

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 11 June 2014 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 Keith Taylor (Chairman)
Mr Tim Hall (Vice-Chairman)
Mr Ian Beardsmore
Mrs Carol Coleman
Mr Jonathan Essex
Mrs Margaret Hicks
Mr Christian Mahne
Mr Michael Sydney
Mr Richard Wilson

Apologies:

Mrs Natalie Bramhall
Mr George Johnson
Mr Ernest Mallett MBE

61/14 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies were received from Ernest Mallett, George Johnson and Natalie Bramhall. Peter Hickman attended as a substitute on behalf of Ernest Mallett.

62/14 MINUTES OF THE LAST MEETING [Item 2]

These were agreed as a true record of the last meeting.

63/14 PETITIONS [Item 3]

There were none.

64/14 PUBLIC QUESTION TIME [Item 4]

There were none.

65/14 MEMBERS' QUESTION TIME [Item 5]

There were none.

66/14 DECLARATIONS OF INTERESTS [Item 6]

There were none.

67/14 SURREY COUNTY COUNCIL PROPOSAL WA/2014/0471: LAND AT WEYDON SCHOOL, WEYDON LANE, FARNHAM, SURREY GU9 8UG [Item 12]

THIS ITEM WAS MOVED FORWARD ON THE AGENDA IN RESPONSE TO A REQUEST FROM MEMBERS OF THE PUBLIC WHO HAD REGISTERED TO SPEAK.

TWO UPDATE SHEET WERE TABLED

Declarations of interest:

None

Officers:

Nancy El-Shatoury, Principal Lawyer
 Caroline Smith, Transport Development Planning Team Manager
 Stephen Jenkins, Deputy Planning Development Manager

Speakers:

Julia Davidson, a local resident made representations in objection to the application, points raised included:

- Supports the development of the school and understands the need for the floodlights but need to strike a balance where the lighting does not intrude on neighbours.
- Asked for restrictions to be put on flood lighting so they can only be used during certain months.
- There was a need to ensure the lux level did not exceed the maximum level permitted.

Stuart Davidson, a local resident made representations in objection to the application, points raised included:

- Support the development of the school and understand the need for the floodlights but do not understand why the application for the floodlights was omitted from the first application.
- Much of the work on the floodlighting on the school pitches seems to have already started.
- It was felt that there were more lights planned for the pitch than required.

Sarah Barton, a local resident made representations in objection to the application, points raised included:

- Support the development of the school and understand the need for floodlights but felt more work could have been done to explore other lighting options.

- Light spillage from the flood lighting will have an effect on residents living close to the pitches.
- Asked for the applicant to create a schedule of when the pitches can be used to ensure the use of floodlighting is kept to a minimum.

The agents of the applicant, **Peter Brinsden and Mike Cole** addressed the Committee and raised the following points:

- Explained that Weydon School was one of the best schools in the area and therefore required world class facilities to continue its excellence.
- Local residents would also have access to facilities on site especially as there was a shortage of these facilities in the Waverley area.
- Applicant has met with residents on a number of occasions and has amended aspects of the application as a result of feedback.
- Modified the times of when the pitches can be used as a result of resident's feedback.
- A noise control management plan has been included and the lighting being used on the pitches is the most up to date lighting available.
- It was explained that 2.2 lux would be the maximum lighting used on the pitches and therefore does not affect residential amenity.

The local Member, **David Munro** addressed the committee and raised the following points:

- Ex governor of Weydon school and understands the demand for pitches in the area. This would be beneficial to both the school and the local community.
- The demand for use of the pitches will lead to an increase in traffic in the area; this will therefore need to be carefully monitored.
- Feedback from the County Lighting Consultant concludes there would be no adverse impacts from the proposed floodlighting and therefore hopes the committee will support the proposal.

Key Points raised during the discussion:

1. The report was introduced by the Deputy Planning Development Manager who explained that the original application for the Weydon school expansion was granted in 2013. The flood lighting would comprise of 8 lights on the rugby pitch and 6 for the hockey pitch, these would be in the form of 14 masts that would be 15m in height. A full light and noise impact study have been conducted with the use of the pitches being reduced to 8.30pm on weekdays. There have been a number of letters supporting and objecting to the application.
2. A member of the committee asked why such a high number of lumens for the lighting were required for the pitches especially as pitches would be used mostly during day time hours. The Deputy Planning Development Control Team Manager explained that the applicant was guided by the lighting engineer who explained the details of the minimum lumen level required. The lighting spillage level was reduced to 2 lux which complied with national guidelines.

3. There were discussions around the possibility of having varying levels of lighting during different periods of the day. It was stated that varying the lighting levels would need to be approved by the lighting engineer and any changes to the lighting masts would need to be submitted for approval.
4. Discussions took place around the number of lights used on the pitches and whether this number was necessary. The Deputy Planning Development Manager explained that officers considered the design and number of lighting columns proposed as reasonable and proportionate to the requirements of the site.
5. It was explained that in order to extend the use of hours on the sports pitches another application would need to be put to the planning department for an extension in hours of use.

Actions/Further information to be provided:

None

RESOLVED:

That pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application number WA/2014/0471 is **PERMITTED** subject to conditions and reasons stated in the report.

68/14 MINERALS/WASTE SP13/01236/SCC- QUEEN MARY RESERVOIR AND LAND WEST OF QUEEN MARY RESERVOIR (QUEEN MARY QUARRY), ASHFORD ROAD, LALEHAM, TW18 1QF [Item 7]

THE COMMITTEE DISCUSSED ITEMS 7,8 AND 9 TOGETHER.

Declarations of interest:

None

Officers:

Nancy El-Shatoury, Principal Lawyer
 Caroline Smith, Transport Development Planning Team Manager
 Stephen Jenkins, Deputy Planning Development Manager

Key Points raised during the discussion:

1. The Deputy Planning Development Manager explained that there were three applications for the Queen Mary Reservoir which is located in North West Surrey. This is a large reservoir which is located in the green belt. All three applications are Section 73 applications which seek the extension of timings. Due to a change in ownership there has been a delay to work taking place. Surrey's reserves for sand and

gravel are very low and permitting this application would be a good use of existing resources.

2. Members in principal did not have any issues with extending the application dates but felt there was no details with regards to the mobile plant which would be used till 2033. The Deputy Planning Development Manager explained that one of the conditions as part of the report was for this detail around the mobile plant to be submitted before any work could commence.
3. Members asked for clarity around where the 'as raised' gravel, referred to in the report would be coming from. The Deputy Planning Development Manager explained that the site was given permission to import 'as raised' gravel in 2009. This gravel would be coming from local developers who needed gravel processed.
4. A member of the committee asked for confirmation that works to the breakwater baffle originally granted in 2009 had been completed. The Deputy Planning Development Manager stated that any previous work would of had to been completed before the 2009 permission was implemented.
5. The Deputy Planning Development Manager explained that separate areas on the site are used for the gravel processing and the recycling.
6. It was clarified that the original date of extension for the processing plant is 2016 and the utilising of the mobile plant is to 2033.
7. Members requested that the number of HGV movements on a Saturday would be pro-rata, and this applied to all three applications (Items 7, 8 and 9).

Actions/Further information to be provided:

None

RESOLVED:

That MINERALS/WASTE SP13/01236/SCC is **PERMITTED** subject to conditions and informative and the prior completion of a variation to the 12 January 2009 S106 legal agreement to secure the long term aftercare management of the land to the west of Mary Reservoir and a bird management plan so that it applies to the current operator, Brett Aggregates and the new planning permission for reasons stated in the report.

69/14 MINERALS/WASTE SP13/01238/SCC- LAND AT QUEEN MARY RESERVOIR (QUEEN MARY QUARRY), ASHFORD ROAD, LALEHAM, TW18 1QF [Item 8]

THE COMMITTEE DISCUSSED ITEMS 7,8 AND 9 TOGETHER.

RESOLVED:

MINERALS/WASTE SP13/01238/SCC is **PERMITTED** subject to:

- planning permission being granted to planning application SP13/01236, and
- to the prior completion of a variation to the 12 January 2009 S106 legal agreement to secure the long term aftercare management of the land to the west of Mary Reservoir and a bird management plan so that it applies so that it applies to the current operator, Brett Aggregates and the new planning permission for reasons stated in the report.

70/14 MINERALS/WASTE SP13/01239/SCC- LAND AT QUEEN MARY RESERVOIR (QUEEN MARY QUARRY), ASHFORD ROAD, LALEHAM, TW18 1QF [Item 9]

THE COMMITTEE DISCUSSED ITEMS 7,8 AND 9 TOGETHER.

RESOLVED:

MINERALS/WASTE SP13/01239/SCC is **PERMITTED** subject to conditions and informatives, subject to planning permission being granted to planning application SP13/01236, and to the prior completion of a variation to the 12 January 2009 S106 legal agreement to secure the long term aftercare management of the land to the west of Mary Reservoir and a bird management plan, so that it applies to the current operator, Brett Aggregates and new planning permission for reasons stated in the report.

71/14 MINERALS AND WASTE APPLICATION TA11/1075-OXTED SANDPIT, BARROW GREEN ROAD, OXTED, SURREY, RH8 0NJ [Item 10]

THE COMMITTEE DISCUSSED ITEMS 11 AND 12 TOGETHER.

AN UPDATE SHEET WAS TABLED

Declarations of interest:

None

Officers:

Nancy El-Shatoury, Principal Lawyer
 Caroline Smith, Transport Development Planning Team Manager
 Stephen Jenkins, Deputy Planning Development Manager

Speakers:

Jovita Kaunang, a local resident made representations in objection to the application, points raised included:

- Sand martins use the area for nesting and will be affected by any change that happens on site.
- The applicant plans to infill the sandpit which will have huge ecological impacts on the birds.

- Fears that the sand martin colony will be lost even if work takes place out of nesting season.

Amanda Griffiths, a local resident made representations in objection to the application, points raised included:

- As a member of the Oxted and Limpsfield residents group, the speaker felt that more could be done in terms of road safety in the area.
- Applicant plans to carry out works on Saturdays. This would have potential negative impacts on young children taking horse riding lessons and cyclists who use the main road which will be used by HGV's going to the site.
- Asked that speed limits be put in along Barrow Green Road to ensure it is safe for road users.

The agents of the applicant, **Jessica Fleming of The Landscape Partnership and Joe Killoughery** addressed the Committee and raised the following points:

- A sand martin mitigation plan has been produced with county ecologists.
- The applicant understands the need to protect the species and has proposed an additional artificial sand martin castle which will be constructed in phase 3 of the build.
- A 2 metre high artificial nesting facility will be erected above the retaining pit face to achieve a vertical height of 4 metres.
- If the applicant cannot work on Saturdays this would push the finish date back.

The local Member, **Nick Skellett** was not able to attend. However, had the following comments:

- "I do not support any extension to workings at the sandpit until overall HGV movements coming from quarries in the division (and which use the A25 and other roads through Oxted) are managed and controlled.
- Therefore any consent that is considered must specify fewer HGV movements than previously permitted until such time as the future of the Chalkpit Lane Quarry is determined and dealt with.
- The only activity at the sandpit I support at this time is an environmentally balanced restoration programme with HGV movements as per 1) and 2) above. I do not support any new activities on this site".

Key Points raised during the discussion:

1. The report was introduced by the Deputy Planning Development Manager. He explained that original permission on the site was granted in 2007 with the applicant seeking an extension till 2022. Major delays on works were due to delays to a permit being granted and major roadwork improvements including the roundabout on the

A25. The Environment Agency has agreed to grant an Environmental Permit in respect of the applications, subject to planning permission.

2. A limit of 55 HGV trips visiting the site has been set, along with highways mitigation measures in place. A number of concerns have been raised by Surrey Bird Club and several members of the public in relation to sand martins who nest within the sandpit. The applicant plans to include an artificial nesting facility along with a 25 year landscape management plan to enhance the ecology of the area.
3. It was explained that an updated Environmental Assessment was undertaken along with the above application. Some members queried whether or not the sand martins should be viewed as a new planning consideration. It was explained that new detailed information regarding the sand martins had been received, allowing for the applicant to construct a mitigation plan.
4. It was stated that there was clear evidence that a suitable area for sand martins to dwell could be artificially created. Compensatory measures for sand martins would be adhered to as part of the conditions of the report.
5. Members raised concerns over the sand martin mitigation plan and asked if there was any guarantee sand martins would dwell in the new artificial nesting facility. The Deputy Planning Development Manager stated that no objections had been received from the Surrey Wildlife Trust and Natural England.
6. As part of the traffic calming measures the Transport Development Planning Team Manager explained that the service was looking to widen the roads to allow HGVs to pass more easily. Officers had reduced the number of traffic movements on Saturdays but suggested that stopping all HGV movements on Saturdays could lead to increased traffic movements during the week days. However, following a further review of the figures, officers felt that it could be possible to stop all HGV movements on Saturdays without necessarily increasing the time taken to restore the site.
7. It was explained that restoration of the land would be to achieve agricultural after use. The land would be used for grazing purposes rather than growing crops. Details of the structure of the agricultural restoration through infilling and management thereof have been submitted as part of the 25 year management scheme.
8. Members recognised the nature of the landscape had changed over the years with an increase in sand martins.
9. The Transport Development Planning Team Manager explained that the site in question had been in operation for years and since then there had been no personal injuries or accidents reported to the Police on Barrow Green Road. The Transport Development Planning Team Manager explained that the road in question did not meet the criteria to lower the traffic speed limit on the road.

Actions/Further information to be provided:

None

RESOLVED:

That MINERALS AND WASTE APPLICATION TA11/1075 is **DEFERRED** so further consideration can be given to the ecological aspects of the application.

72/14 MINERALS AND WASTE APPLICATION REF TA13/1653- LAND AT OXTED SANDPIT, BARROW GREEN ROAD, OXTED, SURREY RH8 9HE [Item 11]

THE COMMITTEE DISCUSSED ITEMS 11 AND 12 TOGETHER.

RESOLVED:

That MINERALS AND WASTE APPLICATION REF TA13/1653 is **DEFERRED** so further consideration can be given to the ecological aspects of the application.

73/14 DATE OF NEXT MEETING [Item 13]

The next meeting will be held on 16 July at 10.30am in the Ashcombe.

Meeting closed at 12.55pm

Chairman

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UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL WA/2014/0471****DISTRICT(S)** WAVERLEY BOROUGH COUNCIL**Land at Weydon School, Weydon Lane, Farnham, Surrey GU9 8UG****Installation of floodlighting on two artificial surface sports pitches, together with a 2.5m acoustic fence along part of the western boundary of the site.****CONSULTATIONS AND PUBLICITY**

District Council: Waverley Borough Council has responded on the amended proposal (with the reduced hours of use) commenting *'the reduction in the hours of operation for the proposed floodlighting are welcomed. However, this Council would seek assurances from the County Council that the number of floodlights proposed are the minimum necessary in order to give the levels of luminance required for the safe and proper use of the proposed sports pitches. The Council would also ask that the County Council carefully considers whether additional acoustic and light screening is required to the boundary with properties to the south of the site in Green Lane'*

(Officer comment: The road to the south is not Green Lane but Greenfield Road. Paragraph 34 of the report sets out that the light spillage drawings submitted by the applicant indicate that spillage from the lights is cut off at the school boundary and does not intrude into neighbouring residential dwellings and the County Council's Lighting Consultant. Further light screening is therefore not considered to be necessary. The hours of use of the floodlights on the amended proposal now do not extend the hours of use of the sports pitches at the school over that which has already been approved on the original planning permission therefore there is no requirement to install additional acoustic screening other than what has already been proposed by the applicants).

Additional key issues raised by public

An additional 13 letters of support have been received making similar points to those already listed in the report.

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL WA/2014/0471

DISTRICT(S) WAVERLEY BOROUGH COUNCIL

Land at Weydon School, Weydon Lane, Farnham, Surrey GU9 8UG

Installation of floodlighting on two artificial surface sports pitches, together with a 2.5m acoustic fence along part of the western boundary of the site.

Additional key issues raised by public

An additional letters of objection was received yesterday on the amended proposal which makes the following points:

- The reduced hours are noted but the proposal will still cause levels of noise and light pollution that are completely unacceptable
- Football will still be played at night after our children are asleep (officer comment: this can already occur on the site under the existing permission which permits use of the sports facilities until 20.30)
- It is of great concern that the original application for the longer hours was made on the ground of justifying costs but this has now been watered down to suit and I would cast doubt on the competency and transparency of the application (Officer comment: it is accepted that the applicant did provide background justification to seeking the longer hours of use on grounds of trying to recoup the costs of maintaining the provision. Officers did raise issues with the accuracy of the information received but the need to cover costs would not be an argument which would override the loss of residential amenity caused by a proposal and has not been used on this case to set the hours of use that are considered to be appropriate. This matter is not therefore considered significant in the determination of this application.
- I object to the amended scheme the same as I did the original

Dawn Horton-Baker

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UPDATE SHEET**Minerals and waste application TA/13/1653****Land at Oxted Sandpit, Barrow Green Road, Oxted, Surrey RH8 9HE**

Installation and retention of a bunded fuel storage, wheel wash, site reception offices, weighbridge and hardstanding and the upgrade to the site access; and temporary use of them in connection with the backfilling with inert waste material and restoration to agriculture on land at Oxted Sandpit.

Replacement of Paragraph 30

30. Although the Council does not have any Environmental Health observations to make, the Council has concerns about the impact on local users of Barrow Green Road from HGVs using the site which could add further to the environmental and highway problems in Barrow Green Road and Oxted generally. Access to Oxted Sandpit is around 350 metres north of the roundabout on the A25 and even with physical constraints at the entrance to ensure that vehicles to or from Oxted Sandpit have to use the southern section of Barrow Green Road, there is the potential for conflict between HGVs, whether travelling to and from Oxted Sandpit, and cyclists and horse riders. Barrow Green Road is part of the Surrey Cycle Network, although there is no dedicated cycle path and cyclists have to share the carriageway. Horses from the riding and livery stable north of Oxted Sandpit also use the land and have to pass the Oxted Sandpit entrance to reach the bridleway to the south.

Insertion of additional sentence into Paragraph 199

199. However, they have recommended that no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the CPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Insertion of additional sentence into Paragraph 201

201. However, it is recommended that the construction of new facilities are undertaken with the inclusion of a separation geotextile below any hardstanding placed thereby acting as marker between the new construction and existing ground and facilitating ground investigation prior to restoration. Further, it is recognised that the Environmental Permit will cover safe removal of items, however upon removal of temporary works and hardstanding the remaining exposed surface should be checked/inspected/tested for any potential contamination by a suitably qualified Geoenvironmental Specialist who shall produce a report for sign off by the CPA before the clean restoration soils are placed.

Insertion of Condition 16

16 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the County Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no

resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure the availability and purity of the underground water which is within a water borehole aquifer and to protect the free flow and purity of surface water in accordance with policies DC2 and DC3 of the Surrey Waste Plan 2008.

Insertion of Condition 17

- 17 The construction of new facilities shall be undertaken with the inclusion of a separation geotextile below any hardstanding placed so as to serve as a marker layer between the new construction and the existing ground.

Reason

To ensure the availability and purity of the underground water which is within a water borehole aquifer and to protect the free flow and purity of surface water in accordance with policies DC2 and DC3 of the Surrey Waste Plan 2008.

Insertion of Condition 18

- 18 Before the placement of any restoration soils within the application site, exposed ground surfaces shall be checked/inspected/tested for any potential contamination by a suitably qualified Geoenvironmental Specialist who shall produce a report which shall be submitted to the County Planning Authority for approval. Only once this report has been approved by the County Planning Authority and mitigation and/or remediation measures have been carried out as required by the approved report shall restoration soils be placed within the application site.

Reason

To ensure the availability and purity of the underground water which is within a water borehole aquifer and to protect the free flow and purity of surface water in accordance with policies DC2 and DC3 of the Surrey Waste Plan 2008.

Insertion of Informative 9

9. The hardstanding to be established within the application site shall have an impermeable surface and any run-off must be discharged to foul sewer or a sealed tank.

Insertion of Informative 10

10. The bund should consist of materials that are impervious and chemically resistant to the fuel, and be capable of holding at least 110% of the tank volume. All pipe work, gauges and valves on the tank should also be contained within the bunded area to prevent spillages. All valves and taps should be secured when not in use.