

Planning Committee

24 May 2023

Update/Amendment/Correction/List

The Planning Committee membership was agreed by the Council at its Selection meeting held on 17 May 2023:

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| Chairman | Councillor Fiona White |
| Vice-Chairman | To be elected by the Committee |
| Other members of the Committee | Councillor Bilal Akhtar Councillor David Bilbé Councillor Lizzie Griffiths Councillor Steve Hives Councillor James Jones Councillor Vanessa King Councillor Richard Mills Councillor Patrick Oven Councillor George Potter Councillor Maddy Redpath Councillor Joanne Shaw Councillor Howard Smith Councillor Cait Taylor Councillor Sue Wyeth-Price |
| Substitutes | Councillor Sallie Barker Councillor Phil Bellamy Councillor Joss Bigmore Councillor James Brooker Councillor Philip Brooker Councillor Ruth Brothwell Councillor Amanda Creese Councillor Jason Fenwick Councillor Matt Furniss Councillor Catherine Houston |

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| Councillor Bob Hughes Councillor Richard Lucas Councillor Merel Rehorst-Smith Councillor Jane Tyson Councillor James Walsh Councillor Keith Witham Councillor Catherine Young |
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Planning Committee Minutes – 26 April 2023

The Committee are asked to approve the minutes of the meeting held on Wednesday 26 April 2023 (attached).

Election of Vice-Chairman

The Committee are asked to nominate and second the election of a Vice-Chairman of the Planning Committee.

19/P/02096 – (Page 21) – Waterloo Farm, Ockham Road North, West Horsley, Leatherhead, KT24 6PE

Consultations

Updated responses have been received from the following:

Surrey Wildlife Trust: They have reviewed the following updated reports : Tree Survey, Arbtech Consulting Ltd, 22 May 2023 and Preliminary Ecological Appraisal, Arbtech Consulting Ltd. 21 May 2023. Recommend conditions.

Waste and Recycling Officer: The newly provided swept path analysis is acceptable. The only concern would be ensuring there aren't any vehicles parked in the turning area, which could be done via a sign asking no-one to park there on collection day (Thursday). Prior objections to this application are removed. (Swept Path Analysis plan dated 19.05.23 attached)

Additional Recommended Conditions:

18. Prior to the commencement of development a Landscape and Ecological Management Plan (LEMP) for this site shall be submitted to and approved in writing by the LPA. This should include the 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 advised by the recommended mitigation/compensation actions for habitat and species as detailed in section 6 of the EIA;
- 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.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) 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. The approved plan will be implemented in accordance with the approved details.

Reason: To increase the biodiversity of the site, to protect protected species and to mitigate any impact from the development.

19. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP (Biodiversity) shall include the following:

- a) Map showing the location of all 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 protective fencing, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To protect protected species and to mitigate any impact from the development during the construction process.

20. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2005 (or any later revised standard) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.

Condition 16 to be reworded as follows: No development shall take place until a scheme to enhance the biodiversity and nature conservation interest of the site, in line with the recommendations set out in the consultation response from Surrey Wildlife Trust dated 22 March 2023, has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: In order to preserve and enhance the natural environment including protected species.

22/P/00956 – (Page 43) – 12a Worplesdon Road, Guildford, GU2 9RW

Additional recommended condition:

8. No development shall take place until a scheme for the fitting of suitable ventilation and filtration equipment has been submitted to and approved in writing by the local planning authority. Such a scheme and details shall include equipment to suppress and disperse all fumes. The approved equipment shall be installed before the use commences and thereafter shall be operated and maintained in full working order in accordance with manufacturer's instructions throughout the proposed use.

Reason: To protect adjoining premises/residential amenities.

Condition 2 is to be reworded as follows:

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

WR 207 - Site Plan and Block Plan received on 13/06/2022

WR 501 P1 – Existing Plan 1 received on 13/06/2022

WR 500 P1 – Existing Plan 2 received on 13/06/2022

WR 502 P1 – Existing Elevations 1 received on 13/06/2022

WR 503 P1 – Existing Elevations 2 received on 13/06/2022

WR 504 P1 – Existing Elevations 3 received on 13/06/2022

WR 206 – Proposed Roof received on 14/06/2022

WR 208 – Proposed Elevations (1) received on 14/06/2022

WR 209 – Proposed Elevations (2) received on 14/06/2022

WR 206 – Proposed Elevations (3) received on 14/06/2022

WR 205 P2 – Proposed Plans received on 11/08/2022.

WR 211 P2 - Floor area received on 11/08/2022

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