

Planning Committee

9 January 2019

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

18/P/01591 – (page 7) – Land south of Beech Lane, Normandy, GU3 2JH

Surrey County Council - Flood Risk Asset, Planning and Programming Team Leader:

As the statutory consultee for surface water, we have checked that adequate provision has been made to capture, attenuate and release as slowly as possible the surface water falling on the site.

This is being achieved by storing rainwater beneath the roads and driveways on the site and then restricting outflow into the roadside ditch to the north of the site as far as is reasonably possible.

The design has therefore met the requirements of the national sustainable drainage system (SuDS) standards and we have no basis to recommend objection.

Whilst the area is within an area at risk of surface water flooding, the design submitted is unlikely to exacerbate this risk as long as this attenuation is provided and existing ditch capacity is maintained.

The clearing out and maintenance of this ditch has been included within the proposed management of the site. The developer is also planning to investigate using soakaways to further reduce outflows from the site. These measures will mitigate the surface water impact of the development itself but will not reduce the current flood risk, although there is no requirement for the development to do so.

Requested conditions to be applied to the application, if approved, and these will allow us to further scrutinise the detailed design of the drainage system before it is implemented to ensure it continues to meet the national standards. We also ask for confirmation that the system is constructed as proposed.

Whilst the area is within an area at risk of surface water flooding, the design submitted is unlikely to exacerbate this risk as long as this attenuation is provided and existing ditch capacity is maintained. The clearing out and maintenance of this ditch has been included within the proposed management of the site. The developer is also planning to investigate using soakaways to further reduce outflows from the site. These measures will mitigate the surface water impact of the development itself but will not reduce the current flood risk, although there is no requirement for the development to do so.

Provision for foul/waste water disposal is covered by Thames Water.

Thames Water have confirmed:

A detailed assessment of the potential impact of this development in August 2018 was undertaken by an asset planner.

It was determined that a development of this size would not have a detrimental impact and no concerns were raised.

Noted that evidence of flooding in the area but those affected have had protectionary measures taken.

One late letter from a resident of Hawthorn Close raising the following concerns:

My husband and I are residents at # Hawthorn close, Normandy along with our # children #####. We have been made aware that a new development has applied for planning permission, in the land next to Hawthorn close. We have been told that the developers will gain access through Hawthorn close along with residents after completion. We oppose against this idea. Our # son # is Autistic and the change would greatly disturb his mental health. He also has a tendency to run into the Road without worries of the danger. As it is there is only 16 properties in Hawthorn close so not much traffic at all and all residents are aware children play out, so drive slowly into the street. If this new development does go ahead, the car volume would at least double what it is, which means that it will be unsafe for children to play out. When we first viewed this property we liked the fact it was rural and quiet which would be fantastic #####. We was also told that Mount Green Housing Association wanted to provide a community, this will be demolished if these properties go ahead. All the residents children/grandchildren play out together and play well together and in the summer months they are all out all day. When the weather becomes very wet our gardens become flooded and very boggy for days after. Our grass is full of moss due to the rain water unable to drain anywhere. I'm aware that all the properties all have the same issue with drainage so if we increase the population where will the rest of this water waste go? There is some wildlife living in the field also, often we have seen deer, foxes also lots of birds and hedgehogs so what will happen to their habitat? I really hope you reconsider this development as this will a huge impact on the residents of Hawthorn close and Beech Lane, also spoil the children's youth of going out to play instead of sat in front of a computer screen.

Officer comment:

Personal circumstances such as the issue of autism is a material planning consideration. The Council are not party to any additional information regarding the child other than that set out above.

With regard to the construction phase of the development I draw your attention to Condition 10 set out in the committee report, which requires a Construction Transport Management Plan, this could be amended to include timings of deliveries. Should members feel this is appropriate.

Hawthorn Close does not appear to be adopted by Surrey County Council and forms part of the land owned by Mount Green Housing Association, who are the Housing Association behind this application. Whilst not an adopted public highway Hawthorn Close will as part of normal day to day life experience vehicular movements from deliveries, visitors and refuse vehicle collection

As an un adopted road Hawthorn Close is wholly within the control of the applicant.

Surrey County Council SuDS subject to conditions 4 and 5 have raised no objection to surface water drainage.

Thames Water have raised no object to foul water capacity.
Surrey Wildlife have raised no objection subject to conditions 6 and 7 regarding external lighting to mitigate any impact on bats and to ensure the development is carried out in accordance with the recommendations set out in the Ecology document.

18/P/01978 – (Page 39) – 148 Send Road, Send, Woking, GU23 7EZ

The Council has received 35 additional representations making the following comments in support of the planning application:

- The premises would become a venue for the community, Send has a lack of social establishments.
- Micro-pubs are quiet environments for people to chat and enjoy craft beer.
- It will add character and quirkiness to a nondescript parade of shops and act as a focal point.
- It is within walking distance of many of the residents in the area and as such parking concerns are unfounded.
- We should be supporting local businesses and commending entrepreneurial thinking.
- It would attract people to the area.
- The existing local pubs have no problems at present and a small venue wouldn't be any greater.
- It will utilise empty premises.
- The use of the building would support other local businesses within the parade of shops.

18/P/02061 – (Page 55) – Trequites, Woodlands Drive, East Horsley, Leatherhead, KT24 5AN

A letter has been received from the applicant, summarising their proposal and clarifying points. Members have been circulated this letter separately. This does not raise any additional material planning considerations that have not already been considered.