

SUPPLEMENTARY AGENDA

Planning and Regulatory Committee



Date & time	Place	Contact
Wednesday, 26 June 2024 at 10.30 am	Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF	Sarah Quinn Woodhatch Place, Cockshot Hill, Reigate, RH2 8EF sarah.quinn@surreycc.gov.uk

SUPPLEMENTARY AGENDA

- 7 MINERALS AND WASTE APPLICATION WA/2023/02564 - LAND AT CHIDDINGFOLD STORAGE DEPOT, CHIDDINGFOLD ROAD, DUNSFOLD, SURREY GU8 4PB** (Pages 1 - 2)
- Update sheet.
- 8 SURREY COUNTY COUNCIL PROPOSAL RU.23/0474 - FORMER BROCKHURST CARE HOME, BROX ROAD, OTTERSHAW, SURREY KT16 0HQ** (Pages 3 - 4)
- Update sheet.
- 9 SURREY COUNTY COUNCIL PROPOSAL EP23/00633/CMA - LAND AT THE FORMER AURIOL JUNIOR SCHOOL PLAYING FIELD AND LAND AT 2ND CUDDINGTON (ROWE HALL), OFF SALISBURY ROAD, WORCESTER PARK, KT4 7DD.** (Pages 5 - 8)
- Update sheet.

Michael Coughlin
Interim Head of Paid Service
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UPDATE SHEET

MINERALS AND WASTE APPLICATION WA/2023/02564

DISTRICT(S) WAVERLEY

Land at Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Surrey GU8 4PB

Erection of two extensions to Building A to provide additional storage, office and amenity space (part retrospective)

Amending Documents (Since report published) - None

CONSULTATIONS AND PUBLICITY

Consultees (Statutory and Non-Statutory)

County Highway Authority

Following the Members site visit, has taken another look at vehicle turning space and is satisfied that the yard will still have sufficient space for vehicles to turn after the proposed two-storey extension has been built. As site photographs appear to show that open storage is currently taking place on areas which are required for parking / turning, suggest that a condition to prevent open storage in the yard is required (see recommendation).

RECOMMENDATION

In response to further comments from the County Highway Authority regarding the availability of sufficient space for vehicle turning in the yard, add new Condition 7 to read as follows:

“No storage shall take place at any time in the open yard area of the application site.”

Add new Reason for Condition 7 to read as follows:

“To prevent parking and vehicle turning space from being obstructed in the interests of ensuring that the development should not prejudice highway safety or cause inconvenience to other highway users in accordance with paragraph 114 of the National Planning Policy Framework 2023, Policy 15 of the Surrey Waste Local Plan 2020, Policy ST1 of the Waverley Borough Local Plan Part 1 2018 and Policy DM9 of the Waverley Borough Local Plan Part 2 2023.”

Condition numbers 7 to 11 and Reason numbers 7 to 11 should be renumbered 8 to 12 accordingly.

To more accurately describe the reasons for Conditions 7 and 8 in the Officer Report, which are intended to promote more sustainable travel choices, amend the Reasons for Conditions 7 and 8 (which would be renumbered as Conditions 8 and 9) to read as follows:

Reason for Condition 7

“To comply with the terms of the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that safe and secure parking for sustainable transport modes, with appropriate charging facilities, is made available to all users at the earliest opportunity in accordance with paragraphs 114 and 116 of the National Planning Policy Framework 2023, Policy 15 of the Surrey Waste Local Plan 2020, Policy ST1 of the Waverley Borough Local Plan Part 1 2018 and Policy DM9 of the Waverley Borough Local Plan Part 2 2023.”

Reason for Condition 8

“To comply with the terms of the application, the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that electric vehicle charging points are available to all users at the earliest opportunity in accordance with paragraphs 114 and 116 of the National Planning Policy Framework 2023, Policy 15 of the Surrey Waste Local Plan 2020, Policy ST1 of the Waverley Borough Local Plan Part 1 2018 and Policy DM9 of the Waverley Borough Local Plan Part 2 2023.”

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UPDATE SHEET

REGULATION 3 APPLICATION: RU.23/0474

DISTRICT(S) RUNNYMEDE

Former Brockhurst Care Home, Brox Road, Ottershaw, Surrey KT16 0HQ

Outline application for the erection of 3-4 storey building for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking. Appearance and Landscaping reserved.

Amending Documents (Since report published) - None

CONSULTATIONS AND PUBLICITY

No additional consultation responses or representations to report.

RECOMMENDATION

Amendments to the Reasons for Conditions 4, 6, 13, 16, 19, 21 as follows (to amplify on reason for them being pre commencement conditions):

Reason for Condition 4

Compliance with this Condition is required 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 National Planning Policy Framework 2023 paragraphs 173, 175 and 180; and Runnymede Borough Local Plan 2030 Policy EE13.

Reason for Condition 6

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the public highway can continue to be used safely and without any unnecessary inconvenience during the construction phase of the development to ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework 2023 paragraphs 108, 114, 115, 116 and 194; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.

Reason for Condition 13

Compliance with this Condition is required prior to the commencement of the development hereby permitted as the potential impact from dust arises during the construction of the development. In the interests of the residential amenity of neighbouring dwellings, suitable dust management measures need to be in place at that time to ensure that the proposed development accords with Runnymede Borough Local Plan 2030 Policy EE1 and EE2.

Reason for Condition 16

Compliance with this Condition is required prior to the commencement of the development to ensure that trees (and their root protection areas) shown to be retained as part of the development are safeguarded.

Reason for Condition 19

This Condition is required prior to the commencement of the development as details the landscaping of the site is a reserved matter. The indicative landscaping information provided with the outline application has not been approved as it needs to be assessed in respect of the delivery of biodiversity requirements in connection with the development plan. This is to ensure that the proposal complies with Runnymede Borough Local Plan 2030 Policy EE9

Reason for Condition 21

This Condition is required prior to the commencement of the development as it relates to information required during the construction phase of the development and is required in accordance with Policy S4 of the Surrey Waste Local Plan 2020.

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL EP23/00633/CMA

DISTRICT(S) EPSOM & EWELL

Land at the former Auriol Junior School playing field and land at 2nd Cuddington (Rowe Hall), off Salisbury Road, Worcester Park, KT4 7DD.

Outline application for the erection of a part 1 and part 3 storey building for Extra Care Accommodation, comprising self-contained apartments, staff and communal facilities, and associated car parking (Class C2); the reprovision of a revised Scouts Hut curtilage including a new amenity area (Class F2); and a new access from Salisbury Road. Appearance and landscaping reserved (amended plans)

Page 128 indicative site plan please refer to the updated version below to which the dialogue in the report relates (relationship to neighbouring properties substantially the same):



RECOMMENDATION

There are several minor changes to the wording of some of the individual conditions, reasons and informatives, identified following publication of the report – none of these change the requirements of the conditions in question - officers request delegated authority to make these minor amendments should planning permission is granted.

More significant changes are set out below:

Delete bold heading starting **IMPORTANT** and replace with the following text (amended condition numbers):

IMPORTANT - CONDITION NOS 6, 12, 17, 20, 21 AND 23 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

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Add new Condition and Reason as number 3, wording as follows:

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Renumber the remaining conditions and reasons from 3 to 25, **to 4 to 26.**

Amend newly numbered condition 4 to include plan reference PR-291-ATK-XX-00-DR-T-00010 rev P02 Visibility Splay dated 7 June 2024

Amend newly numbered condition 5 to include plan reference PR-291-ATK-XX-RF-DR-A-90103 Rev P04 Proposed Roof Site Plan dated 22 January 2024

Amend newly numbered condition 14 to refer in the text to **condition 13** not 12 as currently shown.

Delete Reason 1 and replace with following wording *For the avoidance of doubt and in the interests of proper planning.*

Add following sentence to the end of newly number **condition 6** *This is required prior to the commencement of the development as the details to be approved include measures required during the construction phase.*

Aerial 2 within the report contains some inaccurate annotations – corrected version below:



Aerial 2: Application site



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