

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 7 August 2019 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:
(*present)

- *Mr Tim Hall (Chairman)
- *Mr Edward Hawkins (Vice-Chairman)
- *Mrs Mary Angell
- *Dr Andrew Povey
- *Mr Keith Taylor
- *Mrs Rose Thorn
- *Mr Stephen Cooksey
- *Mr Ernest Mallett MBE
- *Mr Jonathan Essex

Apologies:

- Mr Saj Hussain
- Mrs Bernie Muir
- Mrs Penny Rivers

22/19 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

Apologies have been received from Mr Saj Hussain, Mrs Bernie Muir and Mrs Penny Rivers.

Mr Jonathan Essex substituted for Mrs Penny Rivers.

23/19 MINUTES OF THE LAST MEETING [Item 2]

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

24/19 PETITIONS [Item 3]

There were none.

25/19 PUBLIC QUESTION TIME [Item 4]

There were none.

26/19 MEMBERS' QUESTION TIME [Item 5]

There were none.

27/19 DECLARATIONS OF INTERESTS [Item 6]

There were none.

28/19 SURREY COUNTY COUNCIL PROPOSAL WA/2019/0854: POTTERS GATE PRIMARY SCHOOL, POTTERS GATE, FARNHAM, GU9 7BB [Item 7]

An update sheet was tabled at the meeting and is attached as Annex 1 to the minutes.

Officers:

Caroline Smith, Planning Development Manager

Katie Rayner, Senior Planning Officer

Richard Cooper, Principal Transport Development Planning Officer

Saira Tamboo, Lawyer

Key points raised during the discussion:

1. The report was introduced by the Senior Planning Officer whom explained that an update sheet had been tabled and referred to only minor amendments to conditions and informatives. Conditions were placed on this permission requiring the further assessment of off-site highway works as proposed at the time (Condition 3) and the submission of an updated School Travel Plan (Condition 5) however Conditions 3 and 5 have not been discharged and have therefore not been complied with.
2. A Member stated that pick up and drop off points were essential especially for open access sites even though this may not be supported by the education department. The policies referred to in pages 20 and 21 of the report support the provision of pick up and drop off points and the committee need to be mindful of this going forward. The officer explained that there was no facility for pick up and drop off points at the site and hence why parents were being given permission to use the Upper Hart Car Park.
3. A Member stated that an objection listed in the report was around air quality and asked if air quality was something considered by planning officers. The Senior Planning Officer explained that the school travel plan seeks to address this by encouraging more sustainable modes of transport.
4. A Member queried why considerations were being based on 2012 vehicle movements and not 2019 vehicle data as per paragraph 24 of the report and argued that it was unacceptable to consider seven year old data. With regards to the solutions to uncontrolled pedestrian crossings, the Member raised concerned that not enough was being done to deliver highway safety at the identified crossing points and a 20 mph zone had only been introduced because of the Local Committee.
5. The Principal Transport Development Planning Officer explained that the works being proposed to discharge condition 3 included promoting the pedestrian route between the car park and school which had been supported by Waverley Borough Council. The main issue is around the Falkner road and Potters Gate access road where a new uncontrolled crossing facility with tactile paving has been introduced with double yellow lines which has been considered to be adequate for the type and number of people using it. Highways did not believe a controlled crossing was required.

6. It was explained that data in paragraph 24 was the estimated trip generation from the transport assessment in 2012 but that the school had undertaken an on the ground assessment in 2017 which has been used to inform the necessary highway measures.
7. A Member stated that he was not supportive off school pick up and drop off points due to engines stalling. Concern was raised around the uncontrolled crossing and the need for more than just tactile pavement.
8. Concern was raised as to why wider walking measures had not been considered alongside road markings for the uncontrolled crossing. It was felt that the service was not doing as much as it should be to promote highway and pedestrian safety. The Principal Transport Development Planning Officer stated that the school travel plan has measures to promote walking which will be promoted and delivered alongside the safer schools teams.
9. It was explained by the Principal Transport Development Planning Officer that it was normal procedure to use previous vehicle and traffic data.
10. The Chairman stated that central Farnham was very congested and felt that accurate traffic figures were required.
11. The Planning Development Manager explained that this permission was granted in 2012 and that at the time the conditions were considered acceptable. The development has been granted and the committees role is to discharge the condition and not to review the condition again.
12. Officers confirmed that the school travel plan was submitted in January 2019 and is approved and monitored by a travel planning officer whom works with the school.
13. The Chairman asked for the Committee to be provided with updated figures with regards to travel movements to the school. The Planning Development Manager explained that this information was available in the school travel plan. A Member argued that the up to date 2017 figures should have been included in the report.
14. Mrs Mary Angell proposed to defer the application so the Committee can be provided with up to date traffic movement figures and further details on traffic calming measures. This was seconded by Mr. Andrew Povey.
15. The Chairman moved the recommendation to defer the application on the basis that the committee require up to date travel figures to be incorporated in the report and that pedestrian measures within the report are reviewed. There were 5 votes for, 2 votes against and 2 abstentions. Therefore the application was deferred.

RESOLVED:

That planning application no. **WA/2019/0854** be **deferred** awaiting up to date travel figures and additional/proposed pedestrian measures.

29/19 SURREY COUNTY COUNCIL PROPOSAL RE19/00956/CON: ST BEDES SCHOOL, CARLTON ROAD, REDHILL, SURREY RH1 2LQ [Item 8]

An update sheet was tabled at the meeting and is attached as Annex 2 to the minutes.

Officers:

Caroline Smith, Planning Development Manager
Katie Rayner, Senior Planning Officer
Scott Dickson, Senior Transport Development Planning Officer
Saira Tamboo, Lawyer

Key points raised during the discussion:

1. The Chairman explained that the local member, Mrs Natalie Bramhall is on leave and cannot attend today's meeting but supports the recommendation to permit the application and supports the removal of Condition 9 from planning permission RE18/01119/CON dated 18 July 2018.
2. The report was introduced by the Planning Development Manager whom briefly explained the application. The committee were informed that a condition was recommended by the County Highway Authority and placed on the approval requiring a parking restriction on the north side of Carlton Road between Vandyke Close and St Bede's School following a request from the Carlton Road Residents Association.
3. Since this permission was granted, further assessment work has been undertaken by the Parking Review Team at Surrey County Council in respect of this. The results showed that the introduction of further parking restrictions on Carlton Lane would lead to displaced parking on the surrounding roads and as such the County Highway Authority consider that it would not now be of benefit to extend the parking restrictions in this location. The Parking Review Team are proposing to carry out a wider street parking review. As a result, under S73 of The Town and County Planning Act 1990 (as amended) this application proposes to remove Condition 9 from planning permission RE18/01119/CON dated 18 July 2018. An update sheet with minor amendments had been tabled.
4. A member of the committee agreed with the report recommendation stating that he was happy that there was a recognition that parking restrictions lead to parking displacement in other areas.
5. A Member of the Committee asked for clarification on where the house numbers referred to were explaining that he has visited the school and observed the traffic disruption directly outside the school with school buses and parked cars causing congestion outside the school.
6. The Senior Transport Development Planning Officer explained that the original condition attached required parking restrictions on the north side of Carlton Road which was not outside the school. This came about as a result from the Carlton Road Residents Association and not any highway safety concerns in the local area. A survey was carried out on Carlton Road and roads close by which found capacity for on-street car parking.
7. The Parking Team agree that if parking restrictions are imposed this would displace the parking problem and they prefer a thorough look at on-street parking in the area which they have agreed to review.

- 8. The Chairman moved the recommendation to permit the application subject to the conditions and informatives in the report and the updated conditions and informatives in the update sheet. The vote was unanimous and therefore the permission was permitted.

RESOLVED:

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. **RE19/00956/CON** is **permitted** subject to conditions and informatives in the report and the updated conditions and informatives in the update sheet.

30/19 DATE OF NEXT MEETING [Item 9]

The date of the next meeting was noted.

Meeting closed at 11:27am

Chairman

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