

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 6th JULY 2022

ITEM NO: 6

PLANNING APPLICATION: REDHILL AMBULANCE STATION PENDLETON ROAD REDHILL SURREY RH1 6JU

Conditions

Following further comments received from the County Highways Authority, condition 23 is amended as follows (amendments underlined for reference):

23. The development hereby approved shall not be first occupied unless and until the proposed garages with minimum dimensions of 3.25 metres wide by 6 metres deep with minimum 6 metres aisles to the rear of parking spaces in front of garages has been laid out within the site in accordance with the approved plans, all shall be permanently retained and maintained for their designated purposes

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

Representations

Since the publication of the report, one additional representation has been received raising the following points:

- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Loss of private view
- Noise & disturbance
- Overdevelopment

The issues raised have been discussed and addressed in the report.

ITEM NO: 7

PLANNING APPLICATION: 22/00181/F OAKWOOD SCHOOL, BALCOMBE ROAD, HORLEY, SURREY, RH6 9AE

Consultations

County Highway Authority: The proposed development has been considered by The County Highway Authority who, having assessed the application on safety, capacity and policy grounds, recommends that conditions be imposed in any permission granted. Specifically these conditions require the submission of a travel plan, a construction transport management plan and the submission of a football turf pitch (FTP) use plan for approval prior to commencement of the use of the pitch.

Transport Matters

The Highway Officer has made the following comments on the application:

'The Design and Access Statement, with Planning Statement accompanying the application states the following at page 29.

"Oakwood School provides onsite car parking with approximately 150no. standard car parking spaces, 3no. accessible car parking spaces; 8no. coach parking spaces, and 10no. mini bus parking spaces. All parking areas allow adequate vehicle circulation and turning to enable vehicles to enter and exit in a forward gear."

On page 30 of the Design and Access Statement it is stated that there would be a maximum of 96 participants on site, based on four teams playing at the same time which would mean 48 participants at two football matches being played simultaneously. The 96 players on site would allow for changeover of another four teams. This impact would be acceptable during non-school times when the car park would be empty of school time related parking.

These parking areas are in use during the day while the school is open. It is not clear when non-school community use of the site would start and finish and this is required to understand the impact of the proposed use.

The Design and Access Statement states that the Footpath Turf Pitch would be available during the school day for pupils and visiting teams and by the wider community during week evening and at weekends. But the times of use by non-school groups and therefore parking demand is not clear. I therefore recommend that a condition is imposed setting out the management of the parking areas during the school day and during weekend evening and weekends.'

Conditions

The following additional conditions are listed as follows:

11. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15am and 3.15 and 4.00 pm and there shall be no HGV traffic to be laid up, waiting on road surrounding the site during these times.
- (k) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

12. The proposed use shall not commence until a FTP Use Document is submitted for approval to the Local planning Authority setting out the use of the FTP by school and non-school users and how parking within the site would be managed. Then the approved FTP Use Document will be used upon first use of the FTP and for every subsequent use.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

ITEM NO: 8

**PLANNING APPLICATION: 64 & REAR OF 62 SHELVERS WAY TADWORTH
SURREY KT20 5QF**

Ecology

The Applicant has submitted two further documents:

- Report to Inform Habitat Regulations Assessment Stage 1 (Screening (Arbtech, 2022)
- Badger Survey (Arbtech, 2022)

Surrey Wildlife Trust has been re-consulted and provided the following comments:

'Report to Inform Habitat Regulations Assessment Stage 1 (Screening (Arbtech, 2022)

The report appears to be appropriate in scope and has scoped out impacts to Mole Gap to Reigate Escarpment SAC. The conclusion appears to be appropriate.

Badger Survey (Arbtech, 2022)

The report has assessed that the badger sett recorded by aLyne Ecology (2022)¹ is currently an inactive outlier sett. This assessment has been reached due to the level of inactivity at each of the six entrances to the sett. Therefore no further survey has been recommended prior to determination by Arbtech. Assuming that the outlier sett is inactive, this is a proportionate approach for the planning application.

The Arbtech report has advised that further camera monitoring surveys are secured as a pre-commencement condition. We would advise that prior to commencement, the outlier sett should be monitored through a badger sign survey and monitoring surveys to ensure that the project is carried out in line with The Protection of Badgers Act 1992. The results of the survey work should be provided to the LPA in a written report.

Should the outlier sett be confirmed as being active, then we would advise that a suitably qualified ecologist designs a badger mitigation strategy. Should this require a licence from Natural England then we would advise that no works commence until the licence is granted by Natural England.'

The additional information is considered to be a satisfactory, addressing the outstanding matters from the previous comments received from Surrey Wildlife Trust, and subject to the following recommended conditions, the proposal is considered acceptable in this regard.

Conditions

22. Prior to commencement, the outlier badger sett should be monitored through a badger sign survey and monitoring surveys to ensure that the project is carried out in line with The Protection of Badgers Act 1992. The results of the survey work should be provided to the LPA in a written report.

Should the outlier sett be confirmed as being active, then a suitably qualified ecologist shall design a badger mitigation strategy to be submitted and approved by the Local Planning Authority prior to commencement of development. Should this require a licence from Natural England then no works shall commence until the licence is granted by Natural England.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

23. No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP should include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs
 - g) Invasive Plant Species Management and Removal Plan prepared by a suitably qualified individual that details how the control of invasive species will be managed on site, including roles and responsibilities.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

24. No development shall commence on site until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Preliminary Ecological Appraisal and Preliminary Inspection for Bats (aLyne Ecology, 2022) report and should include, but not be limited to following
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme
 - k) Ecological Enhancement Plan

This LEMP should be written in line with Section 7.2 of the Preliminary Ecological Appraisal and Preliminary Inspection for Bats report which states “*Native trees should be retained, where possible and any trees lost as a result of the proposed development, should be replaced with equivalent numbers of native species.*”

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

25. Prior to occupation, details of external lighting, including proposed operating times and details of shielding to control light spill, shall be submitted to and approved, in writing, by the Planning Authority, and there shall be no variance in external lighting other than as approved.

Reason: In the interests of the amenities of neighbouring residential properties and to ensure the protection of the protected species with regard to Development Management Plan 2019 policy NHE2 and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

Informatives

19. The applicant is made aware of the requirement for them to apply for a bat mitigation licence from Natural England where development activities may cause an offence.

ITEM NO: 9

PLANNING APPLICATION: 21/00429/CU - LAND AND CITY FAMILIES TRUST, OLD PHEASANTRY, MERRYWOOD GROVE, LOWER KINGSWOOD, SURREY

Representations

Four further representations received from third parties that had already written previously. The concerns can be summarised as follows:

- Concerns about the proposed legal agreement to secure the minibus meeting point in terms of how practical it is, its enforceability and ownership issues.
- Continued concerns regarding the parking of cars on the verge outside of the Old Pheantry Site and its impact on the condition of the lanes and character of the area, including AONB
- Traffic and highway safety impacts
- Concerns about maintenance of the access lanes

These matters are addressed within the committee report. In terms of the ownership of the site for minibus meeting point concerns have been raised that OYO Hotel does not own the site. Ownership would be explored for the purposes of the legal agreement and if that were to be the case then the owner of the land would also need to be party to the legal agreement.

ITEM NO: 12

PLANNING APPLICATION: 22/00557/F 80 CROYDON ROAD REIGATE SURREY RH2 0NH

Conditions

The following amendment to condition 1 in relation to the approved plans is shown in *italics*:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan type	Reference	Version	Received
Street Scene	2205	P2	26.04.2022
Elevation Plan	2200	P2	26.04.2022
Floor Plan	2100	P2	26.04.2022
Location Plan	0001	P1	09.03.2022
Site Layout Plan	1000	P1	09.03.2022
Floor Plan	1100	P1	09.03.2022
Elevation Plan	1200	P1	09.03.2022
Street Scene	1205	P1	09.03.2022
Section Plan	1305	P1	09.03.2022
Proposed Plans	2002	P1	09.03.2022
Site Layout Plan	2000	P2	26.04.2022
Proposed Plans	2001	P1	17.06.2022
Section Plan	2305	P1	09.03.2022

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.