

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 8 September 2021 at Surrey County Council, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF.

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

Members Present:

Tim Hall (Chairman)
Ernest Mallett MBE
Jeffrey Gray
Jonathan Hulley
Victor Lewanski
David Lewis
Scott Lewis
Catherine Powell
Jeremy Webster (Vice-Chairman)

Apologies:

Penny Rivers
Richard Tear

21/21 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies for absence were received from Richard Tear and Penny Rivers.

Buddhi Weerasinghe acted as a substitute for Richard Tear.

22/21 MINUTES OF THE LAST MEETING [Item 2]

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

23/21 PETITIONS [Item 3]

There were none.

24/21 PUBLIC QUESTION TIME [Item 4]

There were none.

25/21 MEMBERS' QUESTION TIME [Item 5]

There were none.

26/21 DECLARATIONS OF INTERESTS [Item 6]

There were none.

27/21 SURREY COUNTY COUNCIL PROPOSAL MO/2021/1087 - ST ANDREWS RC SCHOOL, GRANGE ROAD, LEATHERHEAD SURREY KT22 7JP [Item 7]

Officers:

Dawn Horton-Baker (Development Management Team Leader)
Ronald Musasiwa (Assistant Transport Development Planning Officer)
Caroline Smith, Planning Group Manager
Stephen Jenkins, Planning Development Manager
Helen Forbes, Senior Solicitor
Joss Butler, Committee Manager

Speakers:

None.

Key points raised during the discussion:

1. Officers introduced the report and update sheet and provided Members with a brief summary. Members noted that the application was for a permanent one form of entry expansion comprising two storey extension to the existing Earl Building to provide additional teaching and supporting accommodation; demolition of existing 'Woodlands Building' and erection of a replacement two storey standalone block comprising teaching and supporting accommodation; permanent retention of two demountable classroom units; modification of existing Main Building and Performing Arts Building elevations to provide new external windows and doors to suit altered internal layout and ventilation strategy; and associated external works and landscaping.
2. The officer also informed Members that:
 - a. Within the update sheet, under 'Recommendation', the text should state 'Amend Condition 4...' instead of 'Amend Condition 3...'.
 - b. That an additional condition which included a three year time limit would be included.
 - c. That the following underlined additional two words needed to be added to Condition 2: 'there shall be no construction related deliveries'.
 - d. Clarified that there were minor typos within the informatives.
3. Members noted that there had been five letters of objection and one petition which were largely related to existing highways problems. Officers further stated that the highways issues already existed and that there were no additional pupils joining the school as a result of the application. Officers went on to provide a summary of the report.
4. A Member stated that they had not seen any significantly concerning issues around highways and also that they did not feel the current application would make the highways situation worse. The Member also raised concern that further bulge classes may be added going forward which would be an issue as the school did not currently have the facilities to accommodate. Officers replied that Members could consider attaching an additional condition similar to: *'The development hereby approved shall be used to facilitate the permanent expansion*

of St Andrews School to an 8 Form of Entry school with a 250 place sixth form only and no additional increases to the Forms of Entry (including bulge classes) shall occur without the consent of the County Planning Authority'. The Committee agreed to include the additional condition.

5. A Member stated that the highway issues highlight in the application were similar to the highway issues occurring at every school in Surrey. It was also said that the council had the responsibility to provide educational places and that there needed to be changes to schools to facilitate that.
6. Members said that the county needed to plan appropriately for its educational needs. The Member also said that, during the site visit, the head teacher had stated that some classes were being held in the school hall.
7. A Member asked whether other options had been explored to provide facilities for the bulge class without significantly impacting the footprint of the school which was within the green belt. Officers stated that the County Planners did not actively involve themselves with the architectural detail of the application however it was clear that additional space was needed to facilitate the bulge classes.
8. The Committee discussed details of the transport plan where it was asked whether the local authority and parents had been engaged for consultation. Officers stated it was the responsibility of the local district authority to engage on the transport plan. The Chairman stated that he, along with the local Member, would have another conversation with the district council enforcement team on the matter.
9. Officers informed Members that examples of 'supporting accommodation' were facilities such as toilets, staff rooms, breakout rooms and laboratories.

Actions / further information to be provided:

None.

Resolved:

It was agreed that, pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, planning application ref: MO/2021/1087 be PERMITTED subject to the conditions from page 40 of the agenda and paragraph 4 of these minutes.

28/21 EXCLUSION OF THE PUBLIC [Item 8]

It was agreed that under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information under the relevant paragraphs of Part 1 of Schedule 12A of the Act.

29/21 ENFORCEMENT UPDATE [Item 9]

The Committee received an update on an enforcement matter.

30/21 DATE OF NEXT MEETING [Item 10]

The date of the next meeting was noted.

Meeting closed at 12.20 pm

Chairman