

Planning & Regulatory Committee 29 March 2023 Item No 7

## **UPDATE SHEET**

### **SURREY COUNTY COUNCIL PROPOSAL MO/2022/1248**

**DISTRICT(S)** MOLE VALLEY DISTRICT COUNCIL

**Institute of Further Education, Dene Street, Dorking, Surrey RH4 3EB**

**Conversion of the former Adult Education Centre building and the erection of a new building to provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses) with associated parking, access and landscaping.**

*Amending Documents (Since report published)*

MVDC EHO response dated 21 March 2023

Applicant Amplifying Information on Phased Delivery dated 23 March 2023

Historic Building Officer Response dated 23 March 2023

Cllr Cooksey comments dated 27 March 2023

Historic Buildings Officer Condition response dated 27 March 2023

## **CONSULTATIONS AND PUBLICITY**

### ***District Council***

Amend the wording of paragraph 20, Mole Valley District Council's Environmental Health Officer consultee response summary, to read as follows:

*No objection subject to two conditions on noise, requiring details of a acoustic impact assessment, and on contamination, to approve the submitted remediation strategy and requiring details of a verification report.*

### ***Consultees (Statutory and Non-Statutory)***

Amend the wording of paragraph 26, Listed Buildings Officer consultee response summary, to read as follows:

*No objection subject to seven conditions on building recording, raingoods, externals surfaces, boundary walls, window or door replacement, external wall fabric, and the works to the external historic fabric of the existing building.*

Add the Dorking South and Holmwood County Councillor, Cllr Cooksey, response as follows:

*Dorking South and Holmwood County Councillor:*

*No objection to the planning proposal and pleased that the Surrey County Councillor has made real efforts to address the issues and concerns raised by local residents.*

### **Additional key issues raised by public**

Amend the wording within the 'Management and development of sites questions' sub-section of the 'Summary of publicity undertaken and key issues raised by public' section (paragraph 33) to include the correct date for the *Management of Site Information agent email* as follows:

*The applicant has provided responses in the Management of Site Information agent email dated 10 October 2023 2022 to the below representation queries.*

### **RECOMMENDATION**

Add clarification within the Contamination sub-section of the Scale, Design, Layout and Landscaping section as follows:

*The applicant submitted the Remediation Strategy dated 15 March 2023, which includes details on the provision of a capping layer in areas of soft landscaping, and a watching brief and discovery strategy. Since the Officers Committee Report has been published, Mole Valley District Council's Environmental Health Officer (EHO) has confirmed that they are satisfied with the Remediation Strategy and that Conditions 7 and 8 are no longer required. They also recommended that Condition 6 be amended to approve the remediation strategy and retain the requirement for a contamination works verification report. Officers concur with EHO and are satisfied with the detail within the Remediation Strategy. Officers have amended Condition 6 and removed Conditions 7 and 8 accordingly.*

Add clarification within Impact to Heritage Assets as follows:

*Following the recent submission of drawing ref: 60668943-AEC-ST-00-DR-A-100106 Rev P3 Phasing Plan dated 17 February 2023 in relation to securing the phased delivery of Biodiversity Net Gain on the application site, the Listed Buildings Officer raised concern over the phased delivery of the proposed development and the importance of the refurbishment of the existing building as a notable building within Dorking Conversation Area. To address this, the applicant submitted amplifying information on the phased delivery dated 23 March 2023, which explains the urgent need to deliver the Children's Home first and Surrey County Council's continued commitment to refurbish the existing building, albeit after the Children's Home and No Wrong Door Facility development has been completed and occupied. The applicants amplifying information also confirms that, along with the development of the new building, the following will be delivered as part of the first phase of the proposed development: construction of the new public footway along Marlborough Hill; construction of the flint boundary wall extension along Dene Street and part of Marlborough Hill; construction of the new vehicular access and parking off Marlborough Hill; and removal of the existing external fire escape and first floor fire escape access door, with associated making good of the external brickwork from the door removal.*

*The Listed Buildings Officer provided an additional consultee response to the amplifying information on the phased delivery dated 24 March 2023, explaining their concerns and understanding with the proposed phased delivery. The Listed Buildings Officer is clear that they remain concerned with the phased delivery and that it will no longer be delivered concurrently, particularly that the long term re-use of the existing building may be prevented by supporting this planning application. However, they are also clear that the applicants have given no indication that they would not complete any element of this scheme and there are benefits from the scheme in the form of providing a children's home and improving the footpath and boundary to the existing building within the first phase of delivery.*

*Officers recognise the importance of the refurbishment of the existing building as an important building within the Dorking Conversation Area and the proposed development as a whole is considered acceptable in part due to the benefits of bringing the existing building back into use. Officers also understand the urgent need to deliver the Children's Home, the time required for*

the funding allocations process and to complete the additional details surveys for the existing buildings refurbishment. Officers further note that this planning application proposes a viable use for the existing building, which would bring the building back into use and include the required refurbishment of the existing building, which would bring positive benefits to the Dorking Conservation Area and setting of nearby listed buildings. Whilst the phased delivery will delay the remediation of the existing building, Officers consider that the phased delivery will not change the impact of the proposed development on nearby heritage assets and therefore will not result in harm to heritage assets in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.

To provide greater security of the refurbishment works, the applicant has proposed a new condition requiring a strategy covering the scope and programme of works relating to the external historic fabric of the existing building be submitted at least three months prior to the first occupation of the Children’s Home and No Wrong Door Facility new building and thereafter implanted. The Listed Buildings Officer has confirmed this condition is acceptable and Officers concur, and therefore have included the new condition accordingly.

Amend Surrey County Council current vehicle and cycle parking guidance as follows:

**Surrey County Council Vehicular, ~~electric vehicle and cycle parking~~ **Cycle and Electric Vehicle Parking** guidance for new developments ~~2022~~ **February 2023** (SCCVEVCPG2022 SCCVCEVPG2023)**

Amend footnote 4 as follows (hyperlink remains the same):

Surrey County Council Vehicular, ~~electric vehicle and cycle parking~~ **Cycle and Electric Vehicle Parking** guidance for new developments ~~2022~~ **February 2023**

Add clarification within paragraph 233 as follows:

*There shall be no construction activities taking place on Sundays, Bank, National or Public Holidays.*

Amend wording of paragraph 275 and 276 as follows:

*The proposed ~~three facilities~~ **Children’s Home and No Wrong Door Facility** fall under Use Class C2 (Residential Institutions) **and the Trainer Flats fall under Use Class C3 (dwellinghouses)**. The ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** recommends a maximum of one car space per two residents or individual assessment/justification **for Use Class C2 development and one car space per unit for one bed flats located edge of town centres for Use Class C3 development**. The ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** refers to national guidance on parking for disabled drivers. **Given that the residents of the proposed development will not be able to drive or have vehicles**, Officers are satisfied that the proposed number of parking spaces and accessible parking bays **are sufficient for the facilities staff and visitors**, accords with the recommendations in the ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** and therefore accords with Policy CS18 of the MVCS2009 and Saved Policy MOV5 of the MVLP2000*

*The ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** does not specify required ~~EV charging for C3 Trainer Flats but does recommend that for C2 Care and Nursing Homes that 20% of available spaces are fitted with a fast charge socket~~ **recommends 20% of available parking spaces be fitted with fast charge EV charging sockets for Use Class C2 and one fast charge EV charging socket for per flat for Use Class C3 development**. The ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** further specifies that these charging points should have a 7 kilowatt Mode 3 with Type 2 Connector and require 230 volts AC 32 Amp Single Phase dedicated power supply. Officers propose to secure this requirement as part of the electric vehicle charging condition. Officers are satisfied that the proposed EV charging accords with the recommendations in the ~~SCCVEVCPG2022~~ **SCCVCEVPG2023** and therefore accords with Policy CS18 of the MVCS2009 and Saved Policy MOV5 of the MVLP2000.*

Amend wording of paragraph 281 as follows:

The ~~SCCVCEVCPG2022~~ **SCCVCEVPG2023** does not provide a minimum cycle parking supply standard for Use Class C2 Residential Institutions and leaves it to individual assessment **but does require a minimum of one space per one bedroom flat units under Use Class C3**. The ~~SCCVCEVCPG2022~~ **SCCVCEVPG2023** draws attention to current guidance which suggests that cycle parking should be undercover, lit, secure, adequately signed and as close to the destination as possible (within 20m).

Replace wording of Condition 6 to read as follows:

*Remediation and verification shall be carried out in accordance with the principles detailed in the CGL remediation strategy reference CG/38634A.*

*Prior to the first occupation of the development hereby permitted, a suitable verification report shall be submitted to and approved in writing to the County Planning Authority. The verification report shall include suitable evidence for the provenance of the imported soil and should another supplier be used then at least five representative samples shall be analysed for PAH, metals and asbestos, as a minimum. Any unexpected finds shall be reported and suitably mitigated as necessary.*

Remove Condition 7 and Condition 8.

Remove Reason 7 and Reason 8.

Add new Condition to read as follows:

*Three months prior to first occupation of the new building to be located to the rear of the existing building, a strategy covering the scope and programme of works relating to the external historic fabric of the existing building shall be submitted to the County Planning Authority for approval and subsequently implemented in accordance with the approved strategy.*

Add new Reason for new Condition to read as follows:

*To prevent harm to the character, appearance and setting of the Conservation Area and listed buildings in accordance with paragraph 205 of the National Planning Policy Framework and Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.*