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BOROUGH

**James Whiteman**  
Managing Director

**[www.guildford.gov.uk](http://www.guildford.gov.uk)**

Dear Councillor

**PLANNING COMMITTEE - THURSDAY 20 MAY 2021**

Please find attached the following:

**Agenda No    Item**

9.    **Late Sheets - Amendments, Corrections and Updates/Late Representations**  
**(Pages 1 - 10)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

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## **Planning Committee**

**20 May 2021**

### **Amendment/Correction/Update List**

The Planning Committee membership was agreed by Council at its Annual/Selection meeting on 19 May 2021 as follows:

Chairman: Councillor Fiona White  
Vice-Chairman: Councillor Colin Cross

Councillor Jon Askew  
Councillor Christopher Barrass  
Councillor David Bilbé  
Councillor Chris Blow  
Councillor Ruth Brothwell  
Councillor Angela Goodwin  
Councillor Angela Gunning  
Councillor Liz Hogger  
Councillor Marsha Moseley  
Councillor Ramsey Nagaty  
Councillor Maddy Redpath  
Councillor Pauline Searle  
Councillor Paul Spooner

#### **Substitutes:**

Councillor Tim Anderson  
Councillor Richard Billington  
Councillor Dennis Booth  
Councillor Guida Esteves  
Councillor Graham Eyre  
Councillor Andrew Gomm  
Councillor Steven Lee  
Councillor Nigel Manning  
Councillor Ted Mayne  
Councillor Bob McShee  
Councillor Susan Parker  
Councillor Jo Randall  
Councillor Tony Rooth  
Councillor Will Salmon  
Councillor Deborah Seabrook  
Councillor Cait Taylor  
Councillor James Walsh  
Councillor Catherine Young

**18/P/02456 – (Page 19) Land at Ash Manor, Ash Green Road, Ash Green, Guildford, GU12 6HH**

Application 18/P/02456 has been deferred from tonight's Planning Committee following the very late receipt of three weighty documents received at different times today (20/5) from Ash Green Residents Association (AGRA) without any prior warning. Officers feel given the circumstances, the information needs to be reviewed and this can only be done through deferral. Officers will seek to take the item back to the earliest available Planning Committee to consider the item.

**20/P/00737 – (Page 77) – Orchard Walls, Beech Avenue, Effingham, Leatherhead, KT24 5PG**

This application has been deferred owing to outstanding issues regarding viability and unit size.

**20/P/01291 – (Page 99) – Ashley House, Christmas Hill, Shalford, Guildford, GU4 8HN**

The following additional text, in bold, should be included on page 110:

Under Consultations Non statutory consultees:

Woodland Trust: Objection. The buffer zone afforded to the veteran Elm tree has been increased from the capped 15m (as per BS5837 guidelines) to 16m but this should be 18m to accord with the Woodland Trust standing advice. (Officer note: **See GBC arb officer comments which advise that** amended plans address the concerns raised in respect of the impact on the veteran Elm tree located on the adjoining land).

The following additional word, in bold, to be included on page 114:

Planning Considerations

A number of the representations against the proposal have stated that there is no need for such accommodation, or that this accommodation is not needed in this area. While this is not accepted, for the reasons set out above, it should be noted that it is not incumbent on the applicant or the Council it demonstrates a need for the proposed development. A lack **of** identified need would simply remove the positive benefit of providing the accommodation and would not introduce a negative factor in the planning balance or suggest that planning permission should not be granted. The development would be required to be considered on its other merits and against the other policies set out in the LPSS.

The following correction to paragraph three, in bold, last sentence, on page 116:

The impact of the development on the character of the area

The materials chosen are also intended to reflect the predominant building materials in the local area and includes red tiles for the roof and the tile hanging as well as red multi stock **brick**.

**Updates to report conditions**

Following further discussions with the applicant in respect of the planning conditions, it is recommended that the conditions set out in the committee report be adjusted in the following respects:

*Condition 2: Approved Plans*

- remove reference to the existing plans
- remove reference to the drainage plan, this is covered by Condition 14
- add Site Location 0101 P3 and Site Plan ref 0102 P9

*Condition 4: Recording*

- remove reference to 'Listed Building' in the reason for the condition, the building is not Listed

*Condition 8: Highway Works*

- amend condition to reflect the amended highway works plan ref 0003 P02

*Condition 9: Parking*

- amended to reference Site Plan ref 0102 P9

*Condition 14: Drainage*

- amend to "Prior to the commencement of development (excluding demolition)..."

**20/P/01708 – (Page 125) – Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU**

**Minor amendments to the wording of conditions 2, 4, 7, 9, 18 and 19 as follows:**

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Stub Road Location Plan ref.1350-2-153 and Stub Road Red Line plan- Elm Lane One Way-Southern Roundabout ref. 1350-2-152 Rev D received on 08/10/2020 and Wider Site Location Plan ref. 1350-2-186 Rev A received on 13/05/2021.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

***Reason for change: Additional plan containing a blue line highlighting other land in the applicant's ownership.***

4. No development shall take place until (a) the Highways England Investment Strategy (RIS) improvement to M25 Junction 10/A3 Wisley Interchange Development Consent Order (DCO) has been granted and (b) written confirmation has been obtained from the Local Planning Authority (in consultation with Highways England and Surrey County Council) that the relevant part of the DCO, being the Wisley Lane Diversion, has been implemented/commenced on site.

Reason: The proposed development is only acceptable as part of the diverted Wisley Lane.

***Reason for change: Tightening of the wording to provide better clarity.***

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority. This should include further investigation regarding the significance of the historic Wisley and Ockham Parish Boundary. Development shall then take place in accordance with the approved Written Scheme of Investigation.

Reason: To allow adequate archaeological investigation. It is considered necessary for this to be a pre-commencement condition to allow the investigation to take place before any archaeological remains are disturbed by the approved development.

**Reason for change:** To make clear the works required for the historic boundary.

9. Prior to the first use of the development hereby approved, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

**Reason for change:** Correction of error relating to occupation of development.

18. Prior to commencement of development, the applicant must submit the following to the Local Planning Authority for its written approval:

(a) a method statement for identification of land contamination including removal of material containing asbestos from site, quantification of loose fibres in soil and a detailed remediation scheme

(b) the approved remediation scheme must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. Following the completion of approved remediation measures identified in the scheme, a verification report must be submitted to the Local Planning Authority for approval in writing. This verification report must provide documented evidence of the remediation work carried out on site.

If monitoring of air borne asbestos fibres during the earthworks is identified as one of the control measures, this must be appended to the verification report on completion along with monitoring data and measures employed to control air borne asbestos fibres on site/at site boundaries.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is considered necessary for this to be a pre-commencement condition because the how asbestos is dealt with needs to be agreed prior to development commencing.

**Reason for change:** To make clear the scope of the method statement and to address a typo.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation must be carried out to identify the extent, scale and nature of contamination, and where necessary a remediation scheme must be prepared to bring the site to

a condition suitable for the intended use by removing unacceptable risks to human health, and other sensitive receptors and is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

*Reason for change: To address typo and link to condition 18, rather than 17.*

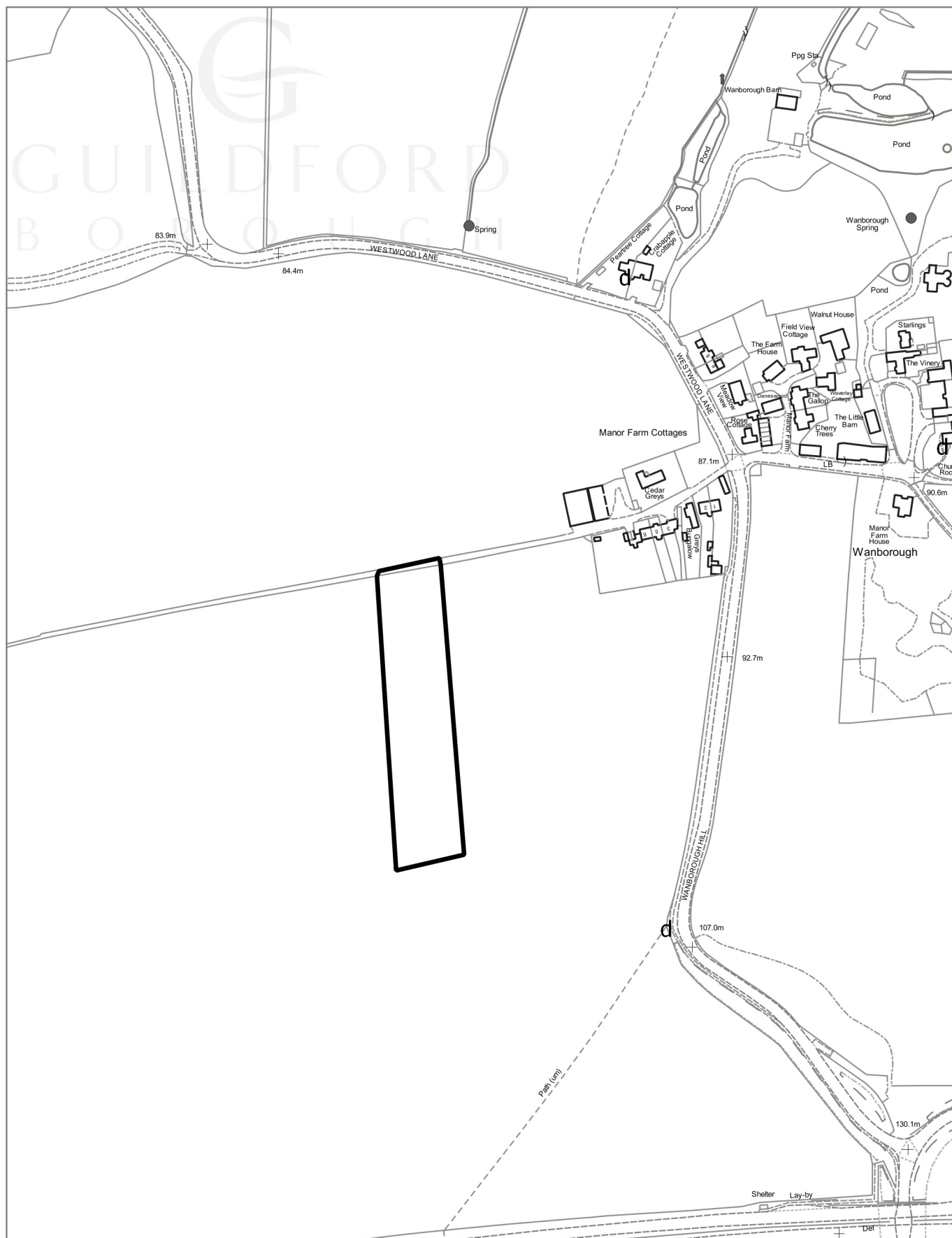
**21/P/00293 (Page 163) – Lot 4, Westwood Lane, Wanborough, Guildford, GU3 2JR**

Please find attached an updated committee map.

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# 21/P/00293 - Lot 4, Westwood Lane, Wanborough, Guildford



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This map is for identification purposes only and should  
not be relied upon for accuracy.

Print Date: 19/05/2021



Not to Scale



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## Planning Committee

20 May 2021

### 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

##### **20/P/01708 – (Page 125) – Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU** **Update in relation to the Highways England Investment Strategy relating to the M25 Junction 10 and the A3 Wisley Interchange Development Consent Order**

A Ministerial Statement was laid in Parliament on the 12th May which stated "The deadline for the decision is to be further extended to 12 November 2021 (an extension of 6 months) to allow further consideration of environmental matters."

[Officer note: This was taken into consideration prior to the item being confirmed on the agenda for this meeting. It is considered that the delay to the DCO does not affect the ability to determine the application now.

It is still reasonable to impose a Grampian condition in the terms proposed on the basis that there is a prospect of the DCO coming forward and being approved. This is on the basis that it is being promoted by Highways England, itself a public authority, in the public interest who must regard there being a material prospect of the DCO being granted]

##### **Summary of objection received from Planning Works on behalf of the Royal Horticultural Society Garden Wisley (RHS):**

- The RHS believe that the determination of the application at this point in time cannot be sound because of the delay to the M25 J10 DCO decision due on the 12th May.
- The Committee Report is predicated on the basis that the Highways England DCO order relating to the M25 junction 10/A3 Wisley interchange (including the Wisley Lane Diversion) would have been confirmed on the 12th May 2021. It is therefore now out of date.

[Officer note: The report was written prior to the decision to extend the deadline on a decision on the DCO, however, further extension to the deadline was always a possibility that was taken into account when writing the report. The decision to continue to take the application to committee was made after the delay on the DCO was announced as it is considered that the Grampian condition provides adequate protection]

- The rationale for the application determination at this point in time- one of timing and procurement - has gone.
- This issue of timing alone should be sufficient in its own right to seek a deferral of the application at this point in time.
- The Grampian condition cannot be reasonable in these circumstances since it is reliant on a decision yet to be taken.

- It is very unusual for a DCO decision to have been delayed twice, which must cast doubt on the likelihood of it being approved.
- The Committee cannot reasonably consider the proposed conditions without having sight of any highway modelling for the outline planning application for the entire FWA site.
- The roundabout and stub road configuration are not based on the most up-to date TW highway modelling.

[Officer note: SCC as Highway Authority are happy with the traffic modelling exercise undertaken, which sought to demonstrate that the proposed roundabout can satisfactorily accommodate traffic movements associated with the DCO scheme, and the future potential for traffic flows associated with adjacent site allocation]

- The application proposals may not be fit for purpose.
- A holistic approach to the delivery of the FWA proposals to include the roundabout/stub road proposals in the application due to be submitted in June 2021 would align with the (current) DCO decision date in November 2021 and be based on the most up to date highway modelling