

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 20 April 2016 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 Ernest Mallett MBE
Mr Michael Sydney
Mr Richard Wilson

Apologies:

Mr David Munro
Mr George Johnson

83/16 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Mr David Munro and Mr George Johnson.

84/16 MINUTES OF THE LAST MEETING [Item 2]

The Minutes of the meeting held on 23 March 2016 were approved as a correct record subject to the insertion of the following paragraph under Minute 79/16 - Surrey County Council Proposal Sp15/01590/SCC: Grazing Land opposite Ford Close, Kingston Road, Ashford, Surrey TW15 3SL [Item 7]:

'One Member requested a condition to prevent right-hand turning at the site entrance/exit. The Transport Planning Development Team Manager explained that this would be dealt with not by condition but via the S278 Agreement and detailed design of the highways works that needed to happen before construction can commence on the highway.'

85/16 PUBLIC QUESTION TIME [Item 5]

There were none.

86/16 DECLARATIONS OF INTERESTS [Item 3]

There were no declarations of interest.

87/16 PETITIONS [Item 4]

There were none.

88/16 MEMBERS' QUESTION TIME [Item 6]

A question was received from Cllr Ernest Mallett. The question and response below were tabled at the meeting:

Question from Cllr Ernest Mallett

The 'Wetlands' water provision and resculpting of the Chelsea/Lambeth/Molesey Reservoirs has been complete for some 2 years but there is no sign of the section 106 provisions for a Visitors Centre, an associated Car Park and Limited Public Opening which is a requirement of the Section 106 agreements. What is the position and likely progress time to completion and the site being regularly open to the public?

Response:**Background**

The Molesey Reservoir site was originally worked for sand gravel with a wet restoration for nature conservation purposes. While the physical works are largely complete, the aftercare requirements are still in progress over about two thirds of the site. The site will not be finished for the purposes of planning control until the aftercare requirement is discharged.

Thames Water, the site owner, is to enter into formal management agreement with Surrey Wildlife Trust (SWT) to manage the site as a nature reserve. SWT may take over the remaining aftercare work however this is still the subject of negotiation with the former operator Island Barn Aggregates (IBA).

A section 106 agreement and a planning agreement provide for a long term management plan and it has been informally agreed (some 2/3 years ago now) that SWT would progress this on taking up management of the site.

Car Park

A car park has been provided in accordance with the approved plans, but is not visible from outside the site. It should be stressed that this is not a public car park, but purely for the use of activities on the site, for example educational parties, work parties, etc.

Public Access

There is no existing or proposed public access over the site. A permissive footpath (dawn to dusk) between Hurst Road and the River Thames has been laid out on site. The permissive route is unavailable at present as gates at either end of the route remain locked. Neither Thames Water nor IBA are currently prepared to open them for reasons to do with site security and staff resource. County Officers continue to lobby for this benefit.

Visitors Centre

The original intention was that an old staff house in the south west corner of the site be used for this. However, SWT would like to construct a purpose built centre by the entrance to the site and existing car park. Discussion is on going with Thames Water on this matter. The development of a visitors centre would assist with the supervision and use of the permissive footpath. A new visitors centre will require planning permission. While the site is in aftercare the County Council would be the determining authority. Accordingly, the completion of a new operational visitors centre could be two or more years away at present.

Supplementary Question from Mr Mallett

How are you going to get a visitors centre on site within a reasonable timescale?

The Planning Manager explained that under S106 certain things needed to be completed at certain times which were binding. However, the Council had to be 'reasonable' on what could be achieved and that whilst the work was taking longer than preferred it was going in the right direction.

Action

- a) That a letter, on behalf of the Committee, be sent to the developer requesting details of when further development would be seen regarding the Visitors Centre.
- b) That the Chairman would take forward a Member proposal to restart the liaison group and for the Wildlife Trust to be invited to take part in that.

89/16 SURREY COUNTY COUNCIL PROPOSAL EL/2016/0441 - CLEVES COUNTY JUNIOR SCHOOL, OATLANDS AVENUE, WEYBRIDGE, SURREY KT13 9TS [Item 7]

Officers:

Alan Stones, Planning Development Control Team Manager
 Nancy El-Shatoury, Principal Solicitor
 Caroline Smith, Transport Development Planning Team Manager
 Dawn Horton-Baker, Senior Planning Officer

Speakers:

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

- Expressed the difficulty in parking in his local area during peak school opening and closing times
- Local residents were unhappy with current traffic conditions in their area
- Explained that in his experience, parents have not had a positive attitude when confronted about inappropriate parking
- Expressed that in his opinion the school has no reasonable plan to reduce the traffic conditions in the area
- Asked the committee to reject the proposal as it would have negative impacts on the local area

Key points raised during the discussion:

1. The Planning Officer introduced the report and the update sheet tabled at the meeting and appended to these minutes. The Planning Officer informed the committee that the expansion was needed to add more pupils and that there has been 55 letters of objection to the expansion. An objection had been received from 'Sport England' as the proposed extension used some school playing field; officers acknowledged this and

informed the committee that the proposed expansion did not reduce any existing pitches on the field. The Planning Officer explained that the increase in cars would be fairly small and that with the building of the new school gate and the creation of new travel plans would reduce the impact and may even improve current traffic conditions. The Planning Officer recommended that the report be forwarded to the Secretary of State for approval.

2. Some Members expressed that the need for school places in the local area is very important and that they believe there would be a minimal impact due to loss of land at the school, as the land that would be lost was currently derelict and not large enough for another pitch.
3. A Member raised their concerns that the loss of playing field and the increase of pupils would mean even less free space for the pupils.
4. In response to the Members concerns regarding the loss of playing field and the increase of pupils the Planning Officer confirmed to Members that a new hard surface area will be built to give students additional space.
5. Several Members raised concerns that the school had not provided sufficient plans to reduce traffic in the local area during peak dropping off and picking up times and that the school will need to become more proactive to mitigate the increase of traffic in the area. Members spoke of investing in alternative ways to journey to school which would reduce the congestion of vehicles during peak times. Members requested that the school works with the local committee in easing traffic conditions and potentially applying parking restrictions to the area.
6. Members expressed that the Planning Officers must persist with finding reliable parking outside of the school.
7. Some Members said they are assured with plans to build the new school gate which would be supervised by teachers during pick up and drop off times.

Resolved:

1. That pursuant to the provisions of the Town and Country Planning (Consultation) (England) Direction 2009, the application be forwarded to the Secretary of State and in the absence of any direction by him and pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application be **PERMITTED** subject to conditions.

2. That reference to the parking restriction on Oatlands Chase in Condition 8 be removed.

Action/further information to be provided:

1. To forward the decision to the Secretary of State.

**90/16 MINERALS/WASTE SP14/01125/SCD1 - LAND AT OAKLEAF FARM,
HORTON ROAD, STANWELL MOOR, SURREY TW19 6AP [Item 8]**

Officers:

Alan Stones, Planning Development Control Team Manager
Nancy El-Shatoury, Principal Solicitor
Duncan Evans, Senior Planning Officer

No one had registered to speak.

Key points raised during the discussion:

1. The Planning Officer introduced the report and informed Members of current operation hours for the site and proposed operation hours for the site. The Planning Officer explained that the reason for the proposal was because, due to changes to the applicants waste collection contracts, now specifying out of hours waste collections in order to decrease congestion on the road network during the busiest times, the applicant wished to change the permitted hours when HGVs may access and egress the site.
2. Some Members raised questions about the necessity of the site remaining open after business hours if no waste processing would be taking place. The Planning Officer informed Members that the HGVs would be collecting and dropping off the waste to the site during the night, but would only begin to process the waste once business hours had begun.
3. A Member informed the committee that the local member had objected to the report but was unaware of this meeting date so was unable to attend and speak.
4. Members raised their concerns about the number of heavy goods vehicles (HGVs) movements, increasing noise levels in the area during the night and asked the Planning Officer to clarify the number of HGVs which will be used after business hours. The Planning Officer confirmed it would be a maximum of 24 HGVs leaving the site and 24 HGVs returning.
5. A Member raised a question with the Planning Officer to confirm the catchment area in which the HGVs would be travelling. The Planning Officer confirmed that the catchment area is within north west Surrey.
6. Members raised concern about the enforcement of noise restrictions and asked what plans will be put in place to control noise levels in the area. The Planning Officers informed Members that a noise assessment had been completed which provided evidence that the noise levels were acceptable in the area, and below minimum requirements. The Planning Officer also informed Members that enforcement would be reactive and in the event of a local resident sending a letter of complaint, a noise consultant would be sent to measure the noise in the local area.

Resolved:

- It was agreed to **PERMIT** subject to conditions for the reasons set out in the report

Action/further information to be provided:

To change the word "Delivery" to "Any" in condition 4 of the report

Councillor Steve Cosser left the meeting at 12:05 and returned at 12:13 and was therefore unable to vote on this Application.

91/16 MINERALS/WASTE RE15/00553/CON - EARLSWOOD MATERIALS BULKING FACILITY, HORLEY ROAD, REDHILL, SURREY RH1 6PN [Item 10]

This item was taken before item 9

Officers:

Alan Stones, Planning Development Control Team Manager

No one had registered to speak.

Key points raised during the discussion:

1. The Planning Officer introduced the report regarding the amendment of three drawings pertaining to the lighting scheme for the applicant site and informed Members to as where the lighting will be fitted. The Planning Officer informed Members that a lighting consultant had received no objections to the proposal and that it was the Planning Officers recommendation that permission should be granted.
2. A Member asked the Planning Officer for confirmation on the distance between the site and the concerned resident. The Planning Officer confirmed it was 600 meters away.
3. A Member expressed that they do not believe a great impact will be made as they live in the vicinity of the site and had never been inconvenienced with light congestion from the site.

Resolved:

- It was agreed to **PERMIT** subject to conditions for the reasons set out in the report

Action/further information to be provided:

Members ask that considerations be made in the accuracy of aerial photographs

92/16 PLANNING REVIEW - IMPLEMENTATION PLAN TASK: REVIEW OF COMMITTEE/DELEGATED REPORT FORMAT [Item 9]

Officers:

Alan Stones, Planning Development Control Team Manager
Susan Waters, Principal Planning Officer

No one had registered to speak.

Key points raised during the discussion:

1. The Planning Officer introduced the report and informed Members of a proposal to change the format of the committee reports. The Planning Officer highlighted that there would be no fundamental change to the format and that changes proposed were intended to help to reduce the length of reports, make it easier for the reader to navigate the report.
2. Suggestions made by Members for Officers to consider included:-
 - Members suggested that links should be provided to actual documents not just the website page, for example when a link is provided to Planning Policy Guidance (PPG), link to the specific PPG part that was relevant, and to ensure that links were still available at the time the report is drafted.
 - To video record site visits and make it available to view key parts during committee meetings for the public benefit (virtual site visits).
 - More use of standard paragraphs.
 - Plans to show the location of proposed buildings within the application site and where appropriate aerals should be annotated.

Members requested that the summary was kept as it was, as well as the planning history which was very useful to them

Resolved:

That the report summary is kept in its current format as it was useful to the public and Members

Action/further information to be provided:

None.

93/16 DATE OF NEXT MEETING [Item 11]

The date of the next meeting was noted.

Meeting closed at 12.58 pm

Chairman

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UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL EL/2016/0441****DISTRICT(S)** ELMBRIDGE BOROUGH COUNCIL**Cleves County Junior School, Oatlands Avenue, Weybridge, Surrey KT13 9TS**

Construction of a one storey building to provide an additional 1FE to the existing School, with associated proposed landscaping, hard play and additional parking. In addition, construction of an extension to the existing dining hall and extension to separate classroom block.

CONSULTATIONS AND PUBLICITY***District Council***

Elmbridge Borough Council – No objection

Consultees (Statutory and Non-Statutory)

County Archaeologist – No objection. Recommends a condition requiring a watching brief

Lincoln Grove Residents Association – raise objection on similar grounds as set out under representations below and comment that the proposed mitigation measures are insufficient

Committee of Road Associations - raise objection on similar grounds as set out under representations below and comment that the proposed mitigation measures are insufficient

CONCLUSION

Paragraph 89 – add to end *'be forwarded to the Secretary of State in view of Sport England's objection, and in the absence of a Direction from him, be permitted subject to conditions.'*

RECOMMENDATIONReplace **condition 9** with the following wording:

9. *No development shall take place until a written scheme of archaeological investigation (comprising a watching brief across the footprint of the proposed new classroom block and the MUGA to the north of the sports hall, in line with Section 10.3 of the Desk Based Assessment submitted with the application) has been submitted to and approved in writing by the Planning Authority. The development shall then be carried out in accordance with the approved scheme.*

Add new **reason 9**

- 9 *To ensure that any archaeological presence on the site is identified, recorded and protected in accordance with Policy DM 12 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 6** with the following wording:

- 6 *In order that the development should not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 7** with the following wording:

- 7 *To ensure satisfactory car parking for teachers in order to minimise the impact of the development to other highway users, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 8** with the following wording:

- 8 *To mitigate the impacts of the proposed expansion in order that the development should not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 10

- 10 *No development shall take place unless and until planning permission has been granted for a new footpath to be provided along the edge of the playing field. The development shall not be occupied unless the footpath has been implemented in accordance with the terms of that permission.*

Add new reason 10

- 10 *In order to satisfactorily secure an element of the transport mitigation measures identified in the Transportation Assessment in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 11

- 11 *Prior to the commencement of development a scheme to provide replacement tree planting within the site shall be submitted to and ~~for~~ approved to the County Planning Authority. Such scheme shall include the size, location and species of the proposed trees and measures for the replacement trees to be maintained for a period of five years. Such maintenance shall include the replacement of any tree which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective.*

Add new reason 11

- 11 *In the interests of the visual amenity of the area in accordance with policies CS 14 of the Elmbridge Core Strategy 2011 and Policy DM6 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 12

- 12 *The facing brick to be used on the proposed new classroom and extensions to the school shall closely match the brick used on the existing school buildings in respect of colour as indicated on the submitted plans.*

Add new reason 12

- 12 *In the interests of the visual amenity of the area in accordance with policies CS 17 of the Elmbridge Core Strategy 2011 and Policy DM2 and DM9 of the Elmbridge Local Plan Development Management Plan 2015*

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UPDATE SHEET**MINERALS AND WASTE APPLICATION RE15/00553/CON**

DISTRICT(S) REIGATE AND BANSTEAD BOROUGH
COUNCIL

Earlswood Materials Bulking Facility, Horley Road, Redhill, Surrey, RH1 6PN

Operation of Earlswood Materials Bulking Facility without compliance with Conditions 1 and 11 of planning permission ref: RE/P/13/01661/CON dated 13 February 2014 to amend the lighting design at the site (retrospective)

APPLICANT COMMENTS

Following concerns raised within the letter of representation, the applicant has confirmed that the application site operates in compliance with condition 5 of permission RE/P/13/01661/CON which states that:

“No lights shall be illuminated nor shall any operations or activities authorised or required by this permission be carried out outside the following hours: 0600 to 1830 hours Monday to Friday and Bank/Public/National Holidays; and 0600 to 1400 hours Saturday. There shall be no working on Sundays”

Consequently lights would not be switched on during the night and therefore no light intrusion can come from the lights. Furthermore, the applicant also states that the installed lights (as this application is retrospective) do comply with BS-EN-12464 Part 2 ensuring no light spillage or glare from the site.

RECOMMENDATION

Condition 2 should read:

The development hereby permitted shall begin before the expiration of twelve (12) months beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven (7) working days of the commencement of development

Condition 7 should read:

Space shall be laid out within the development and retained and maintained for their designated purposes, for the duration of the development in accordance with the approved plans for vehicles to be parked, for the loading and unloading of vehicles and for all vehicles to turn so that they may enter and leave the site in forward gear.

Condition 8 should read:

The development hereby permitted, including parking for vehicles of site personnel; loading and unloading of plant and materials; storage of plant and materials; programme of works (including measures for traffic management); HGV deliveries and hours of operation; vehicle routing; measures to prevent the deposit of materials on the highway; measures to prevent dust in addition to boundary air monitoring during works involving land which is suspected to be contaminated with asbestos containing material; and measures to prevent noise, shall be maintained in accordance with the Construction Environmental Management Plan approved by notice dated 30 May 2014 under reference RE14/00590/ CON.

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