

Supplementary Agenda

Planning and Regulatory Committee

**Date & time**

Tuesday, 21
November 2023 at
10.30 am

Place

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

Contact

Joss Butler
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Chief Executive

Joanna Killian

SUPPLEMENTARY AGENDA

- 7 SURREY COUNTY COUNCIL PROPOSAL EL2023/1953 - LAND SOUTH-WEST OF WATERSIDE DRIVE, WALTON ON THAMES, SURREY** (Pages 1 - 2)

Update sheet.

- 8 SURREY COUNTY COUNCIL PROPOSAL SP23/00557/SCC - FORMER SUNBURY FIRE STATION, STAINES ROAD WEST SUNBURY ON THAMES TW16 7BG** (Pages 3 - 6)

Update sheet.

**Joanna Killian
Chief Executive**

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL EL2023/1953

DISTRICT(S) ELMBRIDGE

Land south-west of Waterside Drive, Walton on Thames, Surrey

The construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.

Consultations and Publicity

The consultation and publicity section of the officer's report (paragraphs 34 and 35) are updated as follows:-

11 additional letters of representation have been received in support of the application and the comments are set out below:-

- Insufficient SEN schooling provisions within Elmbridge
- Proposal would provide much-needed support to children
- Access to high quality state-maintained education
- Proposal provides many public and wellbeing benefits

Overall 29 letters of representation have been received, 13 objections, 15 support and 1 comment.

RECOMMENDATION

An amendment to conditions 13, 15 and 28 (c) have been made.

Condition 13 – Sport England

The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in **Class F2 of the Town and Country Planning (Use Classes) Order 1987 as amended**, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition 15 – SuDS

Prior to the installation of the drainage (**including any temporary drainage measures required to manage surface water during the construction phase**) for the development hereby permitted, details of the design of surface water drainage scheme shall be submitted to and approved in writing by the County 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. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate 2.82 litres/second.
- 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.). Including details of the proposed raingarden, permeable paving, tree pits and attenuation basin.
- 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.

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

Condition 28 – LEMP

Within 6 months from the date of the permission, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing and thereafter implemented in accordance with the approved details. The LEMP shall include:

On site provisions – Waterside Drive

- a) details of the management and maintenance of the proposed on site planting and pond;
- b) a plan showing the location of the on site log piles, bird and bat boxes.
- c) a revised BNG metric V4.0 spreadsheet for the on-site **and off-site** habitat creation / enhancements

Off site provisions – Grove Farm

- d) a plan showing the location of the off site biodiversity provision;
- e) an ecological impact assessment to establish what habitats are present on site (e.g. dormice, great crested newts);
- f) a baseline survey in accordance with the BNG metric V4.0 and Habitat Classification System methodology shall be provided;
- f) habitat creation / enhancement for Grove Farm demonstrating a net gain for hedgerows and habitat units;
- g) details of the management and maintenance of the proposed off site provisions for a 30 year period;

RECOMMENDATION

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL SP23/00557/SCC

DISTRICT(S) SPELTHORNE

Former Sunbury Fire Station, Staines Road West Sunbury on Thames TW16 7BG

Redevelopment of the former Sunbury Fire station site for a mixed use hub building incorporating Class E and Class F1 uses including library plus 12no. supported independent living units (use class C3)

Page 61 in summary: add sentence: 'with plant on top' to the sentence:

The building would measure approximately 24m in height and would be five storeys with plant on top.

Amend Recommendation Wording: The recommendation is to PERMIT subject to conditions

Page 62 Amending and Amplifying Information: add:

Email received from highway authority 13/11/23 regarding conditions
Email received from highway authority 8/11/23 regarding conditions
Email received from Claire Lucas (Environmental Health Spelthorne) 01/08/23 regarding ventilation.

Paragraph 6 add - 'with plant on top' to the sentence:

The building would measure approximately 24m in height and would be five storeys with plant on top.

Paragraph 34 delete first sentence of paragraph 34 and replace with the following:

'Flood Zone 3 affects a large part of Spelthorne including over 2800 residential properties and large commercial areas including about half of Staines town centre. Removing the existing flood risk from people and property by relocating development is not a realistic option because of the enormous costs and lack of alternative land outside the flood risk area'.

Paragraph 38: Delete first and second sentences of paragraph 38 and replace with 'Having regard to the comments set out in paragraph 34 above as the application site lies within flood zone 2 compliance with the requirements of Policy LO1 requires it to be flood resistant and resilient'.

Paragraph 42 replace 'western' with eastern.

Paragraph 60 insert:

EN3 of the Core Strategy requires new proposals to minimise harm from poor air quality.

The Council's Environmental Health (Air Quality) Officer has been consulted on the proposals and has raised no objection to the proposal. They advise the air filtration system/ ventilation system for the proposal should meet Air Quality Management Indoor Air Quality Guidance by the institute of air quality management. An informative is recommended to remind the applicant of this requirement.

The Council's Environmental Health (Noise) has been consulted on the proposals and raise no objection. They recommend a condition to ensure that the noise of the plant is not harmful to the surrounding neighbours or future occupants.

Paragraph 105: Delete the sentence beginning with 'This is a left only entrance....' and replace with the following sentence 'The site is accessed from one side of a dual carriageway with fast moving traffic on that side of the carriageway flowing from east to west. The provision of two accesses onto that road and provision of an internal one way road through the site would mean only single access or egress is required at each access point'.

CONSULTATIONS AND PUBLICITY

Consultees (Statutory and Non-Statutory)

Health and Safety Executive – No comment
Highways Authority – No objection (updated conditions)

The Health and Safety executive were consulted as the proposal measures above 18m and provides residential accommodation. The Health and Safety executive advised that as the residential development was located on a floor with a topmost occupied floor height of 15.6m they had no comment to make on the application.

The submitted Fire Strategy has been included in condition 1 for the applicant to ensure the proposal includes the relevant fire prevention and fire safety measures documented within the Fire Strategy.

RECOMMENDATION

Amend Recommendation Wording: The recommendation is to PERMIT subject to conditions

Amend wording of Conditions: Where reference is made to 'Local Planning Authority' this should be 'County Planning Authority'.

Amend Condition 1 to include:

Sunbury Community Hub RIBA Stage 3 Fire Strategy dated 06 March 20233

Amend Condition 3 to: No above ground development shall take place until samples of the external materials shall be submitted to and approved in writing by the County Planning Authority.

Amend Condition 7: 'herby' replace with hereby and insert 'National Planning Policy Framework 2023 Glossary'.

Amend Condition 15: Prior to the occupation of development the existing vehicular access in the central reservation of Staines Road West shall be permanently closed and any kerbs, verge, footway, fully reinstated at both the central reservation and at the footway along the site frontage.

Amend Condition 18: remove 'and SCC Highway Authority'

Add new Condition:

- 22. A minimum of 3 months prior to the occupation of the development a Travel Plan to include details of targets, monitoring of the full travel plan, electric vehicle charging point use, and cycle parking use shall be submitted for the written approval of the County Planning Authority, in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council’s “Travel Plans Good Practice Guide”, and in general accordance with the Travel Plan produced by AECOM (report reference no. 6064 2784).

And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development and shall thereafter be maintained and developed to the satisfaction of the County Planning Authority.

Add new Reason:

- 22 In order that the proposed development encourages sustainable travel in accordance with chapter 9 of the NPPF 2023.

Amend Reason: 16,17,18. Insert:

National Planning Policy Framework 2023 paragraphs 110-113.

Amend Reason: 4, 6, 10, 13,

Insert: this is a pre-commencement condition as the condition seeks to prevent harm during construction activity.

Add informative:

- 15. The future occupants would be considered highly sensitive to poor air quality. It is best practice to locate the intake to the mechanical ventilation at height and away from roads, kitchen extraction and sources of combustion.

The Institute for Air Quality Management Indoor Air Quality Guidance should be applied to the proposed development which sets out indoor guideline concentration criteria for air pollutants including traffic related pollutants, NO₂, PM₁₀ and PM_{2.5}. https://iaqm.co.uk/wp-content/uploads/2013/02/iaqm_indoorairquality.pdf. The ventilation system should achieve the appropriate guidelines and the maintenance regime for the equipment must ensure that adequate filtration/treatment is maintained.

- 16. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant’s attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, ‘Cranes and Other Construction Issues’ (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

All crane applications should be sent to Heathrow’s Works Approval Team via the following address: Airside_Works_Approvals@heathrow.com

BACKGROUND PAPERS – To be included at the end of Officer Report.

[National Planning Policy Framework Planning, Practice Guidance waste; sustainable drainage systems; parking.](#)

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 Spelthorne Borough Council planning register for this application can be found under application reference: SP23/00557/SCC

Other documents

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

Government Guidance

National Planning Policy Framework
Planning Practice Guidance

The Development Plan

Spelthorne Core Strategy and Policies
Development Plan Document 2009,
Spelthorne Design of New Residential Development SPD 2011,
Spelthorne Flooding SPD 2012,
Spelthorne Housing Size and Type SPD 2012.
Spelthorne Emerging Local Plan 2022-2037

Other Documents

Surrey County Council Vehicular, electric vehicle and cycle parking guidance for new developments

END OF UPDATE SHEET