

Planning Committee

6 November 2019

Amendment/Correction/Update List

Planning Committee Minutes – 9 October 2019

An updated version of the minutes will be signed by the Chairman which includes the fact that Councillors Ramsey Nagaty, Patrick Sheard and Catherine Young were in attendance.

19/P/01234 – Land to the South of Champney Cottage, Cranmore Lane, West Horsley, Leatherhead, KT24 6BW

The following text has been updated on page 4 of the agenda/minutes to read... *'Concern was also expressed regarding the negative impacts upon the heritage assets and the developments proximity to Champney Cottage' rather than 'Northern House'.*

Reason 1 as detailed in the minutes has also been updated in the minutes owing to a duplication of Reason 2.

19/P/00634 and 19/P/01541- (Pages 19 and 111) – Land rear of Chicane and Quintons, Ockham Road North, East Horsley, KT24 6PU

Condition 6.

Amend to read:

Prior to submission of the first reserved matters, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage through the use of on site low and zero carbon technology and fabric improvements shall be achieved. The approved details shall be implemented prior to first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with Policy D2 of the LPSS 2019 and the Council's Sustainable Design and Construction SPD 2011. This pre-commencement condition goes to the heart of the planning permission.

Condition 18:

Amend to read:

No development shall commence until details of a scheme to provide the following package of works have been submitted to and approved in writing by the local planning authority:

- An improvement scheme at the junction where Ockham Road North meets Station Approach.
- A formal crossing with raised table to be installed just south of the railway bridge to provide improved pedestrian connection between the site and the side route to Station Approach.
- A priority junction with a raised table to be installed at the junction where the access meets Ockham Road North.

- A raised table to be installed on the existing zebra crossing to the south of the railway bridge. The zebra crossing should be installed with halo beacons.
- A raised table to be installed at the junction where Ockham Road South meets A246 Guildford Road.

The development hereby permitted shall not be occupied until the approved works have been carried out and completed in strict accordance with the approved details.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Remove last bullet point listed in the agenda this will be progressed through the s106 discussions.

Surrey Police - No further comments

Environment Agency: Confirm that the modelling undertaken by the applicant was reviewed and accepted by the EA as being a more likely representation of flood risk on the site. Any reduction in flood storage as a result of the development will need to be mitigated for through flood storage compensation.

19/P/01541 – (Page 111):

Should state Outline not Full on page 113

Condition 3 remove sketch layout drawing SK02 rev D from the list of drawings

19/P/01210 – (Page 61) – 20 The Street, West Horsley, Leatherhead, KT24 6AX

Following discussions with the applicant it has been agreed that a further financial contribution of £10,000 is secured towards the improvement of the children’s playground at Silkmore Lane. It is noted that the proposal does not include any formal playspace on the site, so a contribution to improve the existing facilities in the village is deemed to be reasonable and necessary to mitigate the impacts of the proposal. This contribution will be secured through the s.106 agreement.

19/P/01311 – (Page 93) – Foxbury, Epsom Road, West Horsley, Leatherhead, KT24 6AR

An Arboricultural Report has now been submitted, consisting of an Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan.

The Council’s Tree Officer has confirmed that the submitted arboricultural information is acceptable. The wording of Condition 3 is therefore amended to the following:

Condition 3 – Amended wording:

‘The development must be carried out in full accordance with the approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) from Harraway Trees (received 1 November 2019), works may only be modified subject to written agreement from the LPA. No development shall commence until tree protection measures, as set out in the AMS and TPP, have been installed and a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the LPA Tree Officer.

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

19/P/01429 – (Page 101) - Whistlers Farm, Guildford Road, Effingham, Leatherhead, Surrey, KT24 5QD

Appendix to Committee Report. Extract from 'existing plans and elevations' drawing submitted under approved planning application 02/P/01785. Shows what the 'original' building looked like prior to its replacement.

Whistlers



FRONT ELEVATION



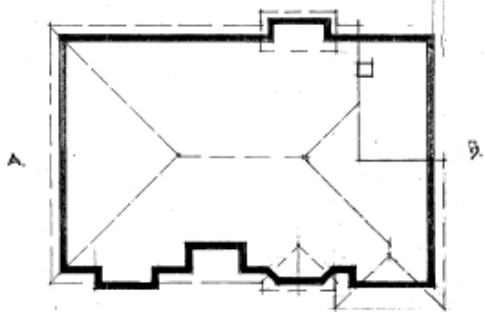
SIDE ELEVATION A



REAR ELEVATION



SIDE ELEVATION B



PLAN

GUILDFORD BOROUGH COUNCIL
DEVELOPMENT GROUP
RECEIVED 29 AUG 2002
APPN: 02/P/1785

CLIENT		
PROJECT <i>Cholley House & Whistlers</i>		
DRAWING TITLE <i>Existing Plans & Elevations</i>		
Drawn <i>Sylke</i>	Check <i>Wendy OZ</i>	Scale 1:1000
DRAWING No. <i>01005/EX1</i>		REV

19/P/01680 – (Page 139) – Astolat Bowling Club, Sports Facilities Lawn Bowls Pavilion, Lido Road, Guildford

Conditions and reasons:

Condition 3 and 4 amended as follows (page 142)

3. Prior to first use cycle storage in accordance with approved drawings 1913_020 rev p3 and 'Astolat Refurbishment Cycle Storage Proposals' 1913_4.01_191028. Development shall be carried out in accordance with the approved details and shall be permanently maintained until the use ceases.

Reason: To ensure that future occupants have satisfactory facilities for cycles to encourage sustainable travel.

4. Prior to first use the measures in the 'Sustainability Statement: Sustainable Design and Construction Practices' shall be implemented in accordance with the approved details and shall be permanently maintained until the use ceases.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with the Council's Sustainable Design and Construction SPD 2011.

Consultations.

Sports England: withdraw its objection on the basis that the facility is no longer needed and is considered surplus to requirements.

Stoke Park Bowling Club: have no objection and have made the following comments

- Astolat Bowling Club merged with Guildford Bowling Club in 2016 and changed its name to Stoke Park Bowling Club
- Stoke Park Bowling Club surrendered its lease in respect of the old Astolat Building to Guildford Borough Council in 2017.
- Stoke Park Bowling Club no longer has any interest in the old Astolat Building and does not use it for storage or any other purpose.

Planning considerations.

Amendments and corrections.

Sustainable design and construction (page 149)

A sustainability statement has been submitted this proposed reuse of existing fixtures and fittings where possible to reduce waste, water efficiency measures, cycle storage, insulation and LED lights. These measures shall be required to be implemented prior to first use and can be secured by condition.