

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 3 September 2020 at Remote.

These minutes are subject to confirmation by the Committee at its meeting.

Members Present:

Present= *

Mr Tim Hall (Chairman)*
Mr Edward Hawkins (Vice-Chairman)*
Mr Saj Hussain*
Mrs Mary Angell*
Mrs Bernie Muir*
Dr Andrew Povey*
Mr Keith Taylor*
Mrs Rose Thorn*
Mr Ernest Mallett MBE*
Mrs Penny Rivers*
Mr Stephen Cooksey

12/20 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies were received from Stephen Cooksey. Jonathan Essex acted as substitute.

13/20 MINUTES OF THE LAST MEETING [Item 2]

In regards to Minute 7/20, the Committee noted an amendment. Cllr Taylor was recorded in the minutes to have left the meeting at 15:07pm however this should be recoded as 14:58pm.

Subject to the above amendment, the Minutes were approved as an accurate record of the previous meeting.

14/20 PETITIONS [Item 3]

There were none.

15/20 PUBLIC QUESTION TIME [Item 4]

There were none.

16/20 MEMBERS' QUESTION TIME [Item 5]

There were none.

17/20 DECLARATIONS OF INTERESTS [Item 6]

Andrew Povey stated that he was a trustee of the Surrey Hills society

Bernie Muir stated that she was a former non-executive member of Surrey Choices

Jonathan Essex stated that the was a Member of the Transport Action Group for the A25. It was noted that Cllr Essex had not been involved in any discussions related to the items on the meeting's agenda.

18/20 MINERALS/WASTE TA/2019/2147 - MERCERS SOUTH QUARRY, BLETCHINGLEY ROAD, NUTFIELD, SURREY RH1 4EU [Item 7]

Officers:

Duncan Evans, Senior Planning Officer
Caroline Smith, Interim Planning Group Manager
Stephen Jenkins, Interim Planning Development Manager

Speakers:

None.

Key points raised during the discussion:

1. The Chairman stated that items 7 and 8 of the agenda would be considered together.
2. The Senior Planning Officer introduced item 7 and provided a brief summary. Members noted that the application was for the the extraction and screening of sand from Mercers South with progressive restoration to agriculture using inert waste materials, together with associated infrastructure, on a site of 52.2ha and the temporary diversion of public footpath 173 for the duration of the operations without compliance with Condition 8 of planning permission ref: TA/2019/34 dated 6 June 2019 so as to allow revision to the numbers of Heavy Goods Vehicle (HGV) movements. Officers clarified the number of HGV movements was requested to be increased to allow for more flexibility to respond to seasonal fluctuations and market demands, changes in inert infill restoration material which was likely to be denser and as a result would require increased tonnage of fill material per annum over that originally predicted for the Quarry, and that HGVs accessing the site would now have a smaller payload capacity. Members noted that details of any impacts on noise could be found on pages 123 – 134, details on any impacts on air quality could be found on pages 135 – 141 and that there had been no objections from any technical consultees. In regards to item 8, Members noted that the application was for the extraction and screening of approximately 250,000 tonnes of sand from an area of 1.67ha, as an extension to the phasing within the existing Mercers South Quarry, with progressive restoration to agriculture using inert waste materials without compliance with Condition 8 of planning permission ref: TA/2017/2346 dated 23 April 2018 so as to allow revision to the numbers of HGV movements.
3. Members asked whether relevant aspects of the Tandridge new Local Plan or the new Surrey Waste Plan had been considered when considering the application in the report. Officers stated that existing plans needed to be considered however there was acknowledgement of plans being developed and that officers would apply relevant policies were appropriate.

4. In regards to climate change, Members noted that relevant details of the quarry were assessed when originally granted planning permission. It was noted that no objections had been raised by technical consultees.
5. Officers noted that they were satisfied with the substantial increase of HGV movements proposed by the application.
6. Members of the Committee sought clarification on the proposed increase to HGV movements. Officers stated that the proposal was for an increase to the limit so that there shall be no more than an average of 300 HGV movements per day associated with the extraction of sand and the import of inert waste materials at the Mercers South site, with HGV movements on any single day not exceeding 350 movements.
7. The Committee sought further information on the material used to restore the quarry and the need for additional HGV movements for transport. Officers confirmed that the material was denser as it was predominately a clay material and that it would not settle any differently from other traditional materials used for restoration. Officers clarified that changes to the approved restoration profiles were not being sought. Members asked whether an additional Environmental Agency permit would be required due to the change. Officers stated that this may not be necessary as the material was only denser and not changed all together.
8. The Local Member stated that the applicant had been cooperative and easy to work with in recent years and had caused no issues with local villages.
9. In regards to highways, Members noted that Transport Development Planning had stated that they did not consider the proposal to be significant.
10. Members asked whether there had been any significant incidents related to traffic movements in recent years. Officers confirmed that there had not been in the last three years and no accidents which related to the quarry.
11. A Member of the Committee suggested that an additional informative should be included within the report's recommendations to request annual air monitoring along the A25 take place to ensure the air quality over time was in line with predicted rates. The Committee had a discussion and noted that all sites should be treated the same and that air quality monitoring from the specific site was unrealistic as it was not the only site in the area. Officers further confirmed that no objections were raised from the Air Quality consultant following a detailed analysis. A motion regarding air quality monitoring was not moved.

Resolved:

The Committee agreed to permit applicant MINERALS/WASTE TA/2019/2147 subject to conditions from page 41 of the report and the update sheet.

19/20 MINERALS/WASTE TA/2019/2149 - MERCERS SOUTH QUARRY, BLETCHINGLEY ROAD, NUTFIELD, SURREY RH1 4EU [Item 8]

The discussion for this item took place within item 7.

Resolved:

The Committee agreed to permit application MINERALS/WASTE TA/2019/2149 subject to conditions from page 83 of the report and the update sheet.

20/20 SURREY COUNTY COUNCIL PROPOSAL RE20/01205/CON - LONGMEAD ADULT EDUCATION CENTRE, HOLLAND CLOSE, REDHILL, SURREY RH1 1HT [Item 9]

Officers:

James Nolan, Planning Officer
Caroline Smith, Interim Planning Group Manager
Stephen Jenkins, Interim Planning Development Manager

Speakers:

The Local Member, Natalie Bramhall, spoke for three minutes and made the following comments:

- That the demolition of the site was granted last year and the demolishment would be completed in around a week.
- A petition was considered and rejected by the Cabinet to prevent the demolition. A further application to list the building was considered and rejected by the Victorian Society.
- That Surrey Choices operated from the facility and would relocate there following completion of works.
- That Members should support the application.

Key points raised during the discussion:

1. The Planning Officer introduced the report and provided a brief summary. Members noted that the application was for the temporary erection of a prefabricated Modular Unit, polytunnel and cabin (D1 use), and the provision of car parking. The relocation of Surrey Choices was for a maximum of five years while the redevelopment took place. A summary of the publicity of the application could be found on pages 16 – 24. Members noted that officers found the application acceptable subject to conditions outlined in the report. Members noted a change to the reasons for condition 5 and 6 which is because they were pre-commencement conditions and wording is added to comply with regulations related to provision of pre-commencement conditions.
2. Members noted that demolition was granted in 2019 and stated that therefore any discussion related to the demolition was not relevant.
3. A Member of the Committee stated that they had requested information on the latest community hub plans and hoped that an update would be shared with the public soon.
4. The Committee asked whether external lighting would use LED bulbs. Officer confirmed that LED lighting would be used externally.
5. Members supported the application and said it as an excellent use of the site and ensured continuation of services for residents.

Resolved:

The Committee granted the application RE20/01205/CON subject to conditions.

21/20 BROOKLANDS BUSINESS PARK ACCESSIBILITY PROJECT - CYCLE TRACK ORDER [Item 10]

Officers:

Tim Vickers, Transport Planner

Speakers:

The Local Member, Rose Thorn, decided to speak as the local Member and therefore would not take part in the item's discussion or vote. Rose Thorn spoke for three minutes and made the following comments:

- That she supported the application as it was excellent for health and recreation.
- That it was part of a major transport scheme currently in development by the council.
- That, if approved, the cycle track would ensure cyclists can use the route in future.

Key points raised during the discussion:

1. The Transport Planner introduced the report and provided a brief summary. It was noted that Members were recommended to authorise a Cycle Track Order to create a section of cycle track along a formal pedestrian/cyclist route being established between Weybridge Railway Station (Heath South car park) and the Brooklands Community Park. The specific section of the route that this applies to was shown in Annex 1 of the report.
2. Officers confirmed that, if authorised, the legal status of the track would be for the use of pedestrians and cyclists and that electric scooters should not be using the route.

Resolved:

The Committee agreed to authorise the making of the Cycle Track Order. Also to authorise the Project Sponsor, in consultation with the Chairman, Vice Chairman and Divisional Members to resolve any objections to the Cycle Track Order if possible, and if necessary to authorise the Project Sponsor to submit any unresolved objections to the Secretary of State for determining whether the Order can be confirmed or a Local Inquiry is required.

22/20 DATE OF NEXT MEETING [Item 11]

The date of the next meeting was noted as 22 October 2020.

Meeting closed at 12.05 pm

Chairman

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Item No 7

UPDATE SHEET

MINERALS/WASTE TA/2019/2147

DISTRICT(S) TANDRIDGE DISTRICT COUNCIL

Mercers South Quarry, Bletchingley Road, Nutfield, Surrey RH1 4EU

The extraction and screening of sand from Mercers South with progressive restoration to agriculture using inert waste materials, together with associated infrastructure, on a site of 52.2ha and the temporary diversion of public footpath 173 for the duration of the operations without compliance with Condition 8 of planning permission ref: TA/2019/34 dated 6 June 2019 so as to allow revision to the numbers of HGV movements.

Please note the Officer Report should be corrected as follows:

HIGHWAYS, TRAFFIC & ACCESS

Paragraph 105

This paragraph is corrected to read as follows:

“The applicant has proposed updated HGV movements for the life of the quarry within the TA addendum submitted following concerns raised by Officers in respect of the need for the proposal. The revised HGV movements have been updated for both sand extraction and landfill operations in line with the permitted life of the quarry set out in the revised Table 6: HGV Movements over life quarry/ landfill (average daily activity) updated in the February 2020 Addendum Transport Assessment. With regard to sand extraction the applicant predicts extraction would equate to approximately 250,000 tonnes per year, equating to approximately 96 HGV movements per day from 2019 to the cessation of sand extraction in 2034. Then with regard to landfill operations the applicant predicts approximately 302,000 tonnes per year would be required to back fill the quarry which would equate to 160 movements until 2036. Therefore, years 2019 to **2034** would involve both extraction and filling HGV traffic, resulting in a combined 256 movements per full working day, reducing in the last two years of filling to 2036”

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Item No 8

UPDATE SHEET

MINERALS/WASTE TA/2019/2149

DISTRICT(S) TANDRIDGE DISTRICT COUNCIL

Mercers South Quarry, Bletchingley Road, Nutfield, Surrey RH1 4EU

The extraction and screening of approximately 250,000 tonnes of sand from an area of 1.57ha, as an extension to the phasing within the existing Mercers South Quarry, with progressive restoration to agriculture using inert waste materials without compliance with Condition 8 of planning permission ref: TA/2017/2346 dated 23 April 2018 so as to allow revision to the numbers of HGV movements.

Please note the Officer Report should be corrected as follows:

HIGHWAYS, TRAFFIC & ACCESS

Paragraph 105

This paragraph is corrected to read as follows:

“The applicant has proposed updated HGV movements for the life of the quarry within the TA addendum submitted following concerns raised by Officers in respect of the need for the proposal. The revised HGV movements have been updated for both sand extraction and landfill operations in line with the permitted life of the quarry set out in the revised Table 6: HGV Movements over life quarry/ landfill (average daily activity) updated in the February 2020 Addendum Transport Assessment. With regard to sand extraction the applicant predicts extraction would equate to approximately 250,000 tonnes per year, equating to approximately 96 HGV movements per day from 2019 to the cessation of sand extraction in 2034. Then with regard to landfill operations the applicant predicts approximately 302,000 tonnes per year would be required to back fill the quarry which would equate to 160 movements until 2036. Therefore, years 2019 to **2034** would involve both extraction and filling HGV traffic, resulting in a combined 256 movements per full working day, reducing in the last two years of filling to 2036”

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