

**MINUTES** of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 30 July 2015 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 Ian Beardsmore  
Mr Steve Cosser  
Mr Jonathan Essex  
Mrs Margaret Hicks  
Mr George Johnson  
Mr Ernest Mallett MBE  
Mr Ramon Gray  
Mr Denis Fuller

**Apologies:**

Mr Keith Taylor  
Mrs Carol Coleman  
Mr David Munro  
Mr Michael Sydney  
Mr Richard Wilson

**1/15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]**

Apologies were received from Keith Taylor, Carol Coleman, David Munro, Michael Sydney and Richard Wilson.

Denis Fuller substituted for Keith Taylor and Ramon Gray substituted for Carol Coleman.

**2/15 MINUTES OF THE LAST MEETING [Item 2]**

The minutes of the previous meeting will be considered at the next Planning and Regulatory Committee on Wednesday 2 September.

**3/15 PETITIONS [Item 3]**

No petitions were received.

**4/15 PUBLIC QUESTION TIME [Item 4]**

No public questions were received.

**5/15 MEMBERS' QUESTION TIME [Item 5]**

No Member questions were received.

**6/15 DECLARATIONS OF INTERESTS [Item 6]**

No Declarations of Interest were received.

**7/15 SURREY COUNTY COUNCIL PROPOSAL RE/15/00972/CON: LAND AT ST JOSEPH'S CATHOLIC PRIMARY SCHOOL, LINKFIELD LANE, REDHILL, SURREY RH1 1EA [Item 7]**

An update sheet was tabled as item 7.

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Caroline Smith, Transport Development Planning Team Manager  
Alex Sanders, Principal Planning Officer

No one had registered to speak.

**Key points raised during the discussion:**

1. The Planning Development Control Team Manager introduced the report and informed the Committee that the school extension was required due to an increase in births in 2007; St Josephs was found to be the only viable candidate in the Redhill school planning area. The school after extension would be able to take an extra 220 pupils, it was noted that the nearest properties to the school had a restricted visual impact due to surrounding vegetation. One cherry tree would be lost during construction. Additional parking would be established coinciding with an enhanced travel plan for mitigation. It was added that pedestrian access to the school would be improved by installing ramps by the entrances.
2. The Committee were informed that the recreation centre nearby the school already accommodated some parent parking; Members suggested that a legal agreement should be arranged with the centre to ensure this would stay available.
3. The Committee expressed that better engagement and communication should be established between Surrey County Council (SCC), parents and the school. It was noted however that the school is content with the proposed plans.
4. Officers acknowledged the Committee's suggestion to consider a 20mph speed limit along the road of the school; this would go to the Local Committee for determination.

**RESOLVED:**

The Committee resolved that pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application no. RE/15/00972/CON be **PERMITTED** subject to the conditions for the reasons set out in the report and the following additional informative:

- The school is encouraged to engage and consult with the community and local county councillor in preparing the updated Framework School Travel Plan required pursuant to Condition 9

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

None.

**8/15 DECISION ON PLANNING APPEAL REF: APP/B3600/A/14/2215569: LAND AT LOMOND EQUESTRIAN CENTRE, HORSEHILL, NORWOOD HILL, HORLEY, SURREY, RH6 0HN [Item 8]**

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Caroline Smith, Transport Development Planning Team Manager

**Key points raised during the discussion:**

1. The Planning Development Control Team Manager introduced the report and informed the Committee that the application had been refused largely on Green Belt grounds, but that the Inspector in allowing the appeal had attached more weight to the benefits argued by the appellant. It was noted that the evidence had not been tested through cross examination.
2. A Member expressed that the works could danger other parts of the county.
3. A Member expressed that the application should have been accepted as the works would have secured the economic viability of the site.

**RESOLVED:**

The committee noted the result of an appeal made by Ms Alexandra Gache against the resolution of Surrey County Council (SCC) not to grant planning permission Ref. RE12/02001 on 2 October 2013.

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

None.

**9/15 SURREY COUNTY COUNCIL PROPOSAL WO2015/0550: LAND AT WESTFIELD PRIMARY SCHOOL, BONSEY LANE, WESTFIELD, WOKING, SURREY GU22 9PR [Item 9]**

An update sheet was tabled as item 9.

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Caroline Smith, Transport Development Planning Team Manager  
Dawn Horton-Baker, Senior Planning Officer

**Speakers:**

The Local Member registered to speak and made the following points in reference to the application:

- Noted that there were current traffic problems in the areas surrounding the school
- Noted there are 200 properties on the road of the school and the report was critical of transport options
- Requested a parking restriction condition, parents often block access to local residents

**Key points raised during the discussion:**

1. The Senior Planning Officer introduced the report and informed the Committee the extension was a temporary measure but a permanent solution could be sought in the future. Surrey Arts had recently left the room they were using at the school so another form of entry was able to be established. Six letters of objection had been received mainly on highways implications, Members were told that a robust travel plan was in place and the surrounding highways could cope with the extra traffic. The Transport Development Planning Team Manager informed the Committee that there would be an extra 90 pupils and 38 cars after the expansion, it was added that there was a provision for double yellow lines outside the school under condition 9.
2. The Committee noted that there was adequate space for extra pupils within the school but Westfield Primary is located in a cul-de-sac causing traffic problems; officers responded that parking restrictions during pick up/drop off would be implemented to mitigate congestion around the school.
3. The Committee agreed that condition 8 stating a travel plan is to be produced within 6 months of completion should be amended to require that details of an updated travel plan should be submitted to and approved by the County Planning Authority prior to the development being first occupied.
4. There was a discussion around the permanency of the modular extension and officers noted that it would be possible to make the extension permanent. Members responded that in this case a permanent building should be established instead of temporary, officers responded that future demand may decrease meaning the building is not needed. Another planning application would be considered if there is a need to make the building permanent.

**RESOLVED:**

The Committee resolved that pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, that application WO2015/0550 be **PERMITTED** subject to the conditions for the reasons set out in the report and update sheet.

Condition 8 was amended to state the following:

- The development hereby approved shall not be first occupied unless and until the School Travel Plan has been updated and submitted to and approved in writing by the County Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Plan and it's further development. The approved Plan shall then be implemented upon first occupation of the development and shall thereafter be maintained, monitored, reviewed and developed to the satisfaction of the County Planning Authority

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

None.

**10/15 MINERALS/WASTE TA/2014/0205: THE GAS HOLDING STATION, GODSTONE ROAD, WHYTELEAFE, SURREY CR3 0EG [Item 10]**

**Officers:**

Alan Stones, Planning Development Control Team Manager  
Caroline Smith, Transport Development Planning Team Manager

**Speakers:**

The Local Member registered to speak and made the following points in reference to the application:

- Informed the Committee that the road outside the site is the A22 and is very busy throughout the day as the site is on the border of Croydon
- Croydon Borough Council refused permitted parking at the site meaning cars are forced to drive in the middle of the road to avoid parked cars
- The water runoff from the site contains mud, dust and broken down concrete
- Expressed that in the event of future local flooding, the runoff from the site could be a serious risk
- Expressed that planning permission should not have been granted originally
- Noted that the site is surrounded by residential areas and the applicant should do more to prevent the water runoff.

**Key points raised during the discussion:**

1. The Planning Control Development Team Manager introduced the report and informed the Committee that permission for the site had been granted in 2013 as policy compliant but more detailed control was required to enable the use of a concrete crusher without giving rise to harm.
2. The Committee noted that the site was relatively remote from adjoining land uses and 6 lorries were currently in use by the applicant. Officers informed the Committee that thousands of traffic movements were made along the road of the site per day.
3. A Member expressed that the current condition to control water runoff was adequate but views differed across the Committee, and it was expressed a condition should be considered to deal with on-site drainage. Officers commented that there was provision for dealing with water runoff in the approved plans and provision on site for a large pit with grill and pump. Thames Water had accepted the existing approved drainage provisions. Officers confirmed that a planning condition could be imposed which sought to confirm the measures for surface water control and protection of the public highway.

**RESOLVED:**

The Committee resolved to **PERMIT** planning application TA/2014/0205 subject to conditions for the reasons set out in the report and update sheet.

A new condition 12 to state the following:

- Within two months of the commencement of the development hereby permitted details of a scheme of drainage to manage and control surface water from the site and to prevent discharge onto the public highway shall be submitted to the County Planning Authority for

approval. The development shall be carried out in accordance with the details subsequently approved.

Reason:

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Surrey Waste Plan Policy DC3.

**11/15 DATE OF NEXT MEETING [Item 11]**

The next Planning and Regulatory Committee will be held at 10.30 on Wednesday 2 September 2015.

Meeting closed at 12.34 pm

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**Chairman**

**UPDATE SHEET**

**SURREY COUNTY COUNCIL PROPOSAL RE/15/00972/CON**

**DISTRICT(S)** REIGATE & BANSTEAD BOROUGH COUNCIL

**Land at St Joseph's Catholic Primary School, Linkfield Lane, Redhill, Surrey RH1 1EA**

**Construction of new 2 storey teaching block and extension to school kitchen; associated external works comprising works to internal paths, ramps and retaining walls; provision of additional car and cycle parking; new outdoor play space and alterations to existing multi use games area.**

*Amending Documents*

Email from Transport Consultant dated 08/07/2015

**CONSULTATIONS AND PUBLICITY**

***District Council***

***Reigate and Banstead Borough Council***

No objection subject to there being no objection from highways and the issues raised by residents being given full consideration.

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**UPDATE SHEET**

**SURREY COUNTY COUNCIL PROPOSAL WO2015/0550**

**DISTRICT(S)** WOKING BOROUGH COUNCIL

**Land at Westfield Primary School, Bonsey Lane, Westfield, Woking, Surrey GU22 9PR**

**Installation of modular classroom block comprising three classrooms, and associated plant, circulation and WCs.**

**RECOMMENDATION**

Amend wording of condition 7, replace existing wording in 7 (e) with –

(e) programme of works (including measures for traffic management)

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