



GUILDFORD
BOROUGH

James Whiteman
Managing Director

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Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 17TH JUNE 2020

Please find attached the following:

Late Sheets (Pages 1 - 8)

Yours sincerely

Sophie Butcher, Democratic Services Officer
01483 444056

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Planning Committee

17 June 2020

List of Public Speakers

In accordance with the Council's adopted scheme to allow the public to address meetings of this Committee on planning and related applications and on site specific matters, the following persons have given notice of their wish to speak at this meeting on the applications/matters listed in the table below.

These applications/matters will be considered ahead of the other applications/matters on the Agenda and will be taken in the order indicated. Unless stated otherwise, the page number in the first column of the table refers to the page number on the List of Planning and Related Applications on the Agenda (Item 6).

In each case where an objector has given notice to speak, the applicant (or the applicant's agent) will have been informed and offered the opportunity to address the Committee in accordance with the scheme.

The Committee will deal with tonight's applications in the following order:

ITEM 6 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS
29.	19/P/01734	Tormead School, Cranley Road, Guildford, GU1 2JD	1. Mrs Nicola Amiss (to object) 2. Mr Andrew Amiss (to object) 3. Ward Councillor: Councillor Dennis Booth
115.	20/P/00409	20 The Street, West Horsley, Leatherhead, KT24 6AX	1. Councillor Catherine Young (to object on behalf of West Horsley Parish Council) 2. Mr James Gow (to object) 3. Mr Hartley Beames (in support) (Black Onyx Group) 4. Ms Lucy Elliott (in support) 5. Ward Councillor: Councillor Tim Anderson
45.	19/P/01980	Land off, Westwood Lane, Wanborough, Guildford	1. Ward Councillor: Councillor Tony Rooth 2. Ward Councillor: Councillor Ramsey Nagaty
143.	20/P/00446	Meadow Cottage, School Lane, East Clandon, Guildford, GU4 7RS	1. Ward Councillor: Councillor Catherine Young

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Planning Committee

17 June 2020

Amendment/Correction/Update List

19/P/01734 (Page 29) – Tormead School, Cranley Road, Guildford, GU1 2JD

Amend condition 3 to:

The use of the MUGA hereby permitted shall not operate other than between the hours of 07:30 to 18:30 Mondays to Friday during term time and shall not operate at all on Saturday, Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

Amend condition 6 to:

The use of the floodlights serving the MUGA hereby permitted shall not be operated other than when the MUGA is in use and only:

- Between the 31st October and 1st of March between the hours of 07:30-17:45 Monday to Friday
- At all other times of the year between 07:30 and 18:30 Monday to Friday

All year the floodlights shall not be operated at all on Saturdays, Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties and to prevent disturbance to nearby roosting bats.

Condition 13 should be amended to:

Amend condition 13 to:

The floodlights serving the tennis/netball court shall only operate when the courts are in use and between the hours of 07:30 to 18:30 Mondays to Fridays (inclusive) during term time and shall not operate at all on Saturdays, Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

20/P/00446 (Page 143) – Meadow Cottage, School Lane, East Clandon, Guildford, GU4 7RS

To confirm that the application number given in the index for this planning committee agenda is incorrectly listed as 20/P/00409 when it should read 20/P/00446.

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Planning Committee

17 June 2020

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 5 – Planning Applications

19/P/01734 – (Page 29) – Tormead School, Cranley Road, Guildford, GU1 2JD

Six further letters of objection raising the following concerns:

- use of the MUGA on Saturdays which would result in disturbance to neighbouring residents
- the days and hours of use of the MUGA should be restricted to those proposed by the school
- the MUGA should only be used by the pupils of Tormead School for practice and internal matches only and not for inter-school competitive matches
- increase in noise and light pollution
- increase in traffic volumes and parking issues
- that the MUGA will be used as a hockey pitch
- concern that a planning application has been submitted by the applicant (20/P/00825) for additional sporting facilities within a short distance of the school
- The conditions should be changed to:

1. amend the days of use to show Monday to Friday as per original planning evidence supplied;
2. clearly state the MUGA will not be used on Saturday, Sunday and Bank Holidays;
3. clearly state the MUGA will not be used during school holidays;
4. clearly state the MUGA will only be used by Tormead School pupils for practice only and not competitive matches.

19/P/01980 – (Page 45) – Land off, Westwood Lane, Wanborough, Guildford

The following comments were made by speakers in relation to the above application when it was last considered by the Planning Committee at its meeting in February 2020:

Ms Mary Adkins (object)

The site lies within AONB and AGLV. An Article 4 Direction imposed on Wanborough Fields to protect its special open nature when the fields were subdivided into small plots by a speculative purchaser.

The special open nature of the site should be given high priority when considering planning applications to develop these small plots of land.

The proposed development covers at least quarter of the 2.5 acres site. It is unknown what material the proposed track would be constructed from.

The development would be seen from the Hogs Back.

No tree survey has been undertaken despite the applicant agreeing that the adjacent tree belt and hedges are an important part of the landscape character.

The applicant acknowledges that important habitat and biodiversity features (SNCI) could be affected on land near the site, but no biodiversity impact has been undertaken.

Non-native tree specimens will be brought onto the site and could bring disease and result in invasion of non-native species spreading to the SNCI. Furthermore, the impact of generator noise on local wildlife should be taken into consideration.

The site is at the lowest point of the Hogs Back and acts as a natural SUMP for water run-off from the Hogs Back with flooding occurring on the nearby road. The introduction of built form would impede the natural function of the field as a SUMP and the introduction of irrigation onto the site would further increase flooding.

Mr Stephen Callender (object)

A large track and parking for five cars is inappropriate development and harmful to the Green Belt and should only be approved in very special circumstances. The proposed buildings, enclosures and tunnels would not maintain the openness of the Green Belt, AONB and AGLV.

The buildings and track way would significantly harm the distinctive character of the AGLV.

The addition of further infrastructure by the applicant would further harm the AGLV.

The tree cover is sparse, even in summer, and the built form would be visible from the B3000 and the intended additional of further buildings and structures would irrevocably harm the AGLV and it would cease to exist.

The application makes no mention of machinery that required electricity and makes noise or of the external lighting. There are no services to the site and no mention is made of the large generator needed.

Wanborough is a quiet, rural hamlet with significant heritage buildings dating back to the 13th and 14th Century. The light source and noise generated on the site will be regular and obvious and would change the peaceful environment of Wanborough.

A site visit should be undertaken to assess the impact on the openness of the AGLV and the rural hamlet.

Two further letters of representation have been received raising the following objections / concerns:

- The recommended conditions in no way compensate for the harm to a protected landscape comprising open fields.
- Points raised by both the AONB planning officer and the Surrey Wildlife Trust have not been taken on board.
- The recommendation for approval rests on horticulture being a legitimate agricultural use (agriculture is the only permitted use in the whole of Wanborough Fields).
- The proposal does not take account of the special, historic, nature of this landscape, nor the high proportion of semi-industrial development proposed on a small plot of some 3 acres

- GBC has served enforcement notices on plots occupied in the same AGLV field as the application site stating that the development harms the open field pattern of the area and as such is detrimental to the landscape value of the area.
- An appeal was also dismissed on one of the plots within the same field citing harm to the open field pattern and harm to the landscape value of the area, as well as the Green Belt and constitutes inappropriate development in the Green Belt which by definition is harmful.
- The appropriate weight has not been given to the openness of the landscape which is considered of vital importance.
- If approved, the development proposed in this application would be the first and only built form and structures permitted in the whole of Wanborough Fields.
- Approval would set a precedent for development on small plots
- This is a Dark Sky Area with no artificial light source. The required lighting would be seen clearly from the AONB and the Hog's Back.
- There is no condition on the extent or type of lighting, nor on the other recommendations in the ecological appraisal.
- There appears to leave no space for an access track to other plot holders, how will other plot holders access their plot?
- A site visit would set this application in the context of a heritage, open landscape worthy of protection from development creep.

A letter from CPRE was received making the following comments:

CPRE Guildford invites the Planning Committee at its forthcoming meeting to take into account the following observations in relation to the objections of Wanborough Parish Council and Wanborough Residents to the recommendations of a Council Officer to approve this application subject to condition:

1. We believe the objections submitted by Mr Callender and Ms Atkins are cogent, and the submission of the Planning Officer justifying the grant of permission wholly unconvincing, The conditions proposed do not address our fundamental objection to significant erosion of countryside protection and enhancement.
2. Having due regard to the clear policies of the Council in relation to the strong protection of the Green Belt, and with regard also to AONB and AGLV, and in particular the Council's refusal of previous applications for development on the Northern slopes of the Hog's Back, one of which has been upheld at appeal, the grant of this application would be an arbitrary and inconsistent decision which would undermine the Council's express policy to protect the openness of the views from the Hog's Back, with the purpose of maintaining permanently a view which has been admired for centuries.
3. We find it impossible to accept that this development could be said not to seriously damage important views from and to the AONB or the distinctive character of the AGLV itself (ie its Great Landscape Value).
4. We are very concerned that the Officer has dismissed or ignored the views of the Surrey Hills AONB Adviser and so cast doubt on the ability of the AONB to meet its objectives under the AONB Management Plan. It could also prejudice the review of the AONB Boundary.

We therefore respectfully ask the Council to reject this Application in particular for the reasons of general application to this site, as set out in the decision of the Inspector in the Applicant's appeal APP/Y3615/W/18/3201529.

One further letter of objection has been submitted updating comments made under an earlier submission and containing photos of the site and its surroundings and raises the following concerns:

- The structures on site, delivery lorries and parking on site would be visible from the Hog's Back across the AONB, from the AONB itself, and from the B3000
- There are a number of structures in the field subject to planning enforcement
- The area gets waterlogged and Westwood Lane is regularly flooded
- No detail has been provided how the water tanks would be refilled
- The application requires walls and other means of enclosure and constitutes a threat to the amenities of the area
- The development of the land would mean the land would no longer be open
- No mention is made of machinery on site such as tractor, forklift etc.
- No external lighting is shown needed for the trackway, poly-tunnels and elsewhere
- Noise
- Air pollution
- No tree survey has been carried out
- No biodiversity impact assessment has been made
- Impact on SNCI from the introduction of non-native species
- Impact on wildlife from generator noise
- Adverse impact on the visual amenities of the AONB and AGLV
- Approval will set a precedent
- An existing tree line should not be relied upon for screening
- An application made by the applicant for a similar development in Wycombe District Council was dismissed at appeal due to its harmful visual impact and because it did not constitute sustainable development.