

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 7 August 2019 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:
(*present)

- *Mr Tim Hall (Chairman)
- *Mr Edward Hawkins (Vice-Chairman)
- *Mrs Mary Angell
- *Dr Andrew Povey
- *Mr Keith Taylor
- *Mrs Rose Thorn
- *Mr Stephen Cooksey
- *Mr Ernest Mallett MBE
- *Mr Jonathan Essex

Apologies:

- Mr Saj Hussain
- Mrs Bernie Muir
- Mrs Penny Rivers

22/19 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies have been received from Mr Saj Hussain, Mrs Bernie Muir and Mrs Penny Rivers.

Mr Jonathan Essex substituted for Mrs Penny Rivers.

23/19 MINUTES OF THE LAST MEETING [Item 2]

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

24/19 PETITIONS [Item 3]

There were none.

25/19 PUBLIC QUESTION TIME [Item 4]

There were none.

26/19 MEMBERS' QUESTION TIME [Item 5]

There were none.

27/19 DECLARATIONS OF INTERESTS [Item 6]

There were none.

28/19 SURREY COUNTY COUNCIL PROPOSAL WA/2019/0854: POTTERS GATE PRIMARY SCHOOL, POTTERS GATE, FARNHAM, GU9 7BB [Item 7]

An update sheet was tabled at the meeting and is attached as Annex 1 to the minutes.

Officers:

Caroline Smith, Planning Development Manager

Katie Rayner, Senior Planning Officer

Richard Cooper, Principal Transport Development Planning Officer

Saira Tamboo, Lawyer

Key points raised during the discussion:

1. The report was introduced by the Senior Planning Officer whom explained that an update sheet had been tabled and referred to only minor amendments to conditions and informatives. Conditions were placed on this permission requiring the further assessment of off-site highway works as proposed at the time (Condition 3) and the submission of an updated School Travel Plan (Condition 5) however Conditions 3 and 5 have not been discharged and have therefore not been complied with.
2. A Member stated that pick up and drop off points were essential especially for open access sites even though this may not be supported by the education department. The policies referred to in pages 20 and 21 of the report support the provision of pick up and drop off points and the committee need to be mindful of this going forward. The officer explained that there was no facility for pick up and drop off points at the site and hence why parents were being given permission to use the Upper Hart Car Park.
3. A Member stated that an objection listed in the report was around air quality and asked if air quality was something considered by planning officers. The Senior Planning Officer explained that the school travel plan seeks to address this by encouraging more sustainable modes of transport.
4. A Member queried why considerations were being based on 2012 vehicle movements and not 2019 vehicle data as per paragraph 24 of the report and argued that it was unacceptable to consider seven year old data. With regards to the solutions to uncontrolled pedestrian crossings, the Member raised concerned that not enough was being done to deliver highway safety at the identified crossing points and a 20 mph zone had only been introduced because of the Local Committee.
5. The Principal Transport Development Planning Officer explained that the works being proposed to discharge condition 3 included promoting the pedestrian route between the car park and school which had been supported by Waverley Borough Council. The main issue is around the Falkner road and Potters Gate access road where a new uncontrolled crossing facility with tactile paving has been introduced with double yellow lines which has been considered to be adequate for the type and number of people using it. Highways did not believe a controlled crossing was required.

6. It was explained that data in paragraph 24 was the estimated trip generation from the transport assessment in 2012 but that the school had undertaken an on the ground assessment in 2017 which has been used to inform the necessary highway measures.
7. A Member stated that he was not supportive off school pick up and drop off points due to engines stalling. Concern was raised around the uncontrolled crossing and the need for more than just tactile pavement.
8. Concern was raised as to why wider walking measures had not been considered alongside road markings for the uncontrolled crossing. It was felt that the service was not doing as much as it should be to promote highway and pedestrian safety. The Principal Transport Development Planning Officer stated that the school travel plan has measures to promote walking which will be promoted and delivered alongside the safer schools teams.
9. It was explained by the Principal Transport Development Planning Officer that it was normal procedure to use previous vehicle and traffic data.
10. The Chairman stated that central Farnham was very congested and felt that accurate traffic figures were required.
11. The Planning Development Manager explained that this permission was granted in 2012 and that at the time the conditions were considered acceptable. The development has been granted and the committee's role is to discharge the condition and not to review the permission again.
12. Officers confirmed that the school travel plan was submitted in January 2019 and is approved and monitored by a travel planning officer whom works with the school.
13. The Chairman asked for the Committee to be provided with updated figures with regards to travel movements to the school. The Planning Development Manager explained that this information was available in the school travel plan. A Member argued that the up to date 2017 figures should have been included.
14. Mrs Mary Angell proposed to defer the application so the Committee can be provided with up to date traffic movement figures and further details on traffic calming measures. This was seconded by Mr. Andrew Povey.
15. The Chairman moved the recommendation to defer the application on the basis that the committee require up to date travel figures to be supplied and that pedestrian measures within the report are reviewed. There were 5 votes for, 2 votes against and 2 abstentions. Therefore the application was deferred.

RESOLVED:

That planning application no. **WA/2019/0854** be **deferred** awaiting up to date travel figures and additional/proposed pedestrian measures.

29/19 SURREY COUNTY COUNCIL PROPOSAL RE19/00956/CON: ST BEDES SCHOOL, CARLTON ROAD, REDHILL, SURREY RH1 2LQ [Item 8]

An update sheet was tabled at the meeting and is attached as Annex 2 to the minutes.

Officers:

Caroline Smith, Planning Development Manager

Katie Rayner, Senior Planning Officer

Scott Dickson, Senior Transport Development Planning Officer

Saira Tamboo, Lawyer

Key points raised during the discussion:

1. The Chairman explained that the local member, Mrs Natalie Bramhall is on leave and cannot attend today's meeting but supports the recommendation to permit the application and supports the removal of Condition 9 from planning permission RE18/01119/CON dated 18 July 2018.
2. The report was introduced by the Planning Development Manager whom briefly explained the application. The committee were informed that a condition was recommended by the County Highway Authority and placed on the approval requiring a parking restriction on the north side of Carlton Road between Vandyke Close and St Bede's School following a request from the Carlton Road Residents Association.
3. Since this permission was granted, further assessment work has been undertaken by the Parking Review Team at Surrey County Council in respect of this. The results showed that the introduction of further parking restrictions on Carlton Lane would lead to displaced parking on the surrounding roads and as such the County Highway Authority consider that it would not now be of benefit to extend the parking restrictions in this location. The Parking Review Team are proposing to carry out a wider street parking review. As a result, under S73 of The Town and County Planning Act 1990 (as amended) this application proposes to remove Condition 9 from planning permission RE18/01119/CON dated 18 July 2018. An update sheet with minor amendments had been tabled.
4. A member of the committee agreed with the report recommendation stating that he was happy that there was a recognition that parking restrictions lead to parking displacement in other areas.
5. A Member of the Committee asked for clarification on where the house numbers referred to were explaining that he has visited the school and observed the traffic disruption directly outside the school with school buses and parked cars causing congestion outside the school.
6. The Senior Transport Development Planning Officer explained that the original condition attached required parking restrictions on the north side of Carlton Road which was not outside the school. This came about as a result from the Carlton Road Residents Association and not any highway safety concerns in the local area. A survey was carried out on Carlton Road and roads close by which found capacity for on-street car parking.
7. The Parking Team agree that if parking restrictions are imposed this would displace the parking problem and they prefer a thorough look at on-street parking in the area which they have agreed to review.
8. The Chairman moved the recommendation to permit the application subject to the conditions and informatives in the report and the updated conditions and informatives in the update sheet. The vote was unanimous and therefore the permission was permitted.

RESOLVED:

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. **RE19/00956/CON** is permitted subject to conditions and informatives in the report and the updated conditions and informatives in the update sheet.

30/19 DATE OF NEXT MEETING [Item 9]

The date of the next meeting was noted.

Meeting closed at 11:27am

Chairman

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Planning and Regulatory Committee 7 August 2019**Item No. 7****UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL WA/2019/0854****DISTRICTS(S)** WAVERLEY BOROUGH COUNCIL**Potters Gate Primary School, Potters Gate, Farnham, GU9 7BB**

Single storey extensions and associated works to facilitate the expansion of the School without compliance with Conditions 3 (Transport Mitigation Measures) and 5 (Travel Plan) of planning permission Ref: WA/2012/0695 dated 26 June 2012 (retrospective)

AMENDING DOCUMENT

Replace "Covering Letter Addendum, dated 23 July 2019" with "Letter dated 23 July 2019 from Agent (Paul Carnell, Strutt & Parker). No change to document submitted but a clearer description of the document for the purposes of the Officer report.

RECOMMENDATION**Conditions:**

Condition 1 – Remove as the development has commenced within the timescale specified, which has now expired.

Condition 2 –

Wording in Officer Report	Proposed Amended Wording	Reason for Amendment
<p>2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings: Drawing No. E1837-A-01, Existing Location Plan, dated March 2012 Drawing No. E1837-A-02, Existing Site Aerial, dated March 2012 Drawing No. E1837-A-03, Existing Site Plan, dated March 2012 Drawing No. E1837-A-20, Existing GF Plan, dated March 2012 Drawing No. E1837-A-21, Existing FF Plan, dated March 2012</p>	<p>1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings: Drawing No. E1837-A-01, Existing Location Plan, dated March 2012 Drawing No. E1837-A-02, Existing Site Aerial, dated March 2012 Drawing No. E1837-A-03, Existing Site Plan, dated March 2012 Drawing No. E1837-A-20, Existing GF Plan, dated March 2012 Drawing No. E1837-A-21, Existing FF Plan, dated March 2012</p>	<p>To re-number and add reference to Highway Improvements Plan for clarity, submitted in respect to the current application.</p>

<p>Drawing No. E1837-A-40, Existing Elevations, dated March 2012</p> <p>Drawing No. E1837-A-14, Revision P1, Proposed Site Plan Diagram, dated 16 April 2012</p> <p>Drawing No. E1837-A-15, Revision P2, Proposed Site Plan, dated March 2012.</p> <p>E1837-A-38, Revision A, Proposed GF Plan, dated March 2012.</p> <p>Drawing No. E1837-A-38.1 Revision B Proposed FF Plan dated March 2012,</p> <p>Drawing No. E1837-A-38.4 Revision B Proposed Roof Plan dated March 2012,</p> <p>Drawing No. E1837-A-41 Revision D Proposed Elevations dated March 2012,</p> <p>Drawing No. E1837-A-42 Revision B Proposed Sections dated March 2012, and</p> <p>Drawing No. E1837-A-60 Revision C Images dated March 2012.</p> <p>Drawing No. E1837 -L-710, Tree Removal, dated January 2012</p> <p>Drawing No. E1837 -L-720, Detail Landscape Proposals, dated January 2012</p> <p>Drawing No. E1837 -L-740, proposed Planting Plan, dated January 2012.</p>	<p>Drawing No. E1837-A-40, Existing Elevations, dated March 2012</p> <p>Drawing No. E1837-A-14, Revision P1, Proposed Site Plan Diagram, dated 16 April 2012</p> <p>Drawing No. E1837-A-15, Revision P2, Proposed Site Plan, dated March 2012.</p> <p>E1837-A-38, Revision A, Proposed GF Plan, dated March 2012.</p> <p>Drawing No. E1837-A-38.1 Revision B Proposed FF Plan dated March 2012,</p> <p>Drawing No. E1837-A-38.4 Revision B Proposed Roof Plan dated March 2012,</p> <p>Drawing No. E1837-A-41 Revision D Proposed Elevations dated March 2012,</p> <p>Drawing No. E1837-A-42 Revision B Proposed Sections dated March 2012, and</p> <p>Drawing No. E1837-A-60 Revision C Images dated March 2012.</p> <p>Drawing No. E1837 -L-710, Tree Removal, dated January 2012</p> <p>Drawing No. E1837 -L-720, Detail Landscape Proposals, dated January 2012</p> <p>Drawing No. E1837 -L-740, proposed Planting Plan, dated January 2012.</p> <p>Drawing No 2160/1100/100 Rev D Highway Improvements: General Arrangement dated 15 July 2019</p>	
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Condition 3 -

Wording in Officer Report	Proposed Amended Wording	Reason for Amendment
<p>3. The highway improvement work to be undertaken as part of the development hereby permitted shall be completed within six months of the date of this permission in accordance with General Arrangement Drawing No 2160/1100/100</p>	<p>2.The highway improvement work to be undertaken as part of the development hereby permitted shall be completed within six months of the date of this permission in accordance with Drawing No 2160/1100/100 Rev D</p>	<p>To re-number and refer to the full title of the Plan and the document.</p>

<p>Rev D, as detailed in Appendix B of the Velocity Transport Planning Report, TN002 Version 2.0 dated May 2019.</p>	<p>Highway Improvements: General Arrangement dated 15 July 2019 as detailed in Appendix B of the Velocity Transport Planning Report to Satisfy Condition 3 (Project No: 2160/110 Doc: TN002, Version 2.0) dated May 2019</p>	
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Condition 4 – Remove as the development to which it relates has been completed and constructed in accordance with the details as approved with the original planning permission Ref: WA/2012/0695 dated 26 June 2012.

Condition 5 – Re-number to Condition 3.

Condition 6 – Re-number to Condition 4

Condition 7 – Remove as the development to which it relates has been completed and constructed in accordance with the details as approved with the original planning permission Ref: WA/2012/0695 dated 26 June 2012.

Condition 8 -

Wording in Officer Report	Proposed Amended Wording	Reason for Amendment
<p>8. The scheme of replacement tree planting shall be carried out fully in accordance with the details contained in the Tree Planting Plan and Specification and the Tree Planting Plan which form part of the application. The works shall be carried out no later than in the first planting season after the first occupation of any part of the development or in accordance with a programme to be agreed in writing by the County Planning Authority. Thereafter the landscaping shall be maintained for a period of five years. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species</p>	<p>5. The scheme of replacement tree planting shall be carried out fully in accordance with the details contained in the Tree Planting Plan and Specification and the Tree Planting Plan submitted with application Ref: WA/2012/0695, dated 26 June 2012. The works shall be carried out no later than in the first planting season after the first occupation of any part of the development or in accordance with a programme to be agreed in writing by the County Planning Authority. Thereafter the landscaping shall be maintained for a period of five years. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted or destroyed or dies or becomes in the</p>	<p>To re-number and update the condition so it refers to the planning application which the report was submitted with.</p>

and size and in the same location as that originally planted.	opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted.	
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Reasons:

Reasons 1, 4 and 7 – Remove

Reasons 2, 3, 5,6 and 8 – To be re-numbered to reflect removal of Conditions 1, 4 and 7.

Reasons 6 and 8 – Amend the wording from “Policy” and “Policies” to “Saved Policy” and “Saved Policies”, where reference is made to the Saved Policies of the Waverley Borough Local Plan 2002 for consistency.

Informatives:

Informative 2 –Remove as the development has now been constructed

Informatives 3, 4 and 5 – To be re-numbered to reflect the removal of Informative 2.

Informative 5 – Add new Informative to read as follows:

In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has identified all material considerations; considered representations from interested parties and determined the application within the timeframe agreed with the applicant. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.

Planning and Regulatory Committee 7 August 2019**Item No 8****UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL RE19/00956/CON****DISTRICTS(S) REIGATE AND BANSTEAD BOROUGH COUNCIL****St Bedes School, Carlton Road, Redhill, Surrey, RH1 2LQ****Construction of a three storey extension to existing main teaching block and a three storey extension to existing arts block without compliance with Condition 9 of planning permission Ref: RE18/01119/CON dated 18 July 2018.****ELECTORAL DIVISION(S)**

Delete “**Reigate** Dr Grant-Duff” as the application site is wholly within Redhill West and Meadvale Division. Reigate, the adjoining division is close by. Dr Grant- Duff was notified of the planning application so, as adjoining member, is aware of the planning application.

RECOMMENDATION**Conditions:**

Condition 8 – Change drawing reference from “B17278AI/A/PL010 Proposed Site Plan dated 01 March 2017” to “B17278AI/A/PL010 Rev 3 Proposed Site Block Plan dated 8 May 2018” to ensure the condition refers to the correct version of the drawing.

Condition 11 – Amend the wording of Condition 11 by replacing “submitted with the application” with “approved under permission Ref: RE17/00931/CON dated 14 July 2017”, to ensure the condition refers to the planning application the report was submitted with.

Conditions 12 and 13 – Change the planning application reference from “RE17/0093/CON” to “RE17/00931/CON” to correct typographical error.

Reasons:

Reasons 11, 12, 13 and 14 – Change the reference to the Plan title from “Reigate and Banstead Core Strategy 2014” to “Reigate and Banstead Local Plan: Core Strategy 2014” to ensure the reasons are consistent and refer to the full plan title.

Informatives:

Informative 1 – Replace informative 1 with the following:

The attention of the applicant is drawn to the requirements of Section 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Department for Children, Schools and Families Building Bulletin 102 ‘Designing for disabled children and children with Special Education Needs’ published in 2008 and the Department of Education Building Bulletin 104 ‘Area guidelines for SEND and alternative provision’ December 2015, or any prescribed document replacing these notes.

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