

**MINUTES** of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 28 September 2016 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 Tim Hall (Chairman)  
Mr Keith Taylor (Vice-Chairman)  
Mr Steve Cosser  
Mr Jonathan Essex  
Mr Michael Sydney  
Mr Richard Wilson  
Mrs Mary Angell

**Apologies:**

Mrs Carol Coleman  
Mrs Margaret Hicks  
Miss Marisa Heath

**127/16 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]**

Apologies for absence were received from Carol Coleman, Margaret Hicks and Marisa Heath.

**128/16 MINUTES OF THE LAST MEETING [Item 2]**

The Minutes were APPROVED as an accurate record of the previous meeting.

**129/16 PETITIONS [Item 3]**

There were none.

**130/16 PUBLIC QUESTION TIME [Item 4]**

There were none.

**131/16 MEMBERS' QUESTION TIME [Item 5]**

There were none.

**132/16 DECLARATIONS OF INTERESTS [Item 6]**

There were none.

**133/16 APPLICATION DEFERRED - APPLICATION NOS WA/2015/1612, WA/2015/1613 AND WA/2015/1614 - WEYDON COUNTY SECONDARY SCHOOL, WEYDON LANE, FARNHAM, SURREY GU9 8UG [Item 7]**

The Chairman informed the Committee that the Applicant had asked for the Application to be deferred to a future meeting so this item would not be considered.

**Resolved:**

To note that this Application had been deferred by the Applicant and would return at a later date.

**134/16 SCC REF 2016/0019 - RE16/00337/CON LAND AT AND ADJOINING REIGATE PARISH SCHOOL, BLACKBOROUGH ROAD, REIGATE, SURREY [Item 8]**

**Officers:**

Alan Stones, Planning Development Control Team Manager

Nancy El-Shatoury, Principal Solicitor

Caroline Smith, Transport Development Team Manager

Chris Northwood, Planning Regulation Team Leader

**Speakers:**

Dr Grant-Duff, the local Member, made the following points:

1. The local Member informed the Committee that she wanted to convey the anxiety of her local residents with the potential school expansion and the parking problems that it may cause. Members noted the local Members comments that the school was in a good transport zone with a bus route and was within walking distance from the local town.
2. The local Member showed appreciation to the Officers for working with her to review the conditions to include new proposals for parking restrictions in the area..

**Key points raised during the discussion:**

1. The Planning Regulation Team Leader introduced the report and the update sheet tabled at the meeting. The Committee were informed of the details of the report and the significant redesign during the process which resolved some issues that had been faced. It was noted that during the construction two trees would need to be removed. Parking restrictions on the road and road opposite would be implemented to prevent all day parking as parents would find it hard to find space to pick up and drop of children. The Officer concluded by informing the Committee that overall they were assured that all the main issues were resolved and that Officers recommended approval the report.
2. A Member of the Committee showed concern that two trees would need to be removed but after visiting the site understood that there was no other alternative. Another Member agreed with this but noted that the trees that would be lost were not visible from the public domain as they were covered by other trees.
3. Members stressed the importance and necessity of working with the Local Committee when making plans for parking with school expansions as they were better placed to understand the repercussions at a local level.

4. Members confirmed the need for school places in the local area and agreed that the land was right for development. In reference to parking, a Member highlighted that they were impressed that the school had many walking to school incentives which included a large scooter rack and different walking challenges.
5. A Member raised concern over the loss of play space and queried whether Sport England had been consulted. The Planning Regulation Team Leader responded to this by informing the Committee that the application did not fall into the criteria to consult Sport England. The Officer went on to notify the Committee that an artificial pitch had been built to address the extra pressures on play space.
6. Members questioned the Conditions which referred to indicative parking restrictions, The Transport Development Team Manager confirmed that this allowed flexibility when fixing the issues with local parking.

The resolution of the Committee was unanimous.

**Resolved:**

That application RE16/00337/CON Land at and adjoining Reigate Parish School, Blackborough Road, Reigate, Surrey was permitted subject to conditions and reasons set out in the report.

**Actions/further information to be provided:**

None.

**135/16 MINERALS/WASTE SP12/01132/SCD1 - MANOR FARM, ASHFORD ROAD AND LAND WEST OF QUEEN MARY RESERVOIR, LALEHAM, SURREY [Item 9]**

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Nancy El-Shatoury, Principal Solicitor  
Caroline Smith, Transport Development Team Manager  
Susan Waters, Principal Planning Officer

**Speakers:**

Denise Turner Stewart, the local Member, made the following points:

1. The Committee were asked to allow a monthly monitoring report to be brought to the Liaison Committee to ensure there were no noise exceedances and requested that details of this report be made freely available to residents. The local member explained that this would give residents the assurances they required and give them the opportunity to ensure the noise levels were managed properly.

**Key points raised during the discussion:**

1. The Principal Planning Officer introduced the report and provided Members with the details of the conditions regarding noise barriers and how birds would be monitored on the site. It was noted that if bird numbers on site were to exceed in numbers then measures would be

put in place for them to be reduced. The site would be monitored by the County Enforcement Monitoring Team which did not involve undertaking noise monitoring on a regular basis but in the event of a complaint then monitoring could be undertaken and information would be made available on the County Council website.

2. A Member of the Committee questioned if it was normal practice to decide how often monitoring takes place on mineral sites, in which the Planning Development Control Team Manager suggested an informative which would make any monitoring data collected from the site available to the liaison Committee as and when it arises.
3. A Member of the Committee highlighted that the design of the new nature reserve would attract birds and suggested if monitoring showed that the design was defective then action should be taken to change the design if needed. The Principal Planning Officer informed the Committee that the management plan included regular monitoring to see how affective the nature reserve is and would be adapted if necessary.

The resolution was unanimous

**Resolved:**

That application SP12/01132/SCD1 - Manor Farm, Ashford Road and land west of Queen Mary Reservoir, Laleham, Surrey was permitted subject to conditions and reasons set out in the report.

**Actions/further information to be provided:**

None.

**136/16 MINERALS/WASTE SP12/01132/SDC7 - MANOR FARM, ASHFORD ROAD, AND LAND WEST OF QUEEN MARY RESERVOIR, LALEHAM, SURREY [Item 10]**

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Nancy El-Shatoury, Principal Solicitor  
Caroline Smith, Transport Development Team Manager  
Susan Waters, Principal Planning Officer

**Speakers:**

Denise Turner Stewart, the local Member, made the following points:

1. The local Member informed Members that the local residents were concerned with monitoring and asked that the data from the Annual Data review be made available to the Liaison Committee and residents, to allow confidence and assurance of the management process.

**Key points raised during the discussion:**

1. The Principal Planning Officer introduced the report and the update sheet tabled at the meeting. The Committee were informed that the application scheme primarily dealt with the ground water level

monitoring and ground water quality impacts. Annual monitoring reports to the County Council would also be made available to the Liaison Committee and the County Council website.

2. Members of the Committee queried why the monitoring report would be submitted annually and not more frequently and were informed that the site was seen as low risk due to its activity and it was seen as sufficient to submit the report annually, although there would be regularly monitoring throughout the year.
3. Members asked if the Environment Agency were happy with the proposed recommendation in which the Officer confirmed that they were satisfied with the proposal.

The resolution was unanimous

**Resolved:**

That application SP12/01132/SDC7 - Manor Farm, Ashford Road, and land west of Queen Mary Reservoir, Laleham, Surrey was permitted subject to conditions and reasons set out in the report.

**Actions/further information to be provided:**

None.

**137/16 MINERALS/WASTE SP12/01132/SCD5, SP12/01132/SCD8 AND SP12/01132/SCD6 - MANOR FARM, ASHFORD ROAD AND LAND WEST OF QUEEN MARY RESERVOIR, LALEHAM, SURREY [Item 11]**

[Michael Sydney left the meeting at 11:42am]

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Nancy El-Shatoury, Principal Solicitor  
Caroline Smith, Transport Development Team Manager  
Susan Waters, Principal Planning Officer

**Speakers:**

Denise Turner Stewart, the local Member, made the following points:

1. The local Member requested that the Committee to defer the item pending the final view of Spelthorne Borough Council, who had not yet responded to the consultation on Condition 15 and that it was still premature. It was highlighted that this would be in the interest of safeguarding the local environment and to make sure that development did not prejudice highway safety or cause inconvenience to other highway users.

**Key points raised during the discussion:**

1. The Principal Planning Officer introduced the report and the update sheet tabled at the meeting. In response to the local Members comments the Officer explained that Spelthorne Borough Council were happy with the conditions for 12a and 38, and that Condition 15 was the only outstanding issue. The reason for this was because

Environmental Health Officer had raised concerns with the potential modification aspects of the Construction Management Plan in connection with the separate work streams in the construction works.

2. A Member raised a question referring to the addition of hibernation boxes on site in which the Officer confirmed that once suitable trees were identified then the mitigation strategy would be modified to include the hibernation boxes.
3. The Chairman stated that he believed that deferring the item would be counterintuitive as it was a implementation issue rather than a condition issue. It was suggested that a conversation was had with the Enforcement Team to ensure implementation.

The resolution was unanimous.

**Resolved:**

That application SP12/01132/SDC7, SP12/01132/SCD8 AND SP12/01132/SCD6 - Manor Farm, Ashford Road, and land west of Queen Mary Reservoir, Laleham, Surrey was permitted subject to conditions and reasons set out in the report.

**Actions/further information to be provided:**

None.

**138/16 DATE OF NEXT MEETING [Item 12]**

The date of the next meeting was noted.

Meeting closed at 12.20 pm

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**Chairman**

Planning &amp; Regulatory Committee 28 September 2016

Item No 8

**UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL RE16/00337/CON****DISTRICT(S)** REIGATE & BANSTEAD BOROUGH COUNCIL**Land at and adjoining Reigate Parish School, Blackborough Road, Reigate, Surrey****Erection of 2 storey building comprising 8 classrooms, hall, staff and group rooms, preparations area, WCs and library, associated circulation, play areas and landscaping; alterations to footpath access and car parking layout to facilitate expansion of school from a 2FE infant to a 2FE primary.***Amending Documents (Since report published)***Delete;**

Drawing 215195 GA101, rev. P4, Foul and surface water drainage dated 23/08/16, received 02/09/16.

**Add;**

Drawing 215195 GA101, rev. T4, Foul and surface water drainage layout dated 12/09/16, received 12/09/16.

Surface water drainage design calculations, v2 dated September 2016, received 12/09/16  
 SUDS run off report, 'Greenfield runoff estimation for sites', dated 07/09/16, received 12/09/16.  
 Revised ecological appraisal, received 20/09/16.  
 Bat assessment survey / Tree Climbing Survey/ Bat emergence surveys, received 20/09/16  
 Emails from ecological consultant date 19/09/16 and 20/09/16.

**CONSULTATIONS AND PUBLICITY*****Consultees (Statutory and Non-Statutory)*****para 13**

Local Lead Flood Authority; recommends conditions

**Para 16**

County Ecologist:	Considers appropriate mitigation has been proposed to address potential harm to bats. Recommends conditions to secure proposed mitigation
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**PLANNING CONSIDERATIONS****Para 29**

Of the other schools in the school planning area, Sandcross and Reigate Priory are both in the Green Belt, and therefore less suitable in principle since development on the scale needed at either of these sites would constitute inappropriate development in the Green Belt. There are

also multiple heritage constraints which apply to Reigate Priory. The additional places proposed at Reigate Parish are part of a package at sites in the Reigate school planning area – other expansions have already taken place at Holmesdale and Dovers Green

## **Ecological Impacts**

### **Para 56 – add**

The additional bat surveys carried out have examined in more detail the potential of the two trees T36 and T37 to be used as roosts by bats; a climbing survey carried out in August in which both trees were closely inspected for features which made them suitable as roosts and signs of actual occupation; and an emergence survey carried out on two dates in August and September 2016.

#### Climbing Survey

This found multiple features on both trees which could potentially support roosting sites, such as woodpecker holes, natural holes and cavities, loose bark or cracks and splits in limbs. It placed T36 in the highest category (of 4) in having multiple suitable features. T37 was placed in the second highest category. No physical signs of actual use of any of the identified features were detected, but evidence of use in the winter would not necessarily still be present in the following August.

#### Emergence surveys

These detected a low level of foraging activity in the area by up to 2 pipistrelles, but no emergence behaviour around either of the two trees.

The recommendation of the ecological appraisal in relation to bats is that six summer roost bat boxes and two hibernation boxes be provided as mitigation for the loss of a potential roost site and that their use be monitored as part of the school's curriculum. The possibility of re locating the trunk of T36 as a standing monolith retaining many of the features which contribute to its high roost potential has been discussed between the lead ecological consultant and the County Ecologist. However, given the lack of a location suitably remote from actively used parts of the site and the limited lifespan of such a mitigation before it decays and becomes potentially unsafe, it has been concluded this is not feasible. Log piles from the felled trees can however be retained in the part of the site which would remain with retained tree cover. A replacement oak and other native tree and shrub planting should also be carried out as part of the landscaping scheme for the site should be provided, and maintenance be carried out on these elements.

Officers have considered the potential impact on a European protected species in terms of a hierarchy of avoidance, mitigation and compensation.

Avoidance has been fully investigated and officers are satisfied that it is not achievable. The initial presumption in the design process was that T36 and T37 be retained because of their identified amenity value. That was reflected in the original design submitted for the new building. Consideration was only given to a design which required their removal when it became apparent that their retention could result in an unacceptable impact on daylight to the adjoining building.. The footprint of the building required has been minimised by making it two storey ( the existing school is mainly single storey), but even so the position of the two trees are relatively centrally located. As a result, their retention would push the building so close too to the site boundaries. The result would have unacceptable impacts on the grammar school building to the rear or the other equally large trees on the frontage which define the character and visual amenity of the site to a greater extent than T36 and T37.

A range of options for mitigation have been considered, including whether any further surveys need to be carried out to further reduce the possibility that the trees in question are actually used as roosts. Officers, in consultation with the County Ecologist, consider that the



recommended provisions set out above represent an appropriate set of mitigation measures which are proportionate to the identified harm caused by loss of a potential roost site. Sufficient steps have been taken to establish that actual use of the trees to be felled by bats does not take place, provided they are felled before the winter.

As appropriate mitigation has been identified, there is no need to consider compensation.

Officers consider that significant harm to biodiversity has therefore been avoided. The measures set out will ensure that the development complies with legislation relating to European protected species.

## **RECOMMENDATION**

Amend wording of **condition 3**;

Delete 'along with additional single yellow line restrictions necessary to prevent all day parking on the eastern side of Crakell Road'

Replace with ' but retaining the School Keep Clear Markings'

Amend wording of **condition 7**;

Delete 'condition 15 below'

Replace with 'condition 8 below'

Amend wording of **condition 11**;

Delete: 'the development hereby permitted shall not be commenced.....'

Replace with: 'no part of the drainage system for the site shall be constructed unless....'

### **Add new conditions**

20 The development hereby permitted shall not be commenced unless the applicant has provided the County Planning Authority with written evidence that consent has been granted by Thames Water for the development's connection into and discharge rate to the surface water sewer system

21 No part of the drainage system for the site shall be constructed unless the following additional details have been submitted to and approved by the County Planning Authority;

i.) A detailed development layout at an identified scale.

ii.) A drainage layout detailing the exact location of SUDs elements, including finished floor levels

iii.) details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations

and the development shall thereafter be carried in full accordance with the details approved.

22 No part of the drainage system for the site shall be constructed unless details of how the Sustainable Drainage System will be protected and maintained during the construction of the development have been submitted to and approved by the County Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

- 23 In carrying out the development hereby permitted, trees T36/37 identified in the Arboricultural Impact Statement submitted with the application shall be soft felled and the timber removed to log piles in an area of the site from which construction activities have been excluded in accordance with condition 15 above, under the supervision of a qualified ecologist. The landscape details submitted pursuant to condition 17 shall include provision for the retention of these log piles.
- 24 No later than three months from the date of this permission, a total of 6x summer roosting bat boxes ( type Schwegler 1FF) and 2 x hibernation bat boxes (type Schwegler 1FW) shall be mounted on retained trees within the site under the supervision of a qualified ecologist. The boxes , or similar replacements shall be maintained on the site for a minimum of 5 years.
- 25 The oak trees T36 and T 37 as identified on the tree survey plan shall not be felled during the period between 31 October in any one year and 30 April in the following year.

**Add new reasons**

- 20 To ensure that a satisfactory design is secured that adequately addresses the risk of flooding from surface water and does not pose a flood risk elsewhere pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014. The SUDs drainage strategy for the site depends upon being able to discharge to the surface water sewer and it is therefore necessary for the strategy to be secured before the development commences.
- 21 To ensure that a satisfactory design is secured that meets national SuDs technical standards, adequately addresses the risk of flooding from surface water and does not pose a flood risk elsewhere pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014.
- 22 To ensure that the construction works do not compromise the functioning of the approved Sustainable Drainage System pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014.
- 23 To minimise harm to the biodiversity of the site pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.
- 24 To mitigate the loss of potential roost sites for bats in trees to be removed, pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.
- 25 To safeguard against the possibility of harm to bats pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.

**Add informative**

'The applicant is reminded that the indicative parking restrictions on Blackborough Road and Crakell Road to be provided before condition 3 can be satisfied must be subject to detailed design and the separate consultation and approval processes of the County Council under the arrangements for dealing with new parking restrictions under the statutory Traffic Regulation Order (TRO) process.'

Planning &amp; Regulatory Committee 28 September 2016

Item No 10

**UPDATE SHEET****MINERALS/WASTE SP12/01132/SCD7****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Manor Farm, Ashford Road, and land west of Queen Mary Reservoir, Laleham, Surrey****Details of a Groundwater Monitoring Plan submitted pursuant to Condition 32 of planning permission ref: SP/2012/01132 dated 23 October 2015.****Electoral Division**

Delete Ashford, Mrs Coleman  
Reason - this is an adjoining area.

**ILLUSTRATIVE MATERIAL**

Additional plan:

Plan 3 Site and Monitoring Locations (applicant plan Dwg No. 1 Manor Farm Groundwater Monitoring Plan Site and Monitoring Locations)

**CONSULTATIONS AND PUBLICITY**

One further representation has been received, making 10 in total.

***Additional key issues raised by public***

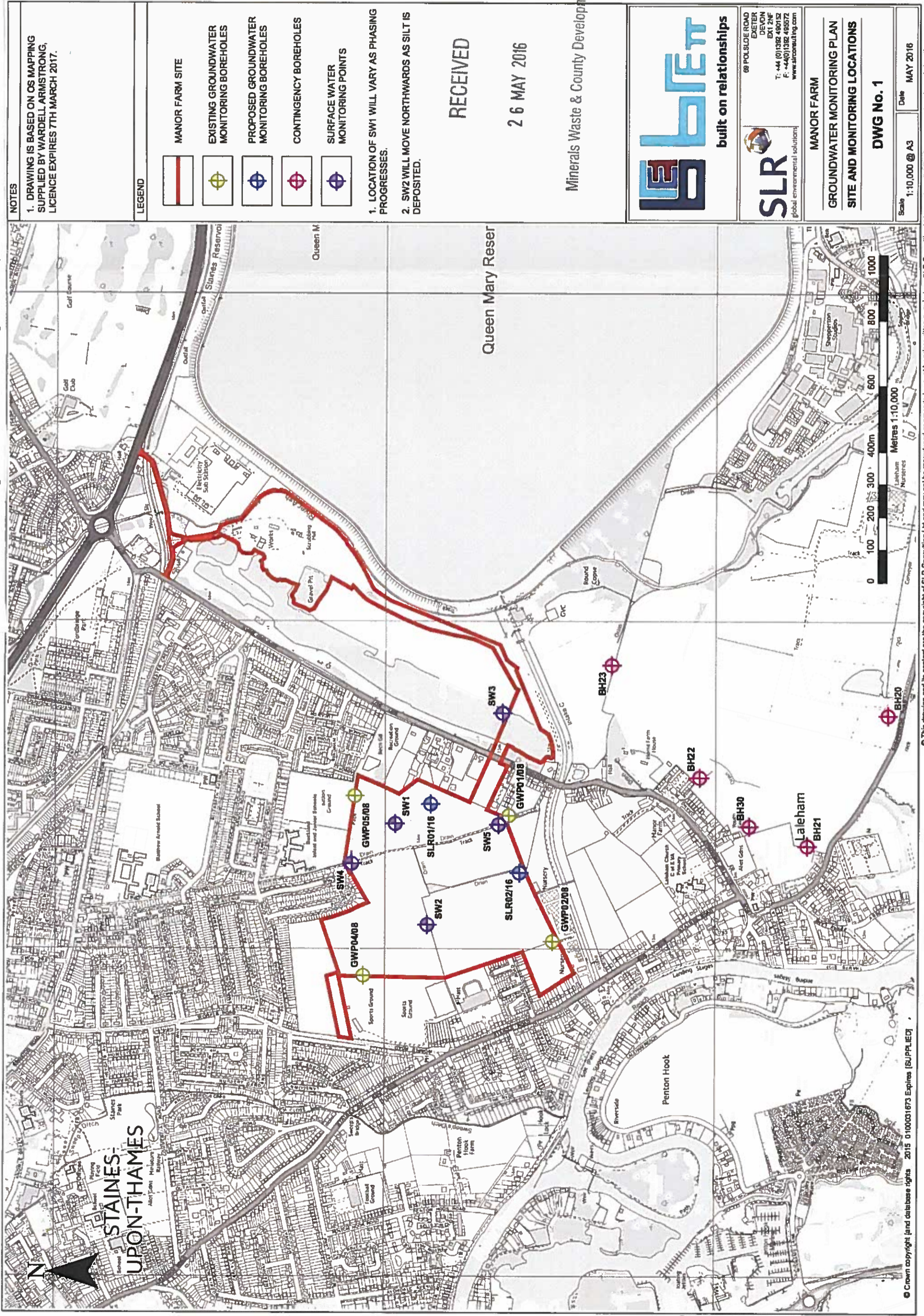
The resident expresses concerns about flooding and the development adding to it; that the monitoring would be undertaken by the applicant rather than an independent firm/person; and what happens if the applicant, Brett sell the business, close down or move away.

***Officer comment:***

Flooding – this addressed in paragraphs 23 and 24 of the report.

Monitoring and future responsibility – monitoring and what is covered in the submission is addressed in paragraphs 22 to 24 of the report. It is the responsibility of the operator (whether the applicant, Brett Aggregates or another company) to ensure that the development proceeds in accordance with the approved details and in compliance with the conditions imposed on the planning permission. Planning permissions run with the land so if the operator is not Brett Aggregates, in the event of failure to comply with the conditions the landowner (if different to the operator) would also be liable.

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**NOTES**  
 1. DRAWING IS BASED ON OS MAPPING SUPPLIED BY WARDELL ARMSTRONG. LICENCE EXPIRES 7TH MARCH 2017.

**LEGEND**

	MANOR FARM SITE
	EXISTING GROUNDWATER MONITORING BOREHOLES
	PROPOSED GROUNDWATER MONITORING BOREHOLES
	CONTINGENCY BOREHOLES
	SURFACE WATER MONITORING POINTS

1. LOCATION OF SW1 WILL VARY AS PHASING PROGRESSES.  
 2. SW2 WILL MOVE NORTHWARDS AS SILT IS DEPOSITED.

**RECEIVED**  
 2 6 MAY 2016

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**MANOR FARM**  
 GROUNDWATER MONITORING PLAN  
 SITE AND MONITORING LOCATIONS  
 DWG No. 1

Scale: 1:10,000 @ A3  
 Date: MAY 2016

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**UPDATE SHEET****Application 1 - MINERALS/WASTE SP12/01132/SCD5****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm, Ashford Road and land west of Queen Mary Reservoir, Laleham, Surrey****Details of measures to be taken and facilities to be provided to keep the public highway clean and prevent creation of a dangerous surface submitted pursuant to Condition 12(a), a Construction Management Plan submitted pursuant to Condition 15 and an updated bat survey and biodiversity mitigation strategy submitted pursuant to Condition 38 of planning permission ref: SP2012/01132 dated 23 October 2015.**

No updates on this application.

**Application 2 - MINERALS/WASTE SP12/01132/SCD8****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm and Land west of Queen Mary Quarry, Ashford Road, Laleham, Surrey****Details of the design of the temporary Ashford Road access submitted pursuant to Condition 8 (a) and vegetation survey and tree and hedgerow protection plan submitted pursuant to Condition 47 of planning permission ref: SP2012/01132 dated 23 October 2015.****Application 3 - MINERALS/WASTE SP12/01132/SCD6****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Land at Manor Farm, Ashford Road and Worple Road and land west of Queen Mary Reservoir, Laleham, Surrey****Details of the current and proposed design of the Worple Road access; tree and hedgerow removal, protection measures and replanting submitted pursuant to Condition 8(b)(i) of planning permission reference SP/2012/01132 dated 23 October 2015.****SUMMARY OF PLANNING ISSUES (pages 115 and 116)****Application 3**

	<b>Is this aspect of the proposal in accordance with the development plan?</b>	<b>Paragraphs in the report where this has been discussed</b>
Highways, traffic and access	Yes	45 - 47, 73 – 76
Environment and amenity	Yes	45-47, 73 – 76

**Application (2) SP12/01132/SCD8 (Details for Conditions 8a and 47)****The proposal – Paragraph 17**

## **Planning considerations - Paragraphs 66 and 67**

The applicant has provided the following further clarification on the use of the application in connection with the construction works (access and tunnel under the Ashford Road) and use of the access during the extraction of minerals.

*“The access construction is likely to take up to 8 weeks and on days when lorry movements occur they are unlikely to exceed 10 per day except when the turning area is being constructed when they could be double that for 2 or 3 days.*

*The construction of the tunnel beneath the Ashford Road could take about 6 months and when excavation for the tunnel segments is being carried out up to 24 movements per day could occur. Vehicles would mainly be on the public highway rather than using the access. On other days when lorries are used about 10 movements might occur but, again, these would mainly be on the highway.*

*Once the entrance and tunnel are constructed the only use of the access would be in connection with soil stripping and replacement in Phase 1, the maintenance of the field conveyor and the supplies of fuel.*

*Soil stripping in Phase 1 is planned to occur twice. Four items of plant will be delivered, probably on one day and would leave 2/3 weeks later. Fuel tankers can be expected to visit twice during this time and visit fortnightly during the time when Phase 1 is being worked, scheduled to be less than a year.*

*Maintenance of the conveyor will only involve occasional lorry movements.”*

This clarification provides more information on the estimated duration for the different works and numbers of vehicles involved. The applicant would liaise with the residents either side of the access when the work is to commence.

## **CONSULTATIONS AND PUBLICITY**

### ***District Council***

### ***Consultees (Statutory and Non-Statutory)***

Paragraph 33 County Landscape Officer: Application 2 – No objection.

Application 3 - No objection. Has no further landscape concerns as the revisions provide all the necessary amendments and additions to detail requested.

### ***Summary of publicity undertaken and key issues raised by public and Additional key issues raised by public***

*Application (2) SP12/01132/SCD5 (Details for Conditions 8(a) and 47*

Paragraph 42 One additional representation has been received making the total 12.

The further representation raises issues relating to the traffic generated by the development and suitability of the road network to accommodate such traffic and the access off the Ashford Road which were matters assessed when the planning application was determined. They raise concern about the impact of the use of the access, duration of use and danger to other road users.

Officer comment: The purpose of the condition was to ensure the design of the revised access is suitable for use in connection with the development. The details have been assessed by the



County Highway Authority and no objection has been raised (see paragraphs 31 (2) and 58 to 67).

*Application (3) SP12/01132/SCD6 Details for Condition 8(b)(i)*

Paragraph 43 One additional representation has been received making the total 12. The further representation raises issues relating to the traffic generated by the development and suitability of the road network to accommodate such traffic and the access off Worple Road which were matters assessed when the planning application was determined. They raise concern about the impact of the use of the access and danger to other road users.

Officer comment: The purpose of the condition was to ensure the design of the revised access is suitable for use in connection with the development. The details have been assessed by the County Highway Authority and no objection has been raised (see paragraphs 31(3) and 73 to 75).

## **RECOMMENDATION**

### **2) APPLICATION SP12/01132/SCD8 (Details for Conditions 8a and 47)**

The recommendation is that the details submitted pursuant to Conditions 8 a and 47 of planning permission ref: SP/2012/01132 dated 23 October 2015 contained in application ref SP12/01132/SCD8 be **APPROVED**.

### **3) APPLICATION SP12/01132/SCD6 Details for Condition 8(b)(i)**

The recommendation is that the details submitted pursuant to Condition 8(b)(i) of planning permission ref: SP/2012/01132 dated 23 October 2015 contained in application ref SP12/01132/SCD6 be **APPROVED**.

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