

TANDRIDGE DISTRICT COUNCIL

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 29th July 2021.

PRESENT: Councillors Blackwell (Chair), C.White (Vice-Chair), Connolly, Duck, Farr, Gray, Lockwood, Moore, Ridge, Shiner, Bloore (substitute in place of Prew) and Botten (substitute in place of Mansfield)

ALSO PRESENT: Councillors Allen, Crane, Dennis, Groves, Mills, O'Driscoll, and Swann

APOLOGIES FOR ABSENCE: Councillors Mansfield, Morrow and Prew

92. MINUTES FROM THE MEETING HELD ON THE 1ST JULY 2021

The minutes of the meeting were confirmed and signed by the Chair.

COUNCIL DECISION (subject to ratification by Council)

93. 2021/636 - GARAGE COURT AT AUCKLAND ROAD, CATERHAM

The Committee considered an application for the demolition of existing garages and the erection of three residential dwellings of a 2-storey nature.

The Officer's recommendation was for a resolution to permit subject to Full Council.

Nicola Cresswell spoke in favour of the application on behalf of the applicant.

It was agreed during the debate that the following conditions be added to the officer recommendation:

SuDs

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) *The results of infiltration testing completed in accordance with BRE Digest:365 and confirmation of groundwater levels.*

- b) *A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.*
- c) *Details of drainage management responsibilities and maintenance regimes for the drainage system.*

Environment Agency recommended Conditions

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: *To prevent any contamination or unacceptable risk to Controlled Waters in accordance with Policy CSP15 of the Tandridge District Core Strategy 2004 and Policies DP21 and DP22 of the Tandridge District Local Plan – Part 2: Detailed Policies 2014 and the National Planning Policy Framework 2021.*

No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: *To protect the underlying groundwater from the risk of pollution in accordance with Policy CSP15 of the Tandridge District Core Strategy 2004 and Policies DP21 and DP22 of the Tandridge District Local Plan – Part 2: Detailed Policies 2014 and the National Planning Policy Framework 2021.*

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: *To prevent unacceptable risks to underlying groundwaters in accordance with Policy CSP15 of the Tandridge District Core Strategy 2004 and Policies DP21 and DP22 of the Tandridge District Local Plan – Part 2: Detailed Policies 2014 and the National Planning Policy Framework 2021.*

Informative

Where soil contamination is found to be present, a risk assessment must be carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

RECOMMENDED – that planning permission be granted, subject to conditions (and subject to ratification by Full Council)

94. 2021/637 - GARAGE COURT AT WINDMILL CLOSE, CATERHAM

The Committee considered an application for the demolition of existing garages and the erection of three residential dwellings of a single storey and 2-storey nature.

The Officer's recommendation was for a resolution to permit subject to Full Council.

Mr Adam Llambias, an objector, spoke against the application.

Nicola Cresswell spoke in favour of the application on behalf of the applicant.

It was agreed during the debate that the following conditions be added to the officer recommendation:

Environment Agency recommended Conditions

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

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Reason: *To prevent unacceptable risks to underlying groundwaters in accordance with Policy CSP15 of the Tandridge District Core Strategy 2004 and Policies DP21 and DP22 of the Tandridge District Local Plan – Part 2: Detailed Policies 2014 and the National Planning Policy Framework 2021.*

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RECOMMENDED – that planning permission be granted, subject to conditions (and subject to ratification by Full Council)

Rising 9.05pm