

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 15 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 Keith Taylor (Vice-Chairman)
Mr Ian Beardsmore
Mr Steve Cosser
Mrs Carol Coleman
Mr Jonathan Essex
Mrs Margaret Hicks
Mr David Munro
Mr George Johnson
Mr Ernest Mallett MBE
Mr Michael Sydney
Mr Richard Wilson

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

There were no apologies.

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

Two Members questioned the wording of the one way system in item 27/15; the Committee agreed that the original wording was sufficient.

The minutes were agreed as an accurate record of the meeting.

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 MINERALS/WASTE SP13/01553/SDC5: CHARLTON LANE WASTE MANAGEMENT FACILITY, SHEPPERTON, SURREY, TW17 8QA [Item 7]

An update sheet was tabled and is attached as annex 1.

Officers:

Alan Stones, Planning Development Control Team Manager
 Nancy El-Shatoury, Principle Solicitor
 Caroline Smith, Transport Development Planning Team Manager

Speakers:

Malcolm Robertson, a local resident, made representations in objection to the application. The following points were made:

- Expressed that the completed risk assessment was not adequate and another would be required before piling began.
- The Report should contain consideration of ground water.
- The report does not show plans to where piling is undertaken.
- Requested a comprehensive report to cover the entire site.
- Expressed that the walking route had been contaminated.

Gareth Philips, the applicant, spoke in support of the application. The following points were made:

- The site had been extensively surveyed; a contamination and remediation plan is in place.
- Within the footprint of the Eco Park there was no recorded contamination.
- Noted that the Eco Park was being built on an existing waste site.

The local Member had not registered to speak.

Key points raised during the discussion:

1. The Planning Development Control Team Manager introduced the report and informed the Committee that a risk assessment is only considered adequate if it follows the Environment Agency's guidelines. It was noted that Spelthorne Borough Council questioned the viability of the risk assessment in case the piling method was to change, to mitigate this a condition had been recommended to repeat the risk assessment process. It was added that any risk was of very low significance.
2. A Member raised concern regarding contaminated water, officers expressed that the risk of water becoming contaminated was so low that diverted pathways were not required. The Committee were informed that any contamination would be removed before piling as part of the general construction work.
3. The Committee were informed that the Environment Agency, Thames Water and Surrey County Council's (SCC) advisors had expressed that the measures in place were sufficient. It was also noted that country wide, there are many sites which are contaminated but have no effect on the public.

RESOLVED:

The Committee resolved to **APPROVE** the details of a Piling Risk Assessment, pursuant to Condition 20 of Planning permission ref: SP13/01553/SCC dated 25 September 2014, contained in application ref SP13/01553/SDCD, subject to a condition for the reasons set out in the report.

Action/further information to be provided:

None.

8/15 MINERALS/WASTE RE15/00816/CON: 2 PERRYLANDS LANE, SMALLFIELD, HORLEY, SURREY RH6 9PR [Item 8]

The Committee considered items 8 and 9 together.

Officers:

Alan Stones, Planning Development Control Team Manager
Nancy El-Shatoury, Principle Solicitor
Caroline Smith, Transport Development Planning Team Manager

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 application was permitted in January 2015. It was noted that the permitted height of machinery was required to be amended and a condition to control dust and noise was to be put in place.
2. A Member requested that an informative be implemented, it was noted that the wording was retrospective and could only inform, not enforce. The informative was agreed by the committee and is below.
3. The Committee was informed that an acoustic fence was to be provided to further mitigate against noise.

RESOLVED:

The Committee resolved to **PERMIT** subject to conditions for the reasons set out in the report, and the following additional informative:

- *The applicant /operator is encouraged to implement the provisions of this permission for the protection of residential amenity and landscape quality and to carry out the construction of two formal passing bays on Perrylands Lane where these are agreed as soon as possible*

Action/further information to be provided:

None.

9/15 MINERALS/WASTE RE15/01107/CON: 2 PERRYLANDS LANE, HORLEY, SURREY RH6 9PR [Item 9]**Officers:**

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

The discussion in relation to this item is recorded under item 8.

RESOLVED:

- The Committee resolved to **PERMIT** subject to conditions for the reasons set out in the report.

Action/further information to be provided:

None.

10/15 SURREY COUNTY COUNCIL PROPOSAL RU.14/1481 (SUPPLEMENTARY REPORT TO THE OFFICERS' REPORT CONSIDERED AT THE MEETING HELD ON 25 FEBRUARY 2015): LAND AT SAYES COURT PRIMARY SCHOOL, SAYES COURT FARM DRIVE, ADDLESTONE, SURREY KT15 1NB [Item 10]

It was decided to consider items 10 and 11 together. An update sheet was tabled and is attached as annex 2.

Officers:

Alan Stones, Planning Development Control Team Manager
 Nancy El-Shatoury, Principal Solicitor
 Caroline Smith, Transport Development Planning Team Manager
 Nathan Morley, Senior Planning Officer

Key points raised during the discussion:

1. The Senior Planning Officer introduced the report and informed the Committee that the application would double the school places to 420. The application had been referred back in order for the Committee to go on a site visit to the school. It was noted that the loss of playing field had been reduced to a 10% loss and the existing running track could be realigned. The Committee were told that after looking at many options, the current area for the new build was the most effective. Other areas would block access to the site or cover a larger area of the playing field, it was noted that the school did not think a two story building would be effective. In relation to item 11, seven additional parking spaces would be provided.
2. The Committee noted that the application was referred back to the Committee due to the loss of playing field and lack of parking.
3. There was a discussion around the loss of playing field, it was agreed that giving up part of the playing field should be the last option. If building another storey is possible, this should be implemented.
4. A Member noted that 47 staff would be required when the building work is completed, 14 parking spaces would be available. It was expressed that this was not feasible. The existing school buildings need refurbishment to ensure the building is future proof, Members expressed this should have been considered.
5. The Committee noted that the doubling of school places meant as much space as possible would be needed, taking away playing field space was not supporting the increased number of pupils.

RESOLVED:

The Committee **REFUSED** application RU.14/1481 for the following reason:

- i. An unnecessary and significant loss of playing field area

Action/further information to be provided:

None.

11/15 SURREY COUNTY COUNCIL PROPOSAL RU.15/1084: LAND AT SAYES COURT SCHOOL, SAYES COURT FARM DRIVE, ADDLESTONE, SURREY KT15 1NB [Item 11]

The discussion in relation to this item is recorded under item 10. An update sheet was tabled and is attached as annex 3.

Officers:

Alan Stones, Planning Development Control Team Manager
Nancy El-Shatoury, Principal Solicitor
Caroline Smith, Transport Development Planning Team Manager
Nathan Morley, Senior Planning Officer

RESOLVED:

- The Committee resolved that pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application RU.15/1084 be **PERMITTED** subject to conditions for the reasons set out in the report.

Action/further information to be provided:

None.

12/15 DATE OF NEXT MEETING [Item 12]

The next Planning and Regulatory Committee will be held at 10.30am on Thursday 30 July 2015.

Meeting closed at 12.05 pm

Chairman

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