

Planning Committee

31 January 2024

Update/Amendment/Correction List

Planning Committee Membership

The Committee is asked to note that Councillor Dominique Williams now replaces Councillor Fiona White as a full member of the Planning Committee.

23/P/01085 – (Page 35) 80 The Mount, Guildford, GU2 4JB

- The site is located within St Nicolas Ward and the Council's records have been updated accordingly.
- Following the publication of the committee report, consultation comments from Surrey Wildlife Trust have been received. No objection is raised subject to conditions and informatives. The Applicant has also confirmed their agreement to the suggested conditions and informatives.
- The application is recommended for approval subject to conditions and informatives outlined within the Committee Report and the following:

1) The development should be carried out in accordance with the submitted Preliminary Ecological Assessment and Biodiversity Net Gain report prepared by Ecology & Habitat Management Ltd and the recommendations set out within Table 6 and Section 6.3 of this document.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

2) No development shall take place until a Biodiversity Enhancement Plan has been submitted to, and approved in writing by the local planning authority. T

The approved details should include measures to enhance the nature conservation interest of the site.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

3) Before any other works in association with restoration of the land are commenced, the Cotoneaster present on the site as stated in the Preliminary Ecological Assessment and Biodiversity Net Gain report which is listed as an

invasive species under Schedule 9 of the Wildlife and Countryside act 1991, shall be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care regulations 1991 and a verification report shall be submitted to and approved in writing prior to the commencement of the above ground works.

Reason: To ensure the cotoneaster is eradicated in the interests of the natural habitat of the area, to prevent the spread of cotoneaster in the wider area and in the interests of residential amenities, in compliance with good practice.

Informatives:

1. The applicant should take action to ensure that development activities such as demolition and vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.

2. The applicant is advised that the submitted Preliminary Ecological Appraisal also notes that there are Cheryl Laurel and Buddleia are present on site and although not listed as an invasive species in Schedule 9 of the Wildlife and Countryside Act 1981 these are non-native invasive plants and should be eradicated from the site by a suitable qualified professional.

23/P/01567 – (Page 55) – Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG

“Condition 5 has been reworded at the request of the Council’s Conservation and Design Officer to clarify the requirements relating to the rebuilding of the porch.

5. Prior to the commencement of development on site a detailed methodology of the taking down and rebuilding of the existing porch shall be submitted to and approved in writing by the Local Planning Authority. The porch’s design and configuration shall replicate the existing porch, reusing the existing material where viable. To ensure that this can happen the structure’s dismantlement shall only be carried out by hand or by tools held in the hand other than power driven tools and securely stored for later reuse.

Reason: In the interests of the external appearance of the proposal.”