

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 12 July 2017 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 Edward Hawkins
Mr Stephen Cooksey
Mr Jeff Harris
Mrs Bernie Muir
Mrs Rose Thorn
Mr Graham Knight

Apologies:

Mr Ernest Mallett MBE
Mrs Natalie Bramhall
Mr Matt Furniss
Dr Andrew Povey
Mrs Penny Rivers

204/17 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Ernest Mallet, Natalie Bramhall, Matt Furniss, Andrew Povey and Penny Rivers. Graham Knight substituted for Matt Furniss.

205/17 MINUTES OF THE LAST MEETING [Item 2]

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

206/17 PETITIONS [Item 3]

There were none.

207/17 PUBLIC QUESTION TIME [Item 4]

There were none.

208/17 MEMBERS' QUESTION TIME [Item 5]

There were none.

209/17 DECLARATIONS OF INTERESTS [Item 6]

There were none.

**210/17 RU.17/0049 - THE HYTHE SCHOOL, THORPE ROAD, EGHAM, SURREY
TW18 3HD [Item 8]**

Officers:

Alex Sanders, Principal Planning Officer
Caroline Smith, Transport Development Planning Manager
Nancy El-Shatoury, Principal Solicitor

Key points raised during the discussion:

1. Officers outlined the proposals for a single storey building to provide 6 classrooms and associated works. There were no objections, however, officers noted that there were some concerns raised by residents regarding potential disturbances from increased school traffic and congestion.
2. Members questioned the flooding risk and asked officers whether they were satisfied that the flooding management plan put forward by the applicant were sufficiently robust. Officers noted that there were sufficient provisions laid out in the application to mitigate flood risk, highlighting that the new building had been raised to increase the flood gap.
3. It was queried by Members whether there would be a significant issue caused by the increase in parking traffic. Officers stressed that there would be an increase in parking issues, but that the applicant was actively promoting the nationally endorsed scheme of "Park and Stride" to mitigate any potential parking issues that were resultant of this application.

Rose Thorn entered the meeting at 10.41am

4. Officers noted that the applicant was required to refresh its travel plan address potential parking issues. Members agreed that a provision should be added to the application that the school strongly adheres to a robust travel plan as part of the application to mitigate any parking issues.

The resolution of the Committee was unanimous.

RESOLVED:

That the application RU.17/0049 - The Hythe School, Thorpe Road, Egham, Surrey TW18 3HD be permitted subject to the conditions laid out in the report and with the addition of a provision recommending strong adherence to a robust travel plan to mitigate parking issues.

Actions/further information to be provided:

None.

**211/17 SP17/00113/SCC - STANWELL RECYCLING, STANWELL QUARRY,
STANWELL MOOR ROAD, STANWELL [Item 9]**

Officers:

- Dustin Lees, Senior Planning Officer
- Caroline Smith, Transport Development Planning Manager
- Alan Stones, Planning Development Team Manager
- Nancy El-Shatoury, Principal Solicitor

Two update sheets were provided for Members at the meeting, which are attached to the minutes. The meeting was adjourned at 11.51 for nine minutes to allow for Members to read the information given.

The Chairman resolved to combine the discussion of items 9 and 10 due to the interconnected nature of the proposals.

Key points raised during the discussion:

1. Officers introduced the plan for the retention of an existing recycling operation on a site for the processing of construction and demolition waste and the restoration of the recycling site to agriculture. It was also highlighted that completion of the restoration of the site would take approximately 10 years, with a partial completion and public site access completed in approximately five years.
2. Officers noted that objections to the application were primarily relating to the length of time that the application was taking to complete. It was also noted that Spelthorne Borough Council issued a strong objection to the proposal based on the length of time taken to complete the proposal, the need to secure parkland and nature conservation restoration and the ensure there was public access created in areas referred to in the proposal. Officers stressed that, while there was frustration from the service with relation to the time taken to complete the project, the site could not be left unrestored and there was a requirement to complete the work to an appropriate standard.
3. Officers explained that they would engage with Spelthorne Borough Council regarding the detailed and timed phased restoration plan to be secured by condition and that the 25-year Management Plan would be secured by a revised s106 legal agreement.
4. It was noted by officers that the recycling development was a temporary use of the land with the eventual aim of restoring and preserving the openness of the Green Belt area.
5. Members raised some concerns regarding the potential for Heathrow Airport expansion into the restored quarry area. Officers stressed that any interest expressed by Heathrow Airport into the site was provisional and that this did not guarantee expansion into the site. It was also noted that the potential for these plans should not outweigh the requirement to restore the area.
6. Members questioned the accountability of the applicant in proposal REF. SP17/00118/SCC and queried what accountability for non-compliance could be guaranteed after the failure to meet the conditions outlined in the

proposal ref: SP10/0594 in October 2011. Officers noted that future applications would have the requirement for conditions and detailed timescales to be submitted, but that there was no provision in place for financial penalties for non-compliance. It was, however, noted that the site would be regularly monitored and that enforcement action could be taken if the project was deemed to be non-compliant with required timescales.

7. Members questioned whether the work could be undertaken in a more timely fashion than currently outlined. Officers noted that the current metrics used by the applicant were accurate and that work would take the allotted 10 years to complete. It was stressed that an unrealistic timescale should not be employed in order to manage expectations and ensure the project was completed to a reasonable quality.
8. Officers noted that the site development outlined in the proposal offered significant benefits. While it was noted that there would be some disturbance from Heavy Goods Vehicles (HGVs), it was noted that there would be a progressive restoration of the site, which would mitigate this issue to some extent.

The Resolution of the Committee was unanimous

RESOLVED:

That the application is that planning application Ref. SP17/00113/SCC be permitted subject to conditions laid out in the report.

Actions/further information to be provided:

None.

212/17 SP17/00118/SCC - STANWELL QUARRY, STANWELL MOOR ROAD, STANWELL, SURREY TW19 6AB [Item 10]

Officers:

Dustin Lees, Senior Planning Officer
 Caroline Smith, Transport Development Planning Manager
 Alan Stones, Planning Development Team Manager
 Nancy El-Shatoury, Principal Solicitor

Key points raised during the discussion:

The Chairman resolved to combine the discussion of items 9 and 10 due to the interconnected nature of the proposals.

The resolution of the Committee was unanimous.

RESOLVED:

That the planning application Ref. SP17/00118/SCC is permitted subject to a revised s106 legal agreement and conditions outlined in the report.

Actions/Further information to be provided:

None

213/17 RE17/00931/CON - ST BEDES SCHOOL, 64 CARLTON ROAD, REDHILL, SURREY RH1 2LQ [Item 7]

Officers:

Sean Kelly, Senior Planning Officer
 Caroline Smith, Transport Development Planning Manager
 Alan Stones, Planning Development Team Manager
 Nancy El-Shatoury, Principal Solicitor

Key points raised during the discussion:

1. Officers outlined the plan for a three storey extension to the existing main teaching block and a three storey extension to existing arts block to provide more teaching space; a one storey extension to front of main block to provide new main entrance, administrative office and storage space; one storey extension to existing dining hall; provision of new car parking spaces and cycle storage facilities; and associated external works.
2. Officers stressed that issues with relation to parking and congestion were addressed in an updated travel plan to alleviate these issues was being formulated as part of the proposal. Officers highlighted that the alleviation of concerns regarding parking and congestion brought up by the local Residents Association will be raised with the applicant to be added as a provision in the proposal.
3. It was noted by officers, following Member questioning, that the travel plan had was taking into account increased traffic from the additional school places.
4. Members queried what surface would be used to soften parking impact. Officers noted that a hard surface was proposed, and that the area in question did not demand the use of grasscrete.

The Resolution of the Committee was unanimous

RESOLVED:

That planning application RE17/00931/CON - St Bedes School, 64 Carlton Road, Redhill, Surrey RH1 2LQ be permitted subject to conditions outlined in the report.

Actions/Further information to be provided:

None

214/17 DATE OF NEXT MEETING [Item 11]

The date of the next meeting was noted.

Meeting closed at 12.03 pm

Chairman

This page is intentionally left blank