

Planning and Regulatory Committee

18 December 2024

PROCEDURAL MATTERS – MEMBER QUESTIONS

1. Question submitted by Cllr Catherine Powell

Please can officers advise whether the S106 agreement signed by Hanson's when they were the owners of Tice's Meadow requires community involvement in the Aftercare Management Committee and / or the Aftercare Management Strategy.

Reply:

The S106 agreement states the following in relation to the membership of the Aftercare Management Committee:

It is suggested that the AMC should be initially be chaired by a representative of Hanson and comprise invited individuals and organisations with an expertise in nature conservation and/or links to local communities, who already have an inherent interest in the site and, it is hoped, would be willing to devote some time and energy into the future management and development of the landscape and ecology of the site.

It therefore does require community involvement but does not specify any groups or individuals.

2. Question submitted by Cllr Catherine Powell

When the Tice's Meadow Site was owned by Hanson's, full planning permissions were required for the installation of a swift tower and for the installation of the bird watching shelter, see below:

Our Reference

[SCC Ref 2018/0020](#)

Application Number

WA/2018/0306

Application Type

Full application - Minerals/Waste

Status

Determined - Approval - all types

Decision

Grant

Location

Farnham Quarry, Runfold Roundabout, Runfold, Farnham, Surrey GU10 1QJ

Proposal

Erection of a 6.5 metre high Swift Tower to provide a nesting site for swifts.

Our Reference

[SCC Ref 2017/0080](#)

Application Number

WA/2017/0743

Application Type

Full application - Minerals/Waste

Status

Determined - Approval - all types

Decision

Grant

Location

Farnham Quarry, Runfold Roundabout, Runfold, Farnham, Surrey GU10 1QJ

Proposal

Siting of a bird watching shelter.

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Now that the site is owned by Surrey County Council with other local councils, please can officers confirm whether planning applications will be required for similar changes including for:

- Any relocation of the existing bird watching shelter or installation of a new shelter
- The creation of any vehicle routes on the site
- Any proposals to use some or all the site as a Suitable Alternative Natural Greenspace (SANG)

Reply:

The change in ownership has not altered whether or not planning permission would be required for development at the site as that is determined by the nature of the development itself. However certain forms of development could be considered de minimis or permitted development (which would be the case under any owner) and therefore not require the submission of a planning application.

In the absence of specific details it is not possible to definitively say that development associated with the bullet points would need a planning application. However, officers within the planning department are engaged in reviewing any proposals that are developed to ensure that applications are made where necessary.

Edward Hawkins

Chairman of the Planning and Regulatory Committee

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