THE DISTRICT COUNCIL OF TANDRIDGE

PLANNING COMMITTEE

Minutes and Report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 15th January 2015 at 7.30 p.m.

PRESENT: Councillor Mrs. Black (Chairman), Councillor Harwood (Vice-Chairman) and Councillors Bangs, Bond, Cannon, Mrs. Dunbar, Mrs. Ingham, Morrow, Stead and Weightman.

177. MINUTES

The Minutes of the meeting held on the 18th December 2014 were confirmed and signed by the Chairman.

COMMITTEE DECISIONS
(Under powers delegated to the Committee)

178. APPLICATION FOR DETERMINATION BY THE COMMITTEE

The Committee considered the following application detailed in Appendix ‘A’ to the Agenda, a summary of which is attached at Appendix ‘A’ to these Minutes.

2014/1072*

The above application was the subject of views expressed under the public participation arrangements.

RESOLVED – that the following be agreed:

2014/1072 - PERMIT – subject to referral to the Secretary of State - for the following Reason and subject to the Conditions and Reasons shown below:

Reason:

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP11, CSP12, CSP13, CSP15, CSP17, CSP18 and CSP21, Tandridge Local Plan: Part 2 Detailed Policies – Policies DP1, DP5, DP7, DP10, DP13, DP18, DP19, DP20 and DP21 and material considerations. It has been concluded that the development would constitute inappropriate development in the Green Belt, but that there are very special circumstances in the form of positive noise mitigation benefits of the bund and the opportunity to impose conditions on the use of the site, thus bringing the use within planning control, and that subject to the conditions as set out below the scheme is acceptable.

The Committee accepted that there would be harm to the openness of the Green Belt. It did not consider that there would be any other harm, concluding that the proposal would not result in harm on character or appearance grounds due to the undulating land levels, the fact that it would be landscaped, with extensive planting, would be seen in relation to the adjoining woodland, and it would have a positive effect when compared to the existing visual effect. With regards to the other identified harm the Committee noted the comments of Surrey County Council’s Waste and Minerals team, concluding that no objections were being raised by SCC as waste and minerals authority.
The Committee considered whether or not there were any factors which constituted the requisite very special circumstances needed to clearly outweigh the harm by reason of inappropriateness and harm to openness. It was noted that the Council’s Environmental Health Officer advised that the proposal would have a positive effect on reducing noise levels from the use of the track and the Committee, in light of these comments, concluded that the proposal would result in an improvement to amenity with a reduction in noise levels when compared to the existing use. In addition it was noted that the proposal would bring the currently uncontrolled use under planning control. It was also concluded that the proposal should be subject to restrictions to hours of operation, with more restrictive hours of operation on a Sunday. Based on these factors the Committee resolved to grant planning permission on the grounds that the proposed benefits arising from the proposal would be so significant as to overcome the harm to the Green Belt, subject to the imposition of conditions restricting the hours of operation, as detailed within the draft permission.

Conditions and Reasons:

1. This decision refers to drawings numbered 1761.1/01, 1761.1/02 and 1761.1/03 scanned on 04 July 2014. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

   Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

2. **Within 3 months of the date of this permission** full details of both hard and soft landscape works shall be submitted in writing to the District Planning Authority. These details shall include:

   - existing and proposed finished levels or contours.
   - the position, extent, profile and layout of the car park and the junior/practice track.
   - means of enclosure.
   - other vehicle and pedestrian access and circulation areas.
   - hard surfacing materials.
   - minor artefacts and structures.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, provenance, planting specifications, planting densities, plant sizes and proposed numbers/densities and ongoing maintenance.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the substantial completion of the Landscaped Noise Attenuation Earth Barrier hereby permitted (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. The hard and soft landscape works shall be carried out in accordance with the details approved in writing by the District Planning Authority. The hard landscape works shall be carried out within 3 months of approval of details.
Reason: To maintain and enhance the visual amenities of the development in accordance and to control further development of the site in the interests of the amenities of nearby residents and to ensure the provision of very special circumstances applicable in this case in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

3. No development of the Landscaped Noise Attenuation Earth Barrier shall commence until a Construction Transport Management Plan for its construction, to include details of:

(a) parking and turning for all vehicles associated with the construction works.
(b) unloading and storage of plant and materials.
(c) programme of works including measures for traffic management.
(d) HGV deliveries and hours of operation.
(e) construction vehicle routing to and from the site.
(f) measures to prevent the deposit of materials on the highway.
(g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused.
(h) erection of temporary warning/informatory signs on West Park Road indicating turning HGVs.
(i) erection of temporary warning/informatory signs on Stubpond Lane indicating the presence of HGVs.
(j) temporary speed limit signs on Stubpond Land for the HGVs.
(k) provision of a traffic marshal at the entrance to Stubpond Fisheries to monitor traffic on Stubpond Lane.

has been submitted to and approved in writing by the District Planning Authority. Only the approved details shall be implemented during its construction.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. No operations involving the bulk movement of material to or from the development site shall commence unless and until facilities (to include wheel washing) have been provided in accordance with a scheme to be submitted to and approved in writing by the District Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. **No development of the Landscaped Noise Attenuation Earth Barrier shall start** until details of earthworks and proposals for the importation of soil or other material have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.
Reason: To ensure that the importation of soil or other material is managed such that the development does not result in harm to neighbour amenities in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. **No demolition, site clearance or building operations shall start** until the tree protection measures detailed within the Arboricultural Impact Assessment (PJC Consultancy LTD report ref: PJC/3220/13 dated 24/1/2014 and updated 26/9/2014) and Tree Protection Plan (PJC Consultancy Ltd drawing ref: PJC/3220/13/B) have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the District Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the District Planning Authority:

(a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
(b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
(c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to trees in the interest of the visual amenities of the area and the ancient woodland in the interests of biodiversity in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

7. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in section 4.0, including sub-section 4.2, and the recommendations contained in Conclusion 5.2 of the Preliminary Ecological Appraisal Report by EAS Ltd dated September 2014.

Reason: To ensure that the ecological interests of the site, any protected species and the adjacent ancient woodland, are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

8. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in the Flood Risk and Drainage Assessment by Environmental Assessment Services Ltd dated September 2014.


9. The development of the Landscaped Noise Attenuation Earth Barrier hereby permitted shall not be commenced unless and until the proposed highway works consisting of the repair and resurfacing of Stubpond Lane, the creation of three passing places along Stubpond Lane, and the widening of the junction with West Park Road, have been designed and constructed in general accordance with the scheme shown on Figure 3.2 version 3.0 entitled 'Stubpond Lane - General Arrangement' at the applicant’s expense, all to be permanently maintained to the satisfaction of the District Planning Authority.
10. There shall be no more than an average of 80 HGV movements (40 loads) per day associated with the construction of the Landscaped Noise Attenuation Earth Barrier, with HGV movements on any single day not exceeding 100 movements (50 loads). The site operator shall maintain accurate records of the number of HGV vehicles accessing and egressing the site daily and shall make these available to the District Planning Authority on request.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. The Landscaped Noise Attenuation Earth Barrier hereby permitted shall not be commenced unless and until the proposed footpath/bridleway between the entrance to Stubpond Fisheries and the access to the motor circuit, has been designed and constructed in general accordance with the scheme shown on Figure 3.2 version 3.0 entitled 'Stubpond Lane - General Arrangement' at the applicant's expense.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. The Landscaped Noise Attenuation Earth Barrier hereby permitted shall be substantially completed within one year from its commencement and shall be constructed at a height of no higher than 8m and shall be maintained at a height no lower than 7m, unless otherwise agreed in writing by the District Planning Authority.

Reason: To ensure the scheme proceeds as set out in the planning application and to ensure sufficient noise attenuation to constitute one part of the very special circumstances applicable in this case justifying harm to the Green Belt, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

13. No person connected to the motocross activities hereby permitted shall be permitted to be on the premises outside the following times:

   08.30 to 18:30 Monday – Saturday; and
   08.30 to 16.30 on Sundays

and the use shall not take place other than between the hours of:

   10.00 to 17.00 Monday – Saturday; and
   10.00 to 15.00 on Sundays

Reason: To safeguard the amenities of nearby residents and to ensure the provision of very special circumstances applicable in this case in accordance

14. The Landscaped Noise Attenuation Earth Barrier hereby permitted shall not be used as part of the track by motorcyclists or by spectators/visitors.

Reason: To safeguard the amenities of nearby residents and to ensure the provision of very special circumstances applicable in this case in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected on the Landscaped Noise Attenuation Earth Barrier hereby permitted.

Reason: To control further development of the site in the interests of the character of the area and to preserve the openness of the Green Belt in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

16. Details of any external lighting and/or public address/amplified noise systems shall be submitted to and approved in writing by the District Planning Authority in prior to any such provision on the site.

Reason: To ensure that the provision of any lighting on site minimises the impact on the Green Belt and to protect the amenities of nearby residents in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

NOTE: Councillor Harwood declared an interest arising out of apparent bias due to a friendship with the site owner in the above application. In accordance with the Members’ Code of Conduct he left the room for the duration of the discussion and voting thereon.

179. PLANNING COMMITTEE – REVISED APRIL MEETING DATES

Members considered a report to revise its previously agreed meetings following consultation on the 2015/16 Municipal Year Calendar of Committee and Council meetings.

Following the 7th May Elections, Annual Council was due to commence on the 28th May 2015, with the first Planning Committee to be held on the 4th June; the soonest it could reasonably be held after Annual Council. As the last Planning meeting for this municipal year was the 16th April, this would be an unduly long seven week gap between meetings.

It was proposed to bring the current 16th April date forward to the 9th April and convene an extra meeting on the 30th April, to create a more acceptable five week gap between the first meeting of the new municipal year on the 4th June.

RESOLVED – that

A. the Planning Committee meeting currently scheduled for the 16th April 2015 be brought forward to the 9th April 2015; and
B. an additional Planning Committee meeting be held on the 30th April 2015.

180. MOORHOUSE TILEWORKS, WESTERHAM ROAD, WESTERHAM

Members considered a request from representatives of the above site to give a formal factual presentation regarding their proposals.

The proposal comprised the redevelopment of the site to provide Class B8 (Storage or Distribution) floorspace in a number of new buildings, together with associated parking and highway works.

The presentation gave the opportunity to the applicants to explain the background to, and detail of, their proposals.

RESOLVED – that the

A. request for a formal presentation be agreed at a cost of the prospective applicant of £2,550; and

B. presentation be held on Wednesday, 11th February 2015 at 7.30 p.m. in the Council Chamber.

Rising: 8.20 p.m.
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>APPLICATION NO.</th>
<th>SITE ADDRESS</th>
<th>APPLICATION DETAILS</th>
<th>DECISION</th>
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<tbody>
<tr>
<td>1.</td>
<td>2014/1072</td>
<td>Churchill Farm, West Park Road, Newchapel RH7 6HT</td>
<td>The use of the land for commercial moto-cross events on more than 14 days per annum together with car parking ancillary to the said moto-cross events along with associated works and the provision of a landscaped noise attenuation earth barrier.</td>
<td>PERMIT SUBJECT TO REFERRAL TO THE SECRETARY OF STATE</td>
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