018](#)  
[Woking Outlook, Amenity, Privacy and Daylight SPD 2022](#)  
[Woking Design SPD 2015](#)  
[Thames Basin Heaths Avoidance Strategy 2022](#)

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## UPDATE SHEET

### SURREY COUNTY COUNCIL PROPOSAL EL/2022/2251

**DISTRICT(S)**    ELMBRIDGE BOROUGH COUNCIL

**Coveham Hostel, Anyards Road, Cobham KT11 2LJ**

**Erection of 2x two storey buildings comprising 6 x 1 bed self-contained flats (12x1 bed flats total) for supported independent living, new substation and associated bin stores, cycle stores and hard and soft landscaping.**

**Paragraph 25: replace** 'Surrey Waste Plan 2008' with 'Surrey Waste Plan 2019-2033'

**Paragraph 27 and Paragraph 168 replace** 'refuge' with 'refuse'

**Paragraph 43 replace** 'located' with 'location'

#### **Add new Condition:**

15.     The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 3 l/s.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
  - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

**Reason:** To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015. This is a pre-commencement condition to ensure that the proposal does not result in flooding at any stage of the development.

16. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

17. Prior to Occupation of the development, details shall be submitted to accompany the Habitat Creation, Management and Enhancement plan of condition 4 to include details of:

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

The development shall be implemented in accordance with the approved details

Reason: In order that the proposal provides an adequate biodiversity net gain and the proposal accords with Policy CS15 of the Elmbridge Core Strategy 2011. This is a pre-commencement condition so that SCC can be sure that habit creation, enhancement and management is determined prior to any construction works on site.

**Replace Condition 4:** Prior to the Commencement of the Development hereby permitted a Habitat Creation, Management and Enhancement Plan shall be submitted to and approved in writing by the County Planning Authority. The Habitat Creation, Management and Enhancement Plan should be based on the proposed landscaping and the biodiversity net gain assessment specified in the Biodiversity Net Gain Assessment (SWT Ecology Services, 2022) report and should include, but not be limited to following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments. The development shall be implemented in accordance with the approved details.

The scheme shall be implemented in accordance with the approved details.

Reason: In order that the proposal provides an adequate biodiversity net gain and the proposal accords with Policy CS15 of the Elmbridge Core Strategy 2011.

**Amend Reason Condition 4:** This is a pre-commencement condition so that SCC can be sure that habitat creation, enhancement and management is determined prior to any construction works on site.

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**UPDATE SHEET**

**MINERALS/WASTE WO/2020/0993**

**DISTRICT(S)** WOKING BOROUGH COUNCIL

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**Elm Nursery, Sutton Green Road, Sutton Green, Guildford, Surrey GU4 7QD**

**The installation and use of an office building and welfare building ancillary to the permitted waste operations at Elm Nursery and the erection of 6 x CCTV cameras on columns, 2 x fuel storage tanks, 2 x open storage bays, 1 x electricity generator, and 1 x fuel storage container (part retrospective)**

**Amending Information to Update Officer Report**

Fuel Tank Bunding

Paragraph 14 of the Officer Update Report dated 7 June 2023 includes an image of the fuel bunding on Officers site visit dated 4 April 2023. This image has had an error in being displayed within the Officer Update Report. This image is included below for reference.



Fuel Bunding on Officers Site Visit dated 4 April 2023

**RECOMMENDATION**

Amend wording of Condition 1, the changes are highlighted in **bold** text to assist.:

**Commencement**

The development **of the two open storage bays hereby permitted as shown on Drawing A301 rev. 03 'Floor Plan Proposed' dated 25 April 2023** to which this permission relates to shall begin no later than the expiration of three years beginning with the date of this permission.

*Reason: To comply with Section 91(1)(a) of the Town and County Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.*

This condition has been amended to reflect this planning application is for planning permission for development which is both retrospective where the development has already taken place with the office building, welfare building, CCTV cameras, fuel storage tanks, electricity generator and fuel storage container have already installed /sited on the application site and the prospective development of the proposed two new open storage bays.