

To: All Members and Substitute Members of
the Joint Planning Committee
(Other Members for Information)

When calling please ask for:
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Policy and Governance

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Direct line: 01483 523224

Calls may be recorded for training or monitoring

Date: 20 March 2015

Membership of the Joint Planning Committee

Cllr Brian Ellis (Chairman)
Cllr Maurice Byham (Vice
Chairman)
Cllr Brian Adams
Cllr Paddy Blagden
Cllr Elizabeth Cable
Cllr Mary Forszyski
Cllr Richard Gates
Cllr Michael Goodridge
Cllr Christiaan Hesse
Cllr Stephen Hill
Cllr Simon Inchbald

Cllr Peter Isherwood
Cllr Diane James
Cllr Bryn Morgan
Cllr Stephen Mulliner
Cllr Stephen O'Grady
Cllr Julia Potts
Cllr Stefan Reynolds
Cllr Stewart Stennett
Cllr Chris Storey
Cllr Jane Thomson
Cllr John Ward
Cllr Nick Williams

Substitutes

Appropriate substitutes will be arranged prior to the meeting.

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: MONDAY, 30 MARCH 2015

TIME: 7.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

AGENDA

1. MINUTES

To confirm the Minutes of the Meeting held on 18 February (to be laid on the table half an hour before the meeting).

2. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

3. DECLARATIONS OF INTERESTS

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. APPLICATION FOR PLANNING PERMISSION - WA/2015/0075 (Pages 5 - 76)

Proposed development

Erection of educational and office buildings, ancillary residential accommodation and mosque following demolition of existing buildings; provision of improved landscaping and drainage system (as amended by plans received 05/03/2015 and amplified by plans and emails received 26/02/2015, 05/02/2015 and 18/03/2015) at **Islamabad, Sheephatch Lane, Tilford.**

Recommendation

That, subject to the completion of a S106 agreement to limit the number of permanent residential units and number of visitors to the site (to include an event management strategy) and to secure the community use of the assembly hall within 3 months of the date of the meeting, and subject to consideration of the views of outstanding consultees and any further representations received, and subject to conditions, permission be GRANTED.

6. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

7. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**

Agenda Item 5.

SCHEDULE "A1" TO THE AGENDA FOR THE JOINT PLANNING COMMITTEE 30TH MARCH 2015

Applications subject to public speaking.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report

A1	WA/2015/0075 N Khan The Ahmadiyya Muslim Association UK 12/01/2015	<u>Erection of educational and office buildings, ancillary residential accommodation and mosque following demolition of existing buildings; provision of improved landscaping and drainage system (as amended by plans received 05/03/2015 and amplified by plans and emails received 26/02/2015, 05/02/2015 and 18/03/2015) at Islamabad, Sheephatch Lane, Tilford GU10 2AQ</u>
	Committee:	Joint Planning Committee
	Meeting Date:	30/03/2015
	Public Notice:	Was Public Notice required and posted: YES
	Grid Reference:	E: 487361 N: 144277
	Parish :	Tilford
	Ward :	Frensham, Dockenfield and Tilford
	Case Officer:	Kathryn Pearson
	13 Week Expiry Date:	13/04/2015
	Neighbour Notification Expiry Date	20/02/2015
	Neighbour Notification	13/03/2015 and 27/03/2015
	Amended/Additional Expiry Date	27/03/2015

RECOMMENDATION

That, subject to the completion of a S106 agreement to limit the number of permanent residential units and number of visitors to the site (to include an event management strategy) and to secure the community use of the assembly hall within 3 months of the date of the meeting, and subject to consideration of the views of outstanding consultees and any further representations received, and subject to conditions, permission be GRANTED.

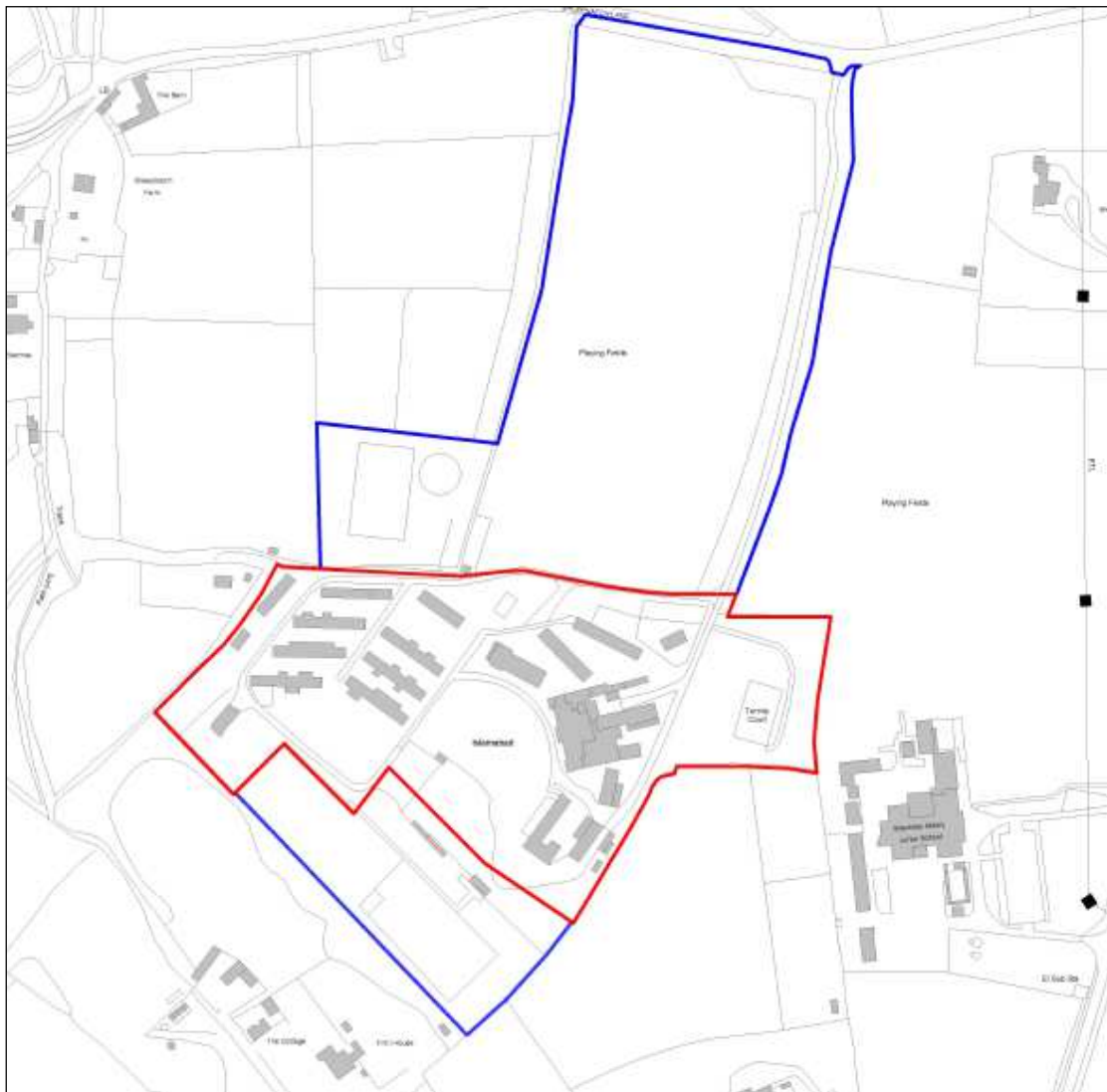
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Introduction

The application has been brought before the Joint Planning Committee because the proposal does not fall within the Council's Scheme of Delegation. The application represents a 'major' development on a site of 10.5 hectares and involves the replacement of 33 ancillary residential units on the site.

Location Plan



Site Description

The application site measures approximately 10.5 hectares and is located to the south of Sheepatch Lane. It is accessed via a long private driveway, which runs along playing fields to the west. Beyond that is an equestrian area with a sand school, in association with the site. The eastern boundary to the

site is treed and comprises further playing fields, with Waverley Abbey School beyond.

The site comprises a series of pre-fabricated and timber buildings, in varying states of disrepair, which were originally erected following WWII as a boarding school, and was latterly used as a summer camp facility. The site is currently occupied and used by the Ahmadiyya Muslim Association as a religious educational facility, with ancillary office and residential accommodation.

The ancillary residential properties on the site are clustered to the south east, with offices, a print room, a mosque and other buildings to the west. To the centre of the site is an open space with banks of trees to the south. The site falls away steeply to the south west, beyond which are stables and paddocks. The site is well screened and is rural in character.

Proposal

The proposal comprises three main elements:

- i. The replacement of the existing ancillary residential units on the site;
- ii. The replacement of the existing educational and office buildings;
- iii. The replacement of the existing Mosque and guest accommodation and the provision of a multi-purpose assembly hall.

The replacement buildings would be erected following demolition of the existing buildings on the site.

Existing site plan

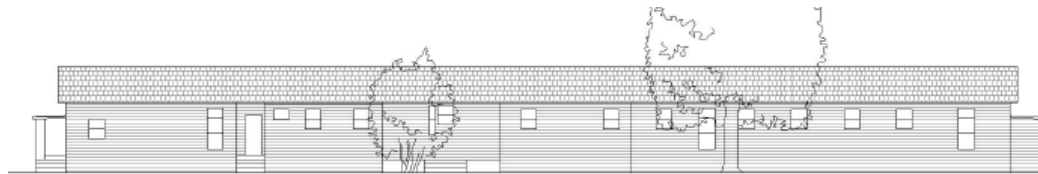


Proposed site plan



Blocks 8, A, B, C, D, E and F would be replaced by 7 x 4-unit terraces, each containing four bedrooms (Blocks 8, A, B, C, D, E and F). Each terrace would measure 39m in length with a depth of 6.4m. The accommodation would be spread over 2 floors and each unit would have a floor area of approximately 125sqm. The terrace would have an eaves height of 3.2m and a ridge height of 6m.

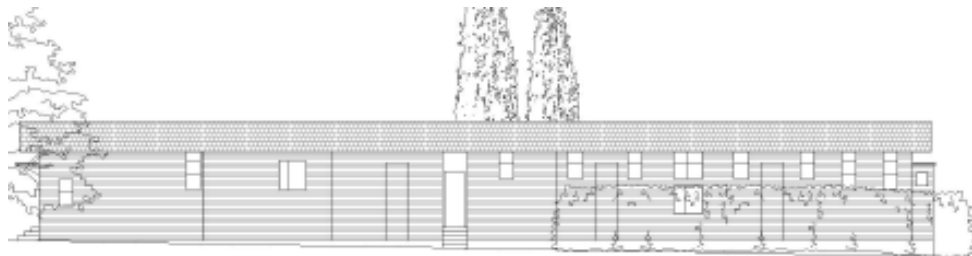
Typical Existing Elevations – Blocks 8, A, B, C, D, E and F



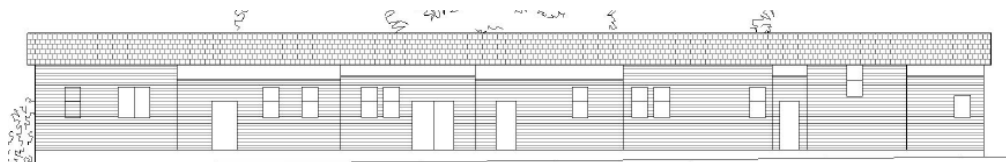
Block A - North Elevation



Block B - North Elevation



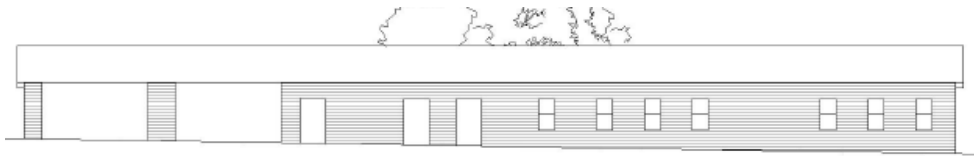
Block D - North Elevation



Block E - North Elevation

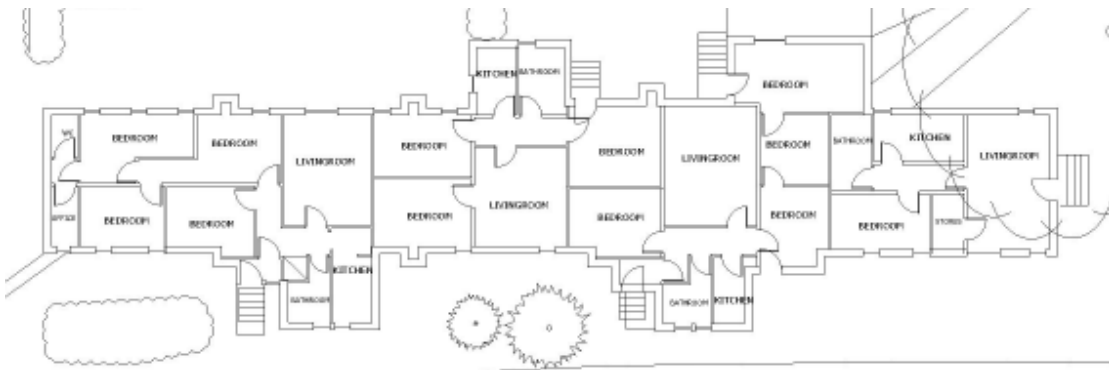


Block F - North Elevation



Block 8 - North Elevation

Typical Floor Plan - Blocks 8, A, B, C, D, E and F



Proposed Elevation – Blocks 8, A, B, C, D, E and F



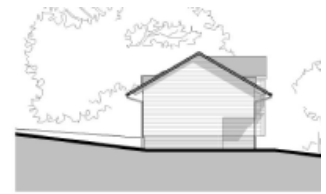
Block 8,A,B,C,D,E,F - North Elevation
1:200



Block 8,A,B,C,D,E,F - East Elevation
1:200



Block 8,A,B,C,D,E,F - South Elevation
1:200

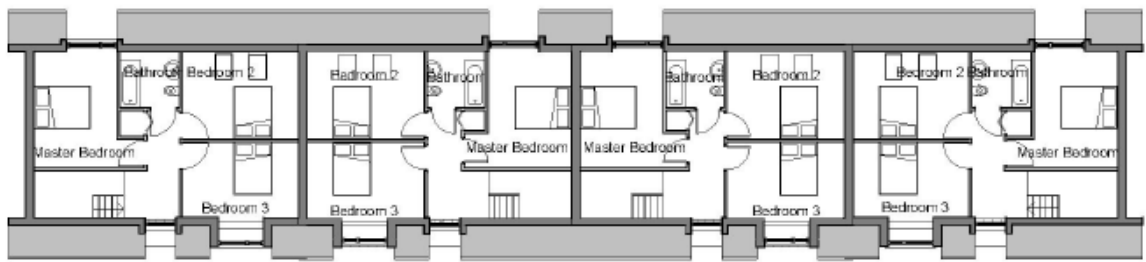


Block 8,A,B,C,D,E,F - West Elevation
1:200

Proposed Floor Plans - Blocks 8, A, B, C, D, E and F



Ground floor plan

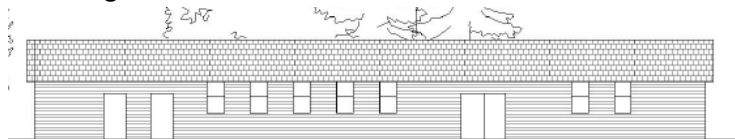


First floor plan

Block 7 would be replaced with a terrace containing one three bedroom unit, two two-bedroom flats and two one-bedroom flats, and would replicate the form, height and design of the other terraces. The two bedroom flats in this terrace would have a floor area of 68 sqm, and the one bedroom flats would measure approximately 61 sqm.

The terraces of accommodation would have horizontal timber boarded elevations set under slate-effect roofs.

Existing Elevation – Block 7



Block 7 - North Elevation

Proposed Elevations – Block 7



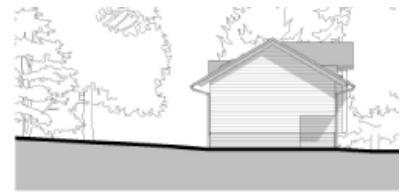
Block 7 - North Elevation
1:200



Block 7 - East Elevation
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Block 7 - South Elevation
1:200



Block 7 - West Elevation
1:200

Proposed Floor Plans – Block 7



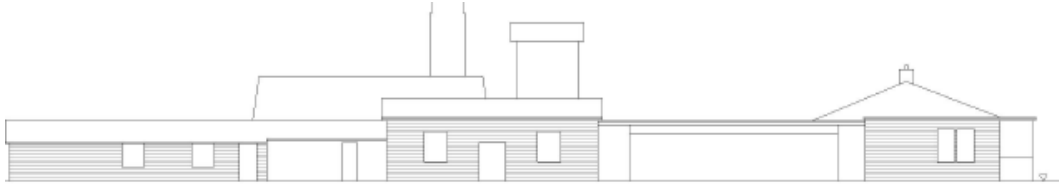
Ground floor plan



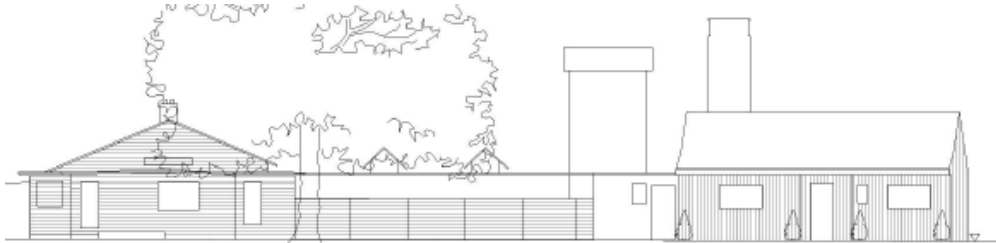
First floor plan

The existing guest accommodation in Block 9 would be retained, and the WCs in Block 11 would be replaced with guest accommodation. In addition, a new guest block is proposed in the position of Blocks 2/4/5/5a/5b and G, which contained catering facilities, administration/offices and guest accommodation. The new guest accommodation would comprise a two storey building containing five four-bedroom guest houses, together with a communal block featuring meeting/conference rooms and a further three en-suite bedrooms on the first floor. The building would have an eaves height of 3.4m and a maximum ridge height of 9m. It would follow the rustic, vernacular style of the replacement ancillary accommodation buildings.

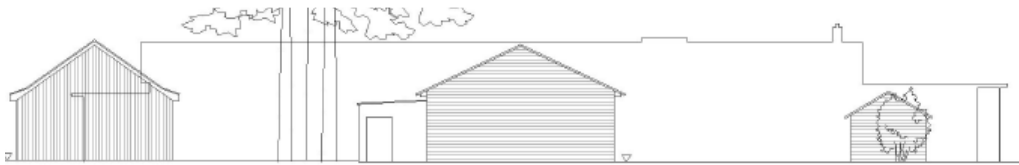
Existing Elevations – Blocks 2/4/5/5a/5b and G



Block 2/4/5/5a/5b/G - North Elevation



Block 2/4/5/5a/5b/G - South Elevation



Block 2/4/5/5a/5b/G - East Elevation

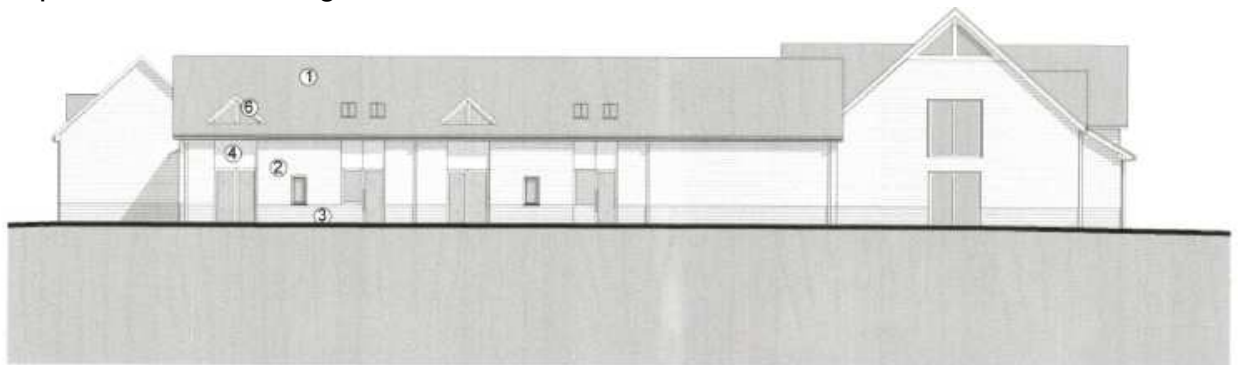


Block 2/4/5/5a/5b/G - West Elevation

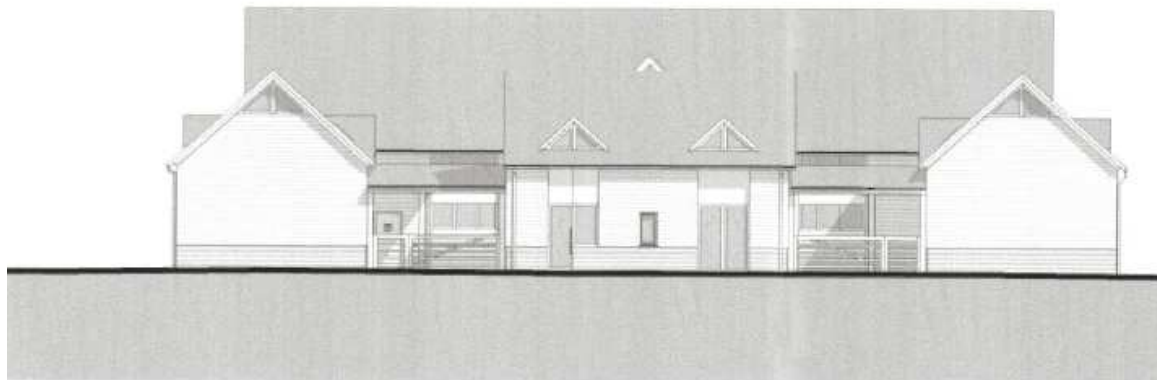
Existing Floor Plan - Blocks 2/4/5/5a/5b and G



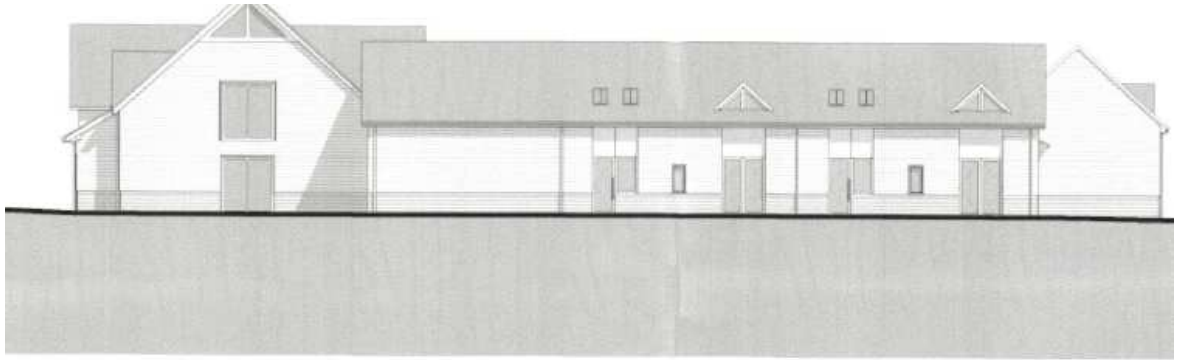
Proposed Elevations – guest accommodation



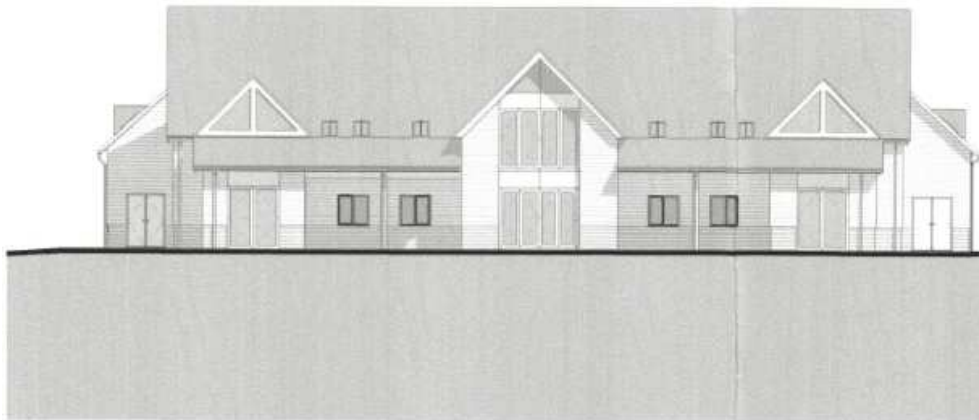
Guest Accomodation - North Elevation
1 : 200



Guest Accomodation - East Elevation
1 : 200

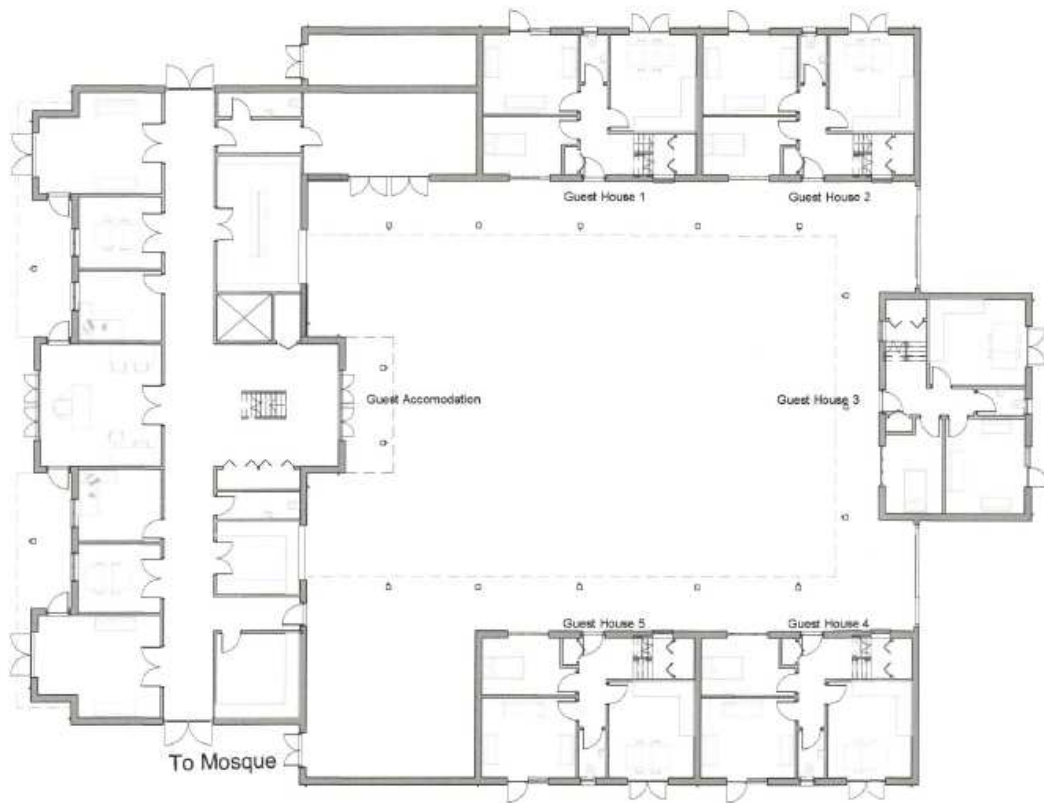


Guest Accommodation - South Elevation
1 : 200

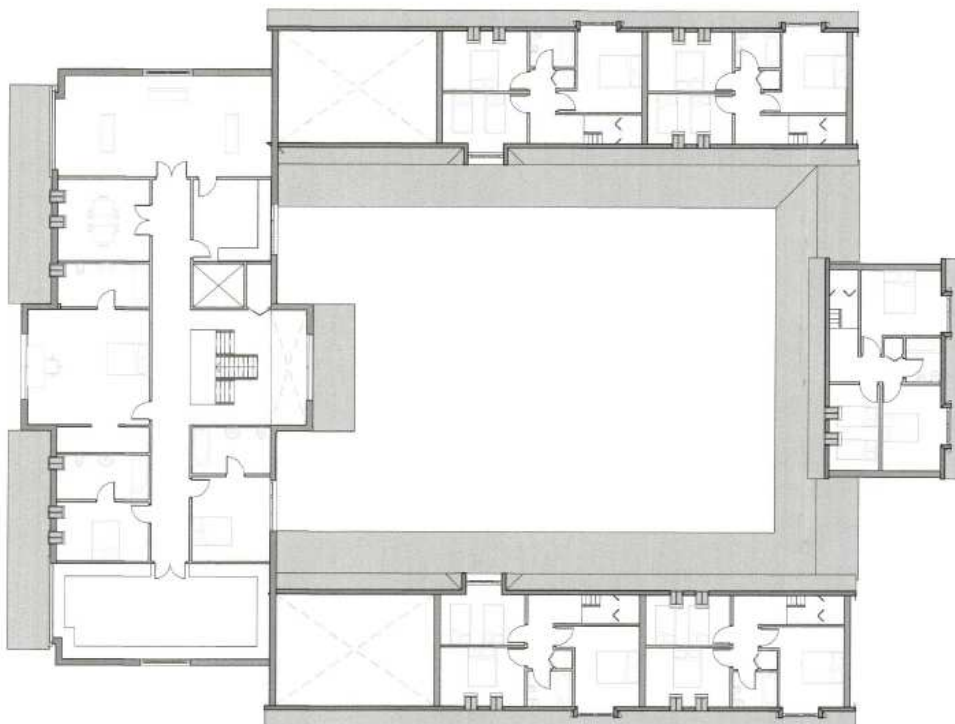


Guest Accommodation - West Elevation
1 : 200

Proposed floor plans – guest accommodation



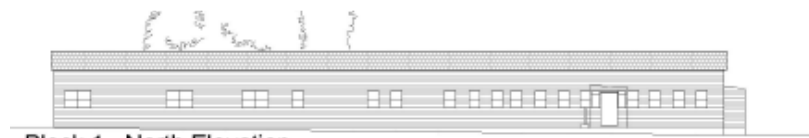
Ground floor plan



First floor plan

The existing mosque (Block 1) and remaining accommodation block (Block S) would be replaced with religious education blocks. The replacement Block 1 would measure 38m by 5.5m, with an eaves height of 3m and a ridge height of 4m. Replacement Block S would measure 34 by 5.5m with an eaves height of 3m and a ridge height of 4m.

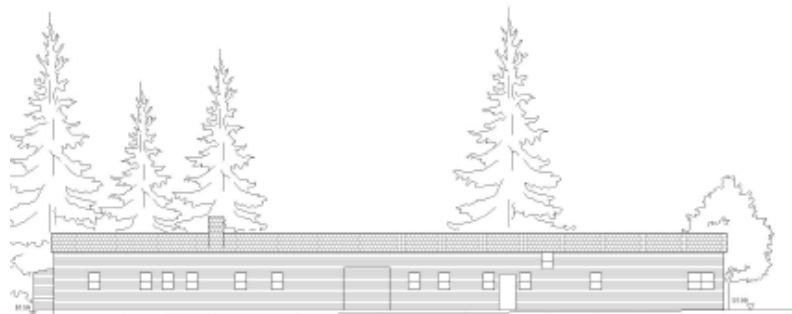
Existing Elevations – Block 1



Block 1 - North Elevation



Block 1 - East Elevation

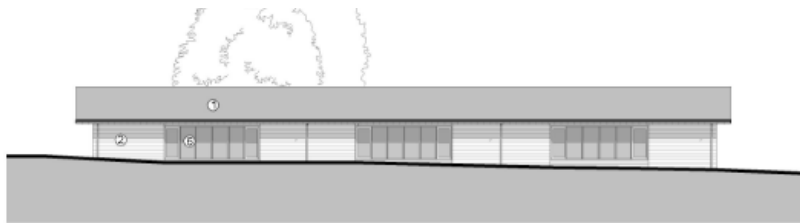


Block 1 - South Elevation

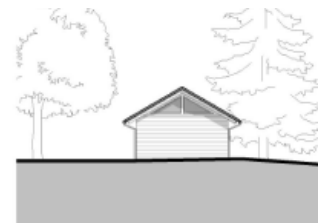


Block 1 - West Elevation

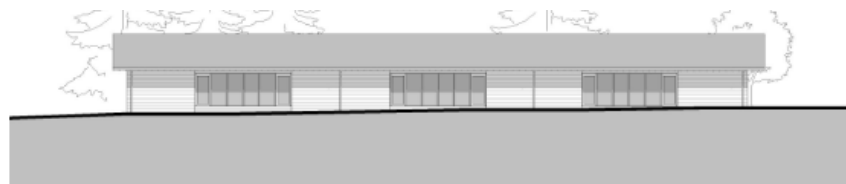
Proposed Elevations – Block 1



Block 1 - North Elevation
1:200



Block 1 - East Elevation
1:200

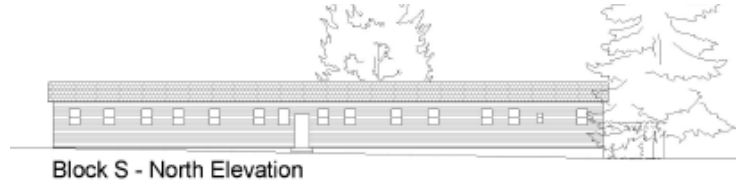


Block 1 - South Elevation
1:200



Block 1 - West Elevation
1:200

Existing Elevations – Block S



Block S - North Elevation



Block S - East Elevation



Block S - South Elevation



Block S - West Elevation

Proposed Elevations – Block S



Building S - North Elevation
1:200



Building S - East Elevation
1:200



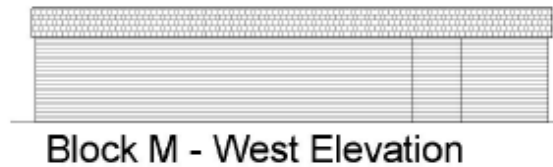
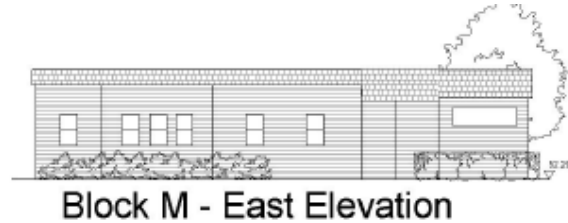
Building S - North Elevation
1:200



Building S - East Elevation
1:200

A new mosque is proposed to be sited to the south east of the site, in the place of existing residential accommodation in Block M.

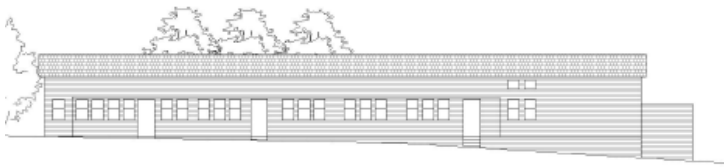
Existing Elevations – Block M



The Mosque would have a contemporary, circular design, with striking cladding to the exterior. It would have an overall height of 12m, including the dome. Outside the mosque would be two minarets, each measuring 12m in height.

There would also be a new multi-purpose assembly/sports hall in the position of residential Blocks 14, EF, L, J, 3 and 4. The assembly hall would have a footprint of 279sqm, and an overall maximum height of 8.8m. It would feature a contemporary curved green roof, rising in a northerly direction along with the contours of the land.

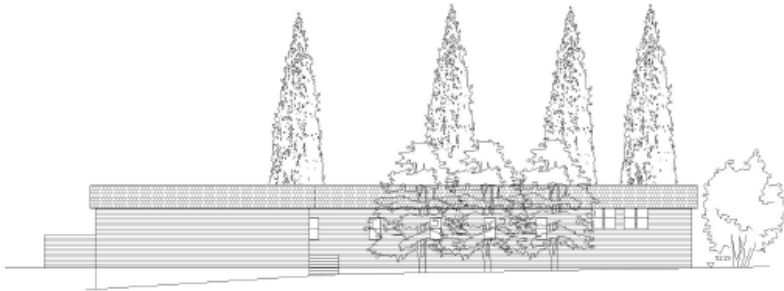
Existing Blocks 14, EF, L, J, 3 and 4



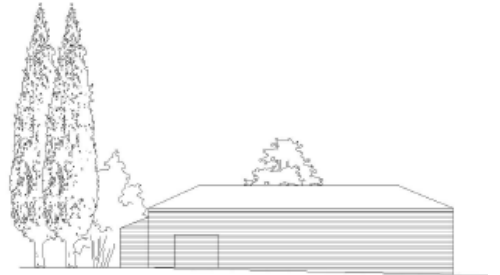
Block 3/EF/14 - North Elevation



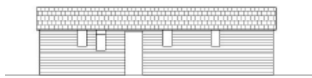
Block 3/EF/14 - East Elevation



Block 3/EF/14 - South Elevation



Block 3/EF/14 - West Elevation



Block J - North Elevation



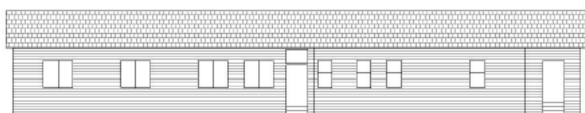
Block J - East Elevation



Block J - South Elevation



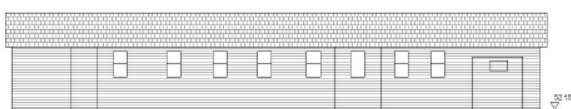
Block J - West Elevation



Block L - North Elevation



Block L - East Elevation

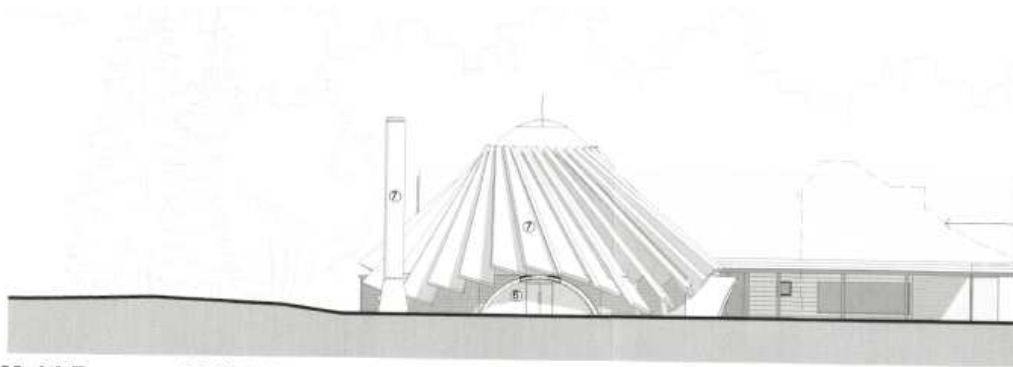


Block L - South Elevation



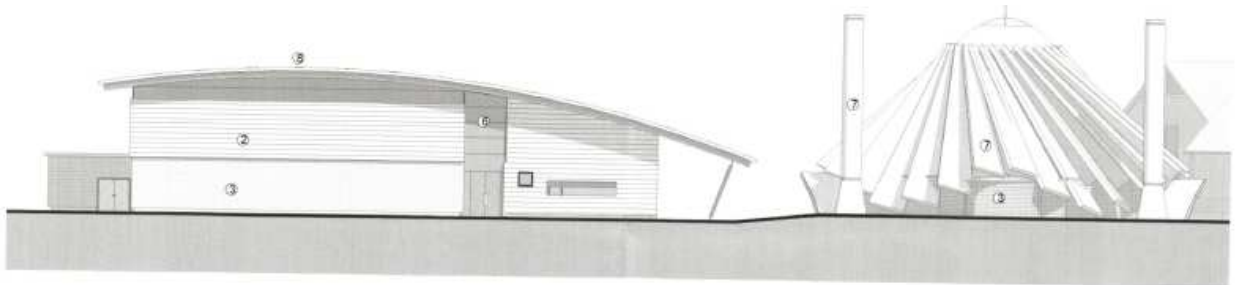
Block L - West Elevation

Proposed Mosque and Assembly Hall Elevations



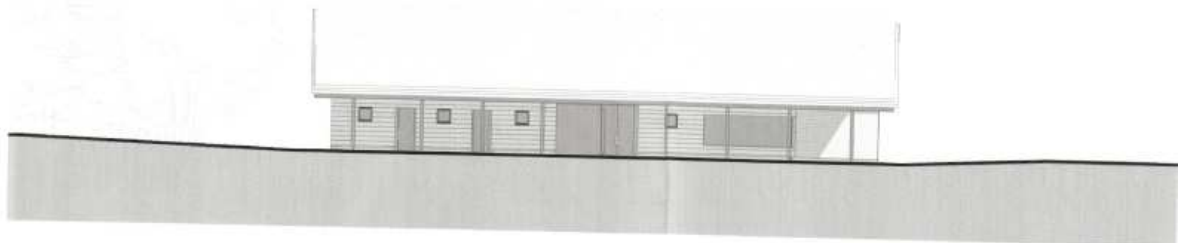
Multi-Purpose Hall & Mosque - North Elevation

1 : 200



Multi-Purpose Hall & Mosque - East Elevation

1 : 200



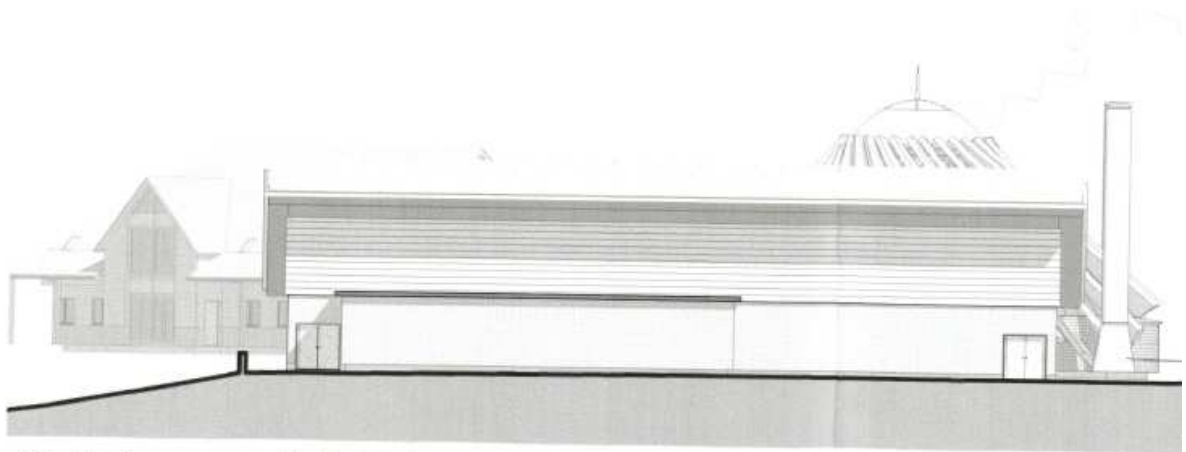
Multi-Purpose Hall - North Elevation

1 : 200

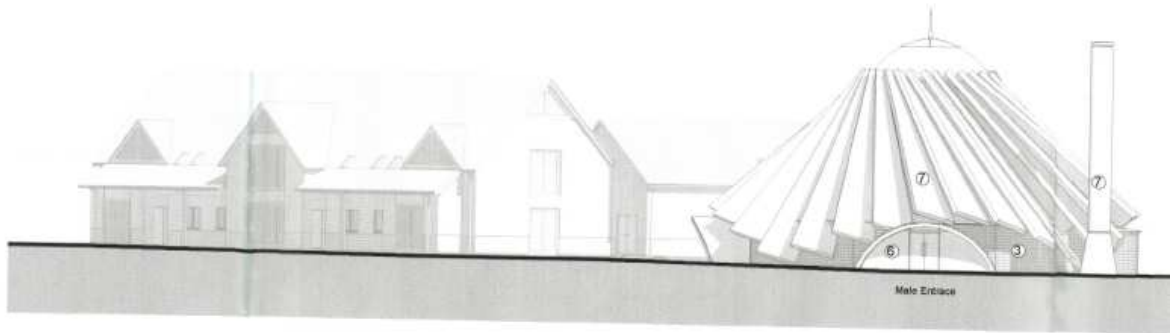


Multi-Purpose Hall & Mosque - West Elevation

1 : 200

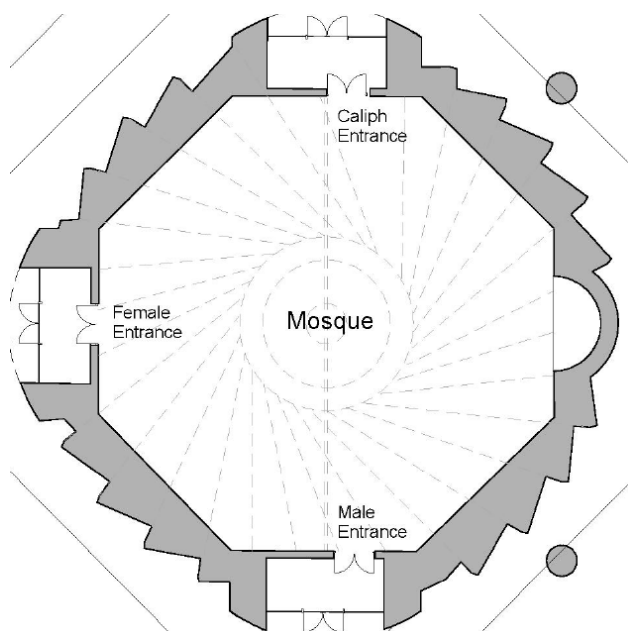


Multi-Purpose Hall & Mosque - South Elevation
1 : 200



Mosque - South Elevation
1 : 200

Proposed Mosque floor plan

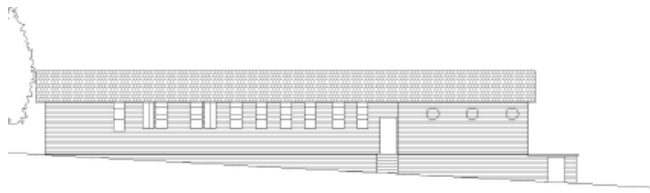


Proposed assembly hall floor plan



Blocks 6 and 6a, which currently contain the printing press and administration offices, would be replaced with a larger, purpose built printing press building. The building would be set into the contours of the site and would have a ridge height of 3.3m.

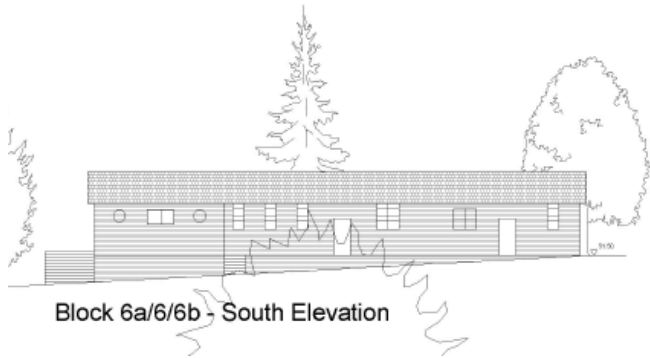
Existing Elevations – Blocks 6a/6/6b



Block 6a/6/6b - North Elevation



Block 6a/6/6b - East Elevation

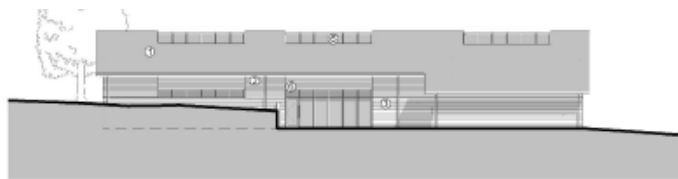


Block 6a/6/6b - South Elevation



Block 6a/6/6b - West Elevation

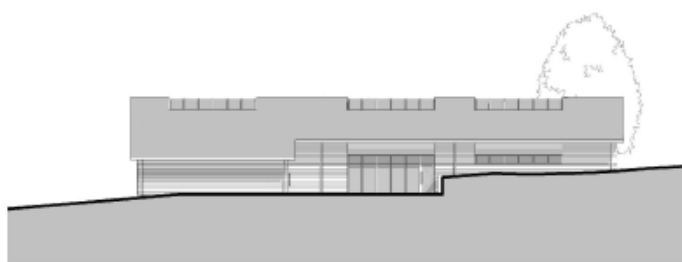
Proposed Elevations – Blocks 6a/6/6b



Block 6/6a - North Elevation
1:200



Block 6/6a - East Elevation
1:200



Block 6/6a - South Elevation
1:200



Block 6/6a - West Elevation
1:200

The existing roadways throughout the site would be retained, albeit with some minor alterations to the layout, and parking would be formalised and be provided adjacent to the ancillary residential accommodation, and by the teaching blocks, mosque and guest accommodation. In addition, a new parking area would be formed adjacent to the existing sports courts to the north of the site, providing 40 spaces.

Heads of Terms

The applicant has agreed to enter into a legal agreement to:

- Limit the number of permanent residential units on the site to 33;
- Limit the number of overnight stays at the site to 100 in any week and to allow exceptionally the exceedance of this limitation on no more than 10 days in any calendar year;
- Allow for the hire of the assembly hall by the local community, in accordance with a community usage scheme to be submitted to and approved in writing by the LPA; and
- Provision of an Events Management Strategy to be submitted to and approved in writing by the LPA and to be subsequently implemented and monitored.

Relevant Planning History

SO/2014/0024	Request for Screening Opinion for redevelopment and modernisation of the site for religious/educational purposes	EIA Not Required 20/11/2014
WA/2011/0760	Erection of a single storey front extension	Full Permission 04/10/2011
WA/2010/0895	Erection of extension (as amplified by plan received 29/06/2010)	Full Permissions 22/07/2010
WA/2002/0585	Erection of extension to existing barrack building 'L'	Full Permission 11/07/2002
WA/1994/0191	Retention of extensions to provide support facilities	Full Permission 16/08/1994
WA/1989/1623	Display of illuminated signs	Refused 18/09/1989
WA/1988/2416	Erection of nursery, ladies block, car ports and extensions	Full Permission 27/06/1991
WA/1986/1512	Erection of a single storey extension to provide office, darkroom and store, following demolition of garages	Full Permission 17/10/1986

Planning Policy Constraints

Green Belt – outside settlement
Surrey Hills AONB & AGLV
Wealden Heaths I SAC 2km Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone

Development Plan Policies and Proposals

Saved Policies C1, C3, RD5, D1, D3, D4, D5, D6, D7, D8, D9, M2 and M14 of the Waverley Borough Local Plan 2002

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) and the South East Plan 2009 (solely in relation to policy NRM6) therefore remain the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

The Council is in the process of replacing the 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. The timetable for the preparation of the Local Plan (Part 1) is currently under review.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Policy Guidance (2014)
- Waverley Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Surrey Hills AONB Management Plan 2014

Consultations and Town/Parish Council Comments

County Highway Authority	Not yet received – to be reported orally
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<p>Natural England</p>	<p>Internationally designated sites Thursley, Hankley and Frensham Commons SPA (Wealden Heaths Phase I) - No objection</p> <p>This application is in close proximity to the Thursley, Hankley and Frensham Commons (part of the Wealden Heaths Phase I) Special Protection Area (SPA). Natural England notes that the Local Planning Authority, as competent authority under the provisions of the Habitats Regulations, will, as part of the approval process, be required to screen the proposal to check for the likelihood of significant effects. On the basis of information provided, confirms that the screening process can conclude that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination.</p> <p>Nationally and internationally designated sites No objection – no conditions requested</p> <p>This application is also designated as the Thursley, Hankley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), which is a European site, and the nationally designated Thursley, Hankley and Frensham Commons Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which these sites have been notified. Advises that the aforementioned SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring re-consultation with Natural England.</p>
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	<p>Designated landscapes – Advises consultation with AONB Conservation Board</p> <p>Having reviewed the application Natural England does not wish to comment on this development proposal.</p> <p>The development however, relates to the Surrey Hills Area of Outstanding Natural Beauty (AONB). Advises you to seek the advice of the AONB Conservation Board. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.</p> <p>Green infrastructure</p> <p>Natural England note that the proposed development has the potential to incorporate features into its design that can encourage green links from the site to the wider landscape, as well as buffering the proposed development site against visual impacts. Such features can be achieved through the development and incorporation of effective Green Infrastructure (GI), and we encourage those outlined within the Design and Access Statement submitted with this application.</p> <p>Biodiversity enhancements</p> <p>This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape plans, as outlined with paragraph 4.4 of the submitted Ecological Appraisal. The authority should</p>
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	<p>consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that ‘Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. Section 40(3) of the same Act also states that ‘conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat’.</p> <p>Protected species</p> <p>We have not assessed this application and associated documents for impacts on protected species. Refers to Standing Advice.</p>
Environment Agency	<p>The proposed development is located in Flood Zone 1 (low probability) based on our Flood Zone Map. Whilst development may be appropriate in Flood Zone 1, paragraph 103 (footnote 20) of the NPPF sets out that a Flood Risk Assessment should be submitted for all development over one hectare in size.</p> <p>An FRA has been submitted in support of the proposed development.</p> <p>Standing Advice is recommended in respect of Surface Water Flooding.</p> <p>The proposed development is located within Source Protection Zone 2 (SPZ2) and within a Principal Aquifer. This means the proposed site is a medium sensitive location with regard to the protection of groundwater.</p> <p>SPZ 2 and principal aquifers identify the</p>

	<p>catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.</p> <p>In accordance with Paragraph 109 of the NPPF the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.</p>
Surrey County Council Lead Local Flood Authority	Not yet received – to be reported orally
Tilford Parish Council	<p>Tilford Parish Council supports this application and would ask for the following to be taken into consideration.</p> <ol style="list-style-type: none"> 1. There was concern about the bulk of the gymnasium and mosque. The Parish Council would prefer a reduced height from that proposed. However, it has been advised that in terms of the sports hall it is not possible to reduce the height without impinging on the sporting facilities that are intended to be provided. A desire to reduce the height of the mosque is preferred as it was considered excessive. It was also agreed between the applicant and the Council that he has no objection in seeking for the height of the minarets to be reduced to the same height as that of the mosque. 2. Existing tree screening provides substantial screening cover, however it was recognised that trees do get damaged and that should that screening not be provided as a result of that then the development would be seen from the south quite prominently. The existing tree screening is partially on the site but it is also on land in adjacent ownership. The planning consultant was

	<p>unable to confirm whether a condition could be imposed to ensure that tree screening is permanently provided and in the event of damage is replaced with mature trees. If there is this facility the Council would strongly desire it to be covered by a condition in a planning consent.</p> <p>3. It was preferred that wind turbines be replaced by another green energy source such as geo-thermal. The applicant said that the turbines were not an essential part of the scheme and he would be happy with this alternative. The Parish Council would like this to be covered by a condition in a planning consent.</p> <p>4. The applicant confirmed that there is no intention that there should be a public address system from the minarets or the mosque. In order to ensure this the Parish Council request that a condition to this effect is imposed.</p> <p>5. The Council also requests that, in order to fulfil the current benefit of Tilford being a dark sky environment, lighting on site should be faced downward as a detailed condition.</p> <p>6. The applicants confirmed that the minarets will be constructed with timber facing material. It was considered that the use of natural material of this nature is strongly supported in order to maximise the blending with the rural environment.</p>
<p>Council's Environmental Health Officer</p>	<p><u>Contamination</u></p> <p>The site was originally developed as part of the National Camps Corporation in the late 1930s to provide educational holidays in the countryside to children from urban areas. The educational use continued until the late 1970s</p>

	<p>and the site assumed its current role in the early 1980s.</p> <p>Many of the extant structures date to the first establishment of the site and may contain asbestos containing materials commonly in use as fire proofing and insulation in buildings of the time and the late post war period.</p> <p>In addition, risks of contamination arising from the storage of fuels, oils and other chemicals as well as areas of made ground require all assessment to ensure any development proceeds safely.</p> <p>Although the risk of contamination posed by the established educational use is considered to be low, if the application is approved, it is considered that the requirements set out below comprise the minimum necessary to safeguard the future residential occupation of the site.</p> <p>Full contamination conditions recommended.</p> <p><u>Controlled waters</u></p> <p>As well as future residential occupiers the site may also pose a risk to Controlled Waters underlying or in the vicinity of the development site. The site is located in Zone 2 of an Environment Agency designated Source Protection Zone and the applicant should seek specific advice from the Environment Agency to ensure that any risks to Controlled Waters are properly assessed and mitigated.</p>
County Archaeologist	<p>The application site is large – over the 0.4ha which is recommended for archaeological assessment and possibly evaluation under Policy HE15.</p> <p>The application is supported by a desk based archaeological assessment that draws together</p>

	<p>currently available information to assess the potential for the site to contain significant heritage assets. The document reveals that there are no designated heritage assets on the site, although the buildings associated with the use of the site as a Camp School constructed in 1939 are of local interest. There is no indication that buried archaeological remains are present on the site but this may be because the site has not been previously investigated and evidence for prehistoric and Roman remains is known in the vicinity.</p> <p>The document concludes that an archaeological field evaluation should be undertaken to provide further information regarding the nature and extent of any potential archaeological remains. SCC agrees with this conclusion, and also advises that a photographic record equivalent to English Heritage Level 2 should be carried out to make a record of the former Camp School buildings in advance of demolition.</p> <p>As the current buildings are of local interest, and the nature of the new proposals mean that new ground disturbance will not be particularly extensive, SCC considers that it would be reasonable to secure the archaeological investigation and recording, as well as any additional mitigation that may be required once the nature of the archaeological resource has been clarified, by the use of planning condition.</p>
Surrey Wildlife Trust	<p>The Trust would advise that the Ecological Assessment Report by Derek Finnie Associates dated December 2014 provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of development on them.</p>

Further advises the Local Authority that should it be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in Section 5 of the Report, including the biodiversity enhancements as detailed in this section and in the landscaping proposals for the site as detailed in the applicant's Design and Access Statement. This will help prevent adverse effects to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity of the site resulting from the proposed development.

The ecological report makes no mention of the qualifications of the surveyors involved.

The proposed development could result in an increase in human residence within 5km of part of the SPA. The Local Authority may therefore wish to consider this application against their SPA Avoidance Strategy.

The applicants proposal for this site includes two wind turbines. Operation of such mechanisms could impact on bat species which may be active on the proposed development site, foraging and commuting. Advise that the Local Authority seeks further information from the applicant regarding the possibility of these legally protected species being impacted by these turbines should they be employed.

The ecologist classified at least six buildings with moderate risk of having bat roosts and two with high risk. Although no signs of bats were found during the visual inspection, it is notoriously difficult to detect the presence of roosting bats, particularly those using crevices. Therefore, recommend a 'soft strip' methodology for at least buildings classed by the applicant's ecologist as having a high risk of

	<p>sheltering bat roosts.</p> <p>If the proposed development involves the removal of dense shrubbery/vegetation, we would recommend that this is done outside of the main bird nesting season (March to August inclusive), to avoid adverse effect to nesting wild birds.</p> <p>If this is not possible, and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works.</p> <p>This development may offer some further opportunities to restore or enhance biodiversity and such measures will assist the Local Authority in meeting the above obligation and also help off-set any localised harm to biodiversity caused by the development process. Recommendations offered.</p>
Surrey Hills AONB Planning Advisor	<p>Generally concurs with the conclusions of the submitted landscape and visual impact assessment. This area is of high visual sensitivity. The difference in the landscape impact between the existing and proposed development is neutral.</p> <p>The nearest public rights of way are to the south and west. The proposed development would be set well back from the main public viewpoint of Sheephatch Lane. The existing buildings are low key in appearance, not high and mostly with timber exteriors. This means that, given their extensive floor area, the number of buildings and their spread across the site, they do not impose themselves upon the landscape as much as they could have done. I understand that at times the centre can generate substantial activity and traffic generation.</p> <p>Generally, the proposed buildings are located</p>

approximately on the sites of the existing buildings. The gross proposed floor area of 8037 sq.m is slightly greater than the existing at 7215 sq.m. From a landscape aspect, the building volume is a more relevant comparative measurement, but this has not been quoted but likely to be greater than the existing. The two largest buildings are the Mosque with its twin vertical type wind turbines and the multi purpose assembly hall. They would be taller than any existing buildings. The Mosque would be roughly circular and its roof that almost meets the ground in places would taper towards its apex. The interesting contemporary design that has some resemblance to a circular fan is most unusual but would seem to be entirely appropriate for its function and possibly in this setting. It would be partly screened save for the top of its roof from outside views by the adjacent multi purpose assembly hall and the guest accommodation courtyard building. A woodland exists behind the proposed building. It would front the community open space and therefore only likely have a presence to internal site views.

The multi purpose assembly hall is large and has an extensive footprint. The saving grace would be the curved green or grass roof that would soften its visual impact. The curved profile would look less harsh or angular than a conventional pitched or possibly flat roof and would reflect to some extent the rounded ground contours of this sloping site. The green planted roof would harmonise with its surroundings more sympathetically. But there would be no mistaking it would be a much larger building than anything currently on the site.

It might be unreasonable to require that these two buildings should more closely reflect the existing mostly single storey buildings on the

site because of their functional requirements, modern expectations and the experience they would offer to users. However, considers there should be some mitigation and compensatory landscaping measures.

Although the existing residential blocks are only single storey and their proposed replacements would be of two storeys, in practice the heights of the latter would only be marginally greater. This is because much of the first floor would be contained within the roof space. There would be some fully expressed two storey elements to create architectural interest. The contemporary design with extensive use of horizontal timber cladding and subdued slate type roofing material is likely to be entirely appropriate to this setting and displays an appreciation of the sensitivity of its AONB setting. Coloured timber boarding can be fashionable, but in this setting the boarding should not be stained other than in a neutral wood colour and possibly be allowed to mellow naturally.

The line of evergreen trees along the southern boundary, whilst not of a native species, nevertheless fulfils an important landscape function of screening the existing development from public views especially from the public rights of way. Probably shortly this tree belt will come to the end of its life and its loss may open up the proposed development to public view in this protected landscape especially as the buildings would be on higher ground than that to the south. The applicants would have no control on the retention of further trees outside their site to the south. Therefore, strongly suggests the planting of a tree and shrubbery belt of native species on adjacent land within the site. In time that would take over from the existing non-native line of evergreen trees that could then be removed.

The proposed landscaping of the site given the additional volume and heights of buildings is inadequate. It may be too late now to require a more substantial and better landscaping scheme to be prepared and submitted as part of this application. Consequently, a planning condition is recommended on AONB grounds that before any development is commenced a landscaping scheme be submitted and approved by the Planning Authority. This should include a native tree and shrubbery belt along the northern boundary to the developed part of the site. As it is understood that on occasions extensive car parking takes place and can be expected probably to increase in the field to the north, there should be tree and further hedgerow planting to screen the car parking from public view especially to those passing along Sheephatch Lane.

Tranquillity is one of the important attributes of parts of the AONB including this locality. Indeed, the tranquillity together with the scenic and landscape beauty of this location must be a particular attraction of this site to the applicants and users. Consequently, it is hoped that the applicants will appreciate that if planning permission is granted a planning condition should be imposed precluding any loudspeakers being used for calling to prayer or other use. At the very least, the condition might be framed to allow a very low level of noise to be agreed with the Council's Environmental Health Department that would not be discernible outside the site.

Any lighting outside buildings should be restricted to low level and bollard type lighting.

Subject to the above and given the established use of the site and modern expectations of educational and associated residential uses such as exist on the site, considers it might be

	<p>difficult to justify refusal of the application on AONB grounds. The peaceful and attractive setting together with the quality of the proposed accommodation should be conducive to the needs of this religious group. The relevant Surrey Hills AONB Management Plan 2014-2019 policies against which this application has been assessed are Policies LU2 and LU3.</p>
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Representations

The report was prepared prior to the expiry of the deadline for the receipt of representation. Any further representations will be reported and assessed within the addendum report to the meeting. If new material comes to light in certain circumstances it may be necessary to defer the application.

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 30/01/2015 site notices were displayed around the site 20/02/2015 and neighbour notification letters were sent on 21/01/2015.

11 letters have been received raising objection on the following grounds:

- Proposal will intensify an already incompatible use in the Green Belt and would result in buildings/minarets increased in height over the existing structures;
- Presume the building of a mosque will result in regular daily noise incursion and additional worshippers on existing narrow roads;
- Loss of trees and materially larger and more obtrusive buildings will erode the natural beauty and value of the landscape, inconsistent with its preservation and contribution to the quality of the countryside and its setting;
- Do not consider the increase in floor space of 12% cited in the submission to be accurate – 14.6% uplift proposed, in excess of the normally acceptable 10% states in the subtext to Policy RD2A;
- RD2A calculations omitted for guest accommodation – increase of 248% and consider this to be materially larger than that which is to be replaced;
- Proposed new buildings heights throughout the development are predominantly two storey, with the exception of a number of taller buildings (mosque, sports hall and minarets) – contrasts with the single storey nature of the existing site and visually more intrusive. This would

be exacerbated by the removal of sections of existing trees and hedgerows;

- Proposal will result in noise disturbance to neighbouring properties;
- Do not consider that the reasons presented by the applicant are sufficient to negate the harm that the proposal would result on the Green Belt;
- Proposal would result in harm to tranquillity and undisturbed nature of the AONB;
- Proposal would generate a great deal of traffic which is inappropriate – lanes are narrow with few passing places and poor visibility;
- Wind turbines would be ugly within the landscape;
- Proposal does not reflect local needs and local infrastructure cannot cope with the influx of visitors;
- Proposal will result in noise pollution from minarets and wind turbines;
- Concern regarding the visual impact and height of the multipurpose hall and mosque;
- Proposals will be materially larger and mosque would be 300% higher than the existing building – unacceptable and contrary to local and national planning policy;
- Buildings out of character with other buildings in the area and will be highly visible from neighbouring properties.

7 letters have been received expressing support for the following reasons:

- Privilege having a local community facility where we can join in congregational activities for religious service, sport and other social activities;
- Administration participate in street cleaning around Islamabad and it is a very civilised but aged place which needs an overhaul or restructuring to enable locals and members to enjoy the facility;
- Great design and site requires modernisation;
- Current structures no longer fit for purpose and proposed buildings will be well veiled by heavy vegetation and mature trees;
- Proposal does not add any significant additional bulk or density to the existing site and will be built on present footprint;
- Proposal will not result in an increase in traffic or congestion;
- Proposed wind turbines will emit little, if any, sound;
- Islamabad community is conscious to ensure that neighbours are not disturbed in any way and present plan takes account of this;
- Community needs a place together and learn religious education;
- Hall will be available for use by the school next door;
- Existing buildings have poor drainage, lighting, hearing and insulation;
- Minarets will be hardly visible from outside the site

1 letter received raising the following general observations:

- Modifications have been carefully and sympathetically designed; however, some concern regarding noise from wind turbines – request that all measures are taken to reduce noise generation from proposals.

Submissions in support

The applicant has made the following submissions in support of the application:

- Islamabad provides educational and religious instruction for the members of the Ahmadiyya Muslim Association UK (AMA) and forms its regional centre;
- Existing site contains conference and library facilities as well as administration offices for the AMA and 33 residential units, occupied by members of the AMA;
- Existing residential accommodation on site is of a poor, 1930s construction with little or no insulation and is in need of replacement. It does not provide for modern living conditions;
- Guest accommodation is provided for visiting scholars and other AMA members who use the site for teaching and religious study;
- The site is also visited by the World Head of the AMA, Hazrat (His Holiness) Mirza Masroor Ahmad, the Fifth Khalifa and accommodation is required for him and his accompanying delegates;
- Annual convention, Jalsa Salana, is no longer held at Islamabad but the site does hold a number of smaller events on site which attract members of the AMA community. Many guests wish to visit the site and visit the burial ground of the previous Khalifa, who is buried on the site. Whilst most guests are day visitors, the AMA is a worldwide organisation and some visitors come from overseas;
- On average there are around 60-80 visits per week, with 10-15 guests staying overnight, although this does increase in peak periods;
- Present guest accommodation is insufficient to deal with the demand;
- Some of the existing accommodation previously used for the annual convention is now redundant and this would be replaced with guest accommodation;
- Number of guests is not proposed to increase and accommodation would serve those who already visit the site;
- Existing building used for the Mosque is a long, thin former chalet and does not provide sufficient space for worship, or separate male and female worship. Proposed Mosque would be purpose built and provides an attractive solution to create improved spaces for members to worship;

- There would be no increase in the number of families who live on site;
- Assembly hall would be multi-functional and re-provides features already on site e.g. dining hall and assembly space;
- Location and design of assembly hall minimise its impact from outside the hall as highlighted in the LVIA;
- Use of appropriate architecture and materials would ensure impacts are mitigated;

Determining Issues

Principle of development

The lawful use of the site

Institutional buildings in the countryside

Impact on Green Belt

Conclusion on Green Belt impact

Impact upon AONB and AGLV

Design and layout

Residential amenity

Highways, traffic and parking

Effect upon SPA and SAC

Flood Risk

Archaeology

Crime and disorder

Climate change and sustainability

Biodiversity and compliance with Habitat Regulations 2010

Water Frameworks Regulations 2011

Accessibility and Equalities Act 2010 Implications

Human Rights Implications

Environmental Impact Regulations 2011

Assessment of Very Special Circumstances

Working in a positive/proactive manner

Planning Considerations

Principle of development

The site is located within the Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is by definition

harmful and should not be permitted unless very special circumstances existing which outweigh the harm to the Green Belt, and any other harm.

The site is located within the Surrey Hills AONB and locally designated AGLV. Development should seek to conserve and enhance the special landscape character.

The lawful use of the site

The site was originally constructed in the 1930s as a Camp School for children evacuated during the Second World War. It is understood that the school use ceased in the 1970s and was acquired by the Ahmadiyya Muslim Association in the mid 1980s. The site and its buildings have been used by the Association since that time for a number of purposes, namely religious education and teaching, and until 2004, the Association's annual convention.

No formal planning history exists for the current use of the site. However, officers are of the view that given the longevity of the use currently on site, the lawful use of the site is now as a religious education and teaching facility. This would amount to a sui generis use of part D2 (non-residential institutions) and part C2 (residential institutions). The site could therefore not be used for any other purpose without the need for planning permission.

The 33 residences on site are ancillary to the main uses of the site and are occupied by religious teachers and their families, all of whom are members of the Association. The other activities currently on site include printing and translation services, as well as religious instruction and teaching. Residents are either engaged in these activities on site, or deliver religious teaching elsewhere within the region.

The application has included information regarding the usage of the site to include:

- 33 permanent residences
- One annual convention (4,000 visitors)
- On average 2 visits per day

The current use involves a slightly different combination of visitor numbers comprising:

- 60 – 80 visits per week
- No annual convention

There are no current controls or conditions on the use of the site or the number of residences or visitors which it can accommodate.

Institutional Buildings in Countryside

Policy RD5 of the Local Plan 2002 outlines that proposals for the redevelopment, extension and infilling of institutional buildings in the Green Belt will be considered in accordance with Policy C1.

Nonetheless, it is considered that the criteria of the policy are helpful in assessing the proposals for their appropriateness in this rural location and consideration is therefore given to:

- a) Whether the proposals would deliver environmental benefits;
- b) Whether the proposed development would appear more intrusive in the landscape or otherwise detract from the rural character of the area;
- c) Whether the proposed development would be well related to the existing and permanent buildings on the site; and
- d) The amount of traffic likely to be generated and whether it would prejudice highway safety or cause significant harm to the environmental character of country roads.

The following assessment sections of the report take account of this criteria.

Impact on Green Belt

The site is located within the Green Belt outside any defined settlement area. Within the Green Belt there is a general presumption against inappropriate development which is, by definition, harmful and should not be approved except in very special circumstances. Paragraph 89 of the NPPF sets out that the construction of new buildings should be regarded as inappropriate development, exceptions to this include:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing

use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The existing buildings on site are not in planning terms in relation to their uses and could, lawfully, be put to any use which is ancillary to the main, lawful use of the site as a religious educational facility. Some of the uses at the site are no longer required at the size and scale currently on site - for example, the catering requirements have changed now that the Association's annual convention is no longer held on the site. Therefore, the proposal does seek to alter and rationalise the uses within the proposed buildings to meet the current and on-going needs of the Association.

Nonetheless, for purposes of clarity, a comparison of the existing and proposed footprints and floor spaces for each use across the site is given in the tables below:

i. Existing and proposed floor space

Use	Existing	Proposed	Difference
Ancillary residential	3491 sqm	4004 sqm	+ 513 sqm
Religious education	213 sqm	413 sqm	+ 200 sqm
Printing press and administration	782sqm	420sqm	-362 sqm
Catering	1104 sqm	802 sqm	-302 sqm
Prayer	229 sqm	310 sqm	+ 89 sqm
Guest accommodation	524 sqm	1857 sqm	+ 1, 333 sqm
Gym	116 sqm	97 sqm	-19 sqm
WC provision	522 sqm	134 sqm	-388 sqm
Storage	234 sqm	0 sqm	-234 sqm
TOTAL	7, 215 sqm	8,037 sqm	+ 832 sqm (+ 12%)

ii. Existing and proposed footprint

Use	Existing	Proposed	Difference
Ancillary residential	2497 sqm	1996 sqm	-501 sqm
Religious education	122 sqm	413 sqm	+ 291 sqm
Printing press and administration	655 sqm	340 sqm	-315 sqm
Catering	970 sqm	802 sqm	-168 sqm

Prayer	229 sqm	310 sqm	+ 81 sqm
Guest accommodation	338 sqm	1117 sqm	+ 779 sqm
Gym	58 sqm	97 sqm	+ 39 sqm
WC provision	522 sqm	134 sqm	-388 sqm
Storage	218 sqm	0 sqm	-218 sqm
TOTAL	5609sqm	5209sqm	-400 sqm (-7%)

As illustrated above, there would be an uplift in floor space across the site, which equates to approximately 12% of the existing floor space.

The main uses on the site which would see an uplift are the ancillary residential accommodation, religious education facilities, prayer space/Mosque, and guest accommodation. The existing catering/canteen facilities would be incorporated into a multi-purpose assembly hall. An assessment of these five main areas against Green Belt policy is given below:

a) Ancillary residential accommodation

The ancillary residential accommodation would be provided in Blocks A-F and 7-8. There would be an overall increase of 513 sqm of floor space in this respect. The existing buildings which the proposed ancillary accommodation would replace have maximum ridge heights of 4.4m; the proposed buildings would have ridge heights of 5.6m. The eaves heights of the existing buildings at 4m would be reduced to 3m, albeit there would be dormer windows serving the first floor accommodation, breaking the eaves line. The footprint of the ancillary accommodation would be reduced by 501 sqm, owing to the use of the proposed roof space for accommodation, and the use of the contours of the land to build the blocks into.

Therefore, having regard to the height, bulk and mass of the replacement ancillary residential accommodation, it is considered that this element of the scheme, in isolation, would not be materially larger than the built form it seeks to replace on site in accordance with Policy C1 of the Local Plan 2002 and paragraph 89 of the NPPF 2012.

b) Religious education facilities

The existing religious teaching facilities would be expanded with two new purpose built buildings (Blocks 1 and S). The current buildings in these positions are used for prayer and ancillary accommodation. The replacement buildings in this position would be roughly the same height (4m) as the existing buildings and therefore would not be materially larger. The increase in

floor space for religious education would off-set by the reduction in other floor space uses across the site.

c) Prayer space/mosque

The existing mosque facility is provided in Block 1. This building is a single storey wooden building with a height of 4m. It is not purpose built, and is not considered to be fit for purpose.

The proposed mosque would have a height of 12m (measured to the top of the dome). It would also have an increase in overall floor space of 89 sqm, and an increase in footprint of 81 sqm.

d) Guest accommodation

The existing guest accommodation on the site is spread across several buildings (Blocks G and 9). The guest accommodation would be consolidated into a new guest block in the centre of the site, resulting in an increase of 1,333 sqm of guest accommodation.

The proposed guest block would be sited in the position of the existing catering/canteen block on the site (Blocks 5 and 5b) and office/administration building (Block 2). The catering/canteen provision would be re-provided in the multi-purpose assembly hall, and the office/administration facilities accommodated within the printing press facilities.

The existing catering and administration buildings in the position of the proposed guest building are single storey, with a maximum height of 4.5m. The proposed guest accommodation building would have a height of 9m, with accommodation set over two floors. This building would therefore be materially larger, both in terms of its equivalent floor space elsewhere, and in terms of the height, bulk and mass of the existing buildings in this position.

e) Multi-purpose assembly hall

The proposed multi-purpose assembly hall would consolidate the existing catering facility, washrooms and gym provision at the site. The assembly hall would be sited in the position of existing residential buildings (Blocks E, L and J), the floor space provision for which would be relocated to the west of the site, with the other existing residential accommodation.

The multi-purpose assembly hall would have a floor space of 802 sqm, which would be comparable with the existing catering/canteen space provided on site. The existing buildings in the position of the proposed assembly hall have

a height of approximately 6m; the assembly hall would have a height of approximately 9m at its highest point. The proposed building would therefore be materially larger in terms of the height, bulk and mass of the buildings which it seeks to replace.

In addition to the replacement buildings, the proposal would also include minor alterations to the existing roadways and hardstandings on the site, together with a formalisation of the existing informal parking adjacent to the tennis courts to the north east of the site. This would represent some encroachment into the open countryside but could be considered an appropriate engineering operation, given that it would preserve openness.

Conclusion on Green Belt impact

The above assessments show that, when taken as a whole, the proposals would result in materially larger buildings on the site. The proposals would therefore represent inappropriate development in the Green Belt and should not be permitted unless very special circumstances exist that outweigh the harm to the Green Belt, and any other harm.

The following sections of the report provide an assessment of the other planning merits of the scheme. Should any further harm be identified, over and above the harm identified to the Green Belt herewith, this too must be assessed against the very special circumstances put forward. This assessment is made at the end of the report.

Impact upon AONB

Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB), in accordance with this, Policy C3 of the Local Plan 2002 requires development within the AONB to conserve or enhance the character and beauty of the landscape. The Surrey Hills Management Plan 2014 – 2019 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

Policy C3 of the Waverley Borough Local Plan states that the primary aim of the AONB designation is to conserve and enhance their natural beauty.

Development inconsistent with this aim will not be permitted unless proven national interest and lack of alternative sites has been demonstrated.

The emphasis is slightly different in the NPPF which states at paragraph 115 that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

Whilst the application is a ‘major’ development for the purposes of the Town and Country Planning (Development Management Procedure) Order 2010 owing to its site area, it comprises the redevelopment of an existing site with buildings within the same use. Therefore it is considered that the tests of paragraph 116 of the NPPF are not applicable in this instance.

The application is accompanied by a Landscape and Visual Impact Assessment. The assessment highlights that the site lies on a local valley floor with the remaining landscape around the site mainly gently undulating and falling to the southern boundary, and towards the east and south west. The valley landscape is well treed, with woodland blocks along the valley floor, which is typical of the wider landscape character in and around Tilford.

This assessment acknowledges that the proposed development would affect a small part of the landscape character of the local area due to the removal of existing trees from within the site. However, owing to a combination of the local undulating landscape and vegetation which surrounds the site, views are restricted to those local areas where there are gaps in the vegetation. The site is otherwise relatively visually contained. New native planting that is proposed within the site would bolster existing vegetation along boundaries to the site, where unavoidable loss would be required to facilitate development within the site.

The Surrey Hills AONB Planning Advisor has been consulted on the proposals and notes that the existing buildings do not impose themselves upon the local landscape. The nearest public rights of way are to the south and west and the proposed development would be set well back from the main public viewpoint of Sheephatch Lane.

It is acknowledged that the volume of the buildings, particularly the mosque and the multi purpose sports hall, would be taller than any existing buildings; however, officers agree with the AONB Advisor that these key buildings should be appropriate to their function and role within the site, and it is

accepted that this would require the buildings to have a greater presence than the existing buildings which perform those functions. The use of the roof space of the replacement residential blocks would limit their height and visual impact. The simple design and material palette proposed for the replacement buildings would be in keeping with the landscape character and appropriate to the rural context of the site.

Tranquillity is an important feature of the night sky and therefore it is considered appropriate to limit any amplified noise at the site by way of condition. In addition, external lighting should also be controlled to ensure that the night sky is not adversely affected, if permission is granted.

The proposal would involve the removal of some Douglas Fir trees, both within the centre of the site and to the west. The Council's Tree and Landscape Officer has been consulted on the proposals, and has commented that the relationship of the trees to the existing buildings on site is not sustainable in the long term. However, the trees are the tallest features of note within the site and their removal would be visually significant. The proposals would, however, involve re-landscaping and therefore, subject to the inclusion of conditions, it is considered that any visual harm resulting could be mitigated by way of replacement planting.

Having regard to the limited public views of the site within the wider AONB context, together with the appropriate design of the buildings, it is considered that the proposals would conserve the landscape character of the AONB in accordance with Local Plan Policy C3 and the NPPF 2012.

Design and layout

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Paragraph 57 of the NPPF encourages decision makers to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Paragraph 58 continues that planning decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

Officers have sought the views of the Council's Urban Design advisor, who has assessed the design and layout of the scheme and whose expert views are incorporated within the assessment herewith.

The main re-development of the site would take place in three phases – the ancillary residential accommodation, the functional teaching/educational and office spaces, and the communal 'heart' of the site, comprising the assembly hall, mosque and guest accommodation. Each of these areas is considered in detail below:

i. Ancillary residential accommodation

The proposed replacement residential buildings would be slightly taller than existing. However, it is considered that the buildings would be simply designed, albeit with some architectural flair and interest to create attractive, durable buildings. Officers note that the layout of the buildings would not significantly alter, but would improve the existing relationship between the blocks by having gardens backing onto gardens, and front elevations fronting onto communal paths between the blocks.

Overall, it is considered that the design of the ancillary residential accommodation would reflect the existing, low-key buildings on site and would be designed so as to create a more private, inward looking element to the site which would provide a satisfactory living environment for residents.

ii. Functional teaching/education and office space

The proposed teaching blocks and printing press/offices would be sited in the centre of the site. These buildings would follow the traditional, simple vernacular design of the ancillary residential and guest accommodation buildings on site. The buildings would be sited adjacent to the communal/community use buildings on the site, and would be served by car parking directly adjacent to the building.

iii. Communal hub

The three primary buildings in this area would each have a distinct design, which it is considered would identify and define the different functions and uses of each building, and avoid a monotonous design.

The proposed assembly hall would be contemporary in design, with a sweeping, green roof, which would help to blend the building within the wider landscape, especially from the south. The form of the building would be functional and would enable it to be used for a variety of different uses without having a significant or detrimental impact on the wider landscape.

The proposed mosque building would be the primary focus of the site and would also have a contemporary design, but one which incorporates the traditional elements found within a mosque. The design of the building, whilst interesting, would not be ostentatious, but would set the building apart from other buildings on the site and give a sense a primacy. It would be sited adjacent to the other key communal buildings, and its set-back from the green space would give the building more prominence.

External views of the mosque would be limited, owing to the seclusion of the site, but it would nonetheless be of a high quality design. Careful consideration would, however need to be given to the choice of roof materials, to avoid glare.

Finally, with regards to the guest accommodation, this would be a significant building with accommodation set over two floors. However, its general design and form would follow the traditional Surrey vernacular and officers consider this appropriate to the rural setting of the site. Again, it is considered that careful choice of materials would be key to the success of the building and should be controlled through condition.

It is therefore considered that the proposed design and layout of the replacement buildings would be acceptable and would accord with Policies D1 and D4 of the Local Plan 2002 and paragraphs 57 and 58 of the NPPF 2012.

Residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The nearest residential dwellings to the site are the residential properties in Squires Hill Lane to the south, Waverley Abbey School to the east, and the residential properties at Sheephatch Lane to the north east and west.

The site is relatively well screened by existing trees and vegetation from most of the properties. Whilst the land to the south is set on lower ground than the site, the proposed assembly hall would be separated from the buildings in Squires Hill Lane by over 100m. Squires Hill is separated from the site by dense woodland, and the properties at Tillhill House, to the south west, are separated by the existing paddocks at Islamabad, which are proposed to be retained. No adverse impacts by way of overbearing impact, loss of light or privacy would result from the proposals.

The concerns of these residents regarding noise and disturbance have been carefully considered. The proposed wind turbines in the minarets have been removed from the proposals, and amplified noise and lighting can be controlled by way of condition. Similarly, if permission is granted it is considered that the use of the site could be controlled to ensure that there is no material increase in noise and disturbance by way of increased activity at the site.

The concerns regarding the intensification of the use of the site, and, in particular, the use of the Mosque have also been considered. However, the applicant has confirmed that the proposals have not been designed to accommodate an increase in the number of residents or visitors to the site, but rather would provide a propose built facility designed to modern space standards. The existing Mosque is insufficient for current needs, and the proposed Mosque would be self-limiting in terms of the numbers which can be accommodated within it. It would therefore not be appropriate or reasonable to restrict the use of the Mosque to residents only.

It is considered that the properties in Sheephatch Lane would be separated by a sufficient distance from the proposals so as to prevent material adverse impacts from occurring.

On that basis, it is considered that the proposals would not result in material harm to residential amenity, subject to the inclusion of safeguarding conditions.

Highways, traffic and parking

The NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements, Local Authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limits the significant impact of the development.

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has recently adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Development proposals should comply with the appropriate guidance as set out within these documents.

In its original form, the Transport Assessment makes the following key observations:

- The layout and footprint of the site will remain similar to the existing and the number of residential units will not increase;
- Existing guest accommodation is insufficient to cater for guests who would like to stay overnight;
- Site currently generates a demand for 69 parking spaces and the proposal seeks to replicate this provision by providing formalised parking spaces;
- 50 parking spaces are to be provided on the western side of the site around the residential buildings, a further 6 for the guest accommodation and 3 disabled spaces adjacent to the mosque and assembly hall;
- The current informal parking spaces adjacent to the sports courts formalised to create 40 parking spaces;
- Proposals not intended to increase the number of guests who visit the site;
- Existing access will be retained and proposals would not result in an increase in traffic movement or vehicular activity;

- Refuse collection will continue as existing, with a communal bin facility adjacent to Block 7.

Since its original submission, the applicant has amended their proposal for the number of visitors to the site, as set out in the proposals section. The Transport Assessment is being amended to reflect this, and an oral update will be made to the meeting.

The expert response of the County Highway Authority have not been received at the time of writing the report and will be reported orally to the meeting. However, on the basis of the details of the application, including the amended details, no overriding objection on highway safety or capacity grounds is anticipated. Officers are satisfied that, subject to conclusion of a legal agreement to control the uses and number of residents and visitors to the site, the proposals would not result in an increase in traffic movements to and from the site, over and above the current activity.

The Council's 2013 Parking Guidelines indicate that this type of development would be subject to an individual assessment. The existing residential dwellings are allocated 2 parking spaces each, together with a mini-bus parking space and two parking spaces for use of the equestrian facilities to the south. There is currently no formalised visitor parking at the site.

The proposals would rationalise and formalise the existing ad hoc parking on site. There would be an increase in parking spaces from 69 to 99 spaces, including the creation of a parking area to the north, adjacent to the sports pitch, representing an increase of 30 spaces. At present, overspill parking occurs on the sports pitches, rendering them unusable during events.

The Transport Assessment confirms that the proposals would not result in an increase in vehicular movements to and from the site, and that the proposed increase in parking is required to accommodate the existing lack of parking, and is not generated by an increase in demand.

The parking provision across the residential areas would be rationalised into small clusters at the edge of the residential units on the site, and is considered to be acceptable in numbers and layout, having regard to the existing provision.

Subject to consideration of the views of the County Highway Authority, officers therefore raise no objection to the scheme on highways, access and parking grounds and therefore the proposal would accord with Local Plan Policies M2 and M14 and the NPPF 2012.

Effect upon SPA and SAC

The site lies within 5km of the Wealden Heaths SPA. Natural England has advised that a project level Habitats Regulations Assessment should be undertaken by the LPA to screen the proposal in respect of a likely significant effect upon the SPA. This assessment has been carried out by officers. On the basis that the proposal would not result in a significant increase in the number of people on permanently residing on the site or the amount of pollution generated, it is concluded that the proposal would not have a likely significant effect on the integrity of the SPA or SAC in accordance with Policy D5 of the Local Plan 2002. An appropriate assessment is not therefore required.

Flood risk

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant.

The existing and proposed use of the site would fall within the 'more vulnerable' classification contained within the NPPF (Flood Risk Vulnerability Classification). The site is within Flood Zone 1 and therefore is the most appropriate location for development.

The application is accompanied by a Flood Risk Assessment which concludes that the site has a negligible risk of flooding from all sources of flooding. The scheme would include a SuDS scheme to deal with surface water and roof water drainage on the site and therefore the proposed development is not likely to increase the 1 in 100 year plus climate change risk of flooding to neighbouring properties, the details of which should be controlled by way of a condition, if permission is granted.

On that basis, it is considered that the proposal would not increase flood risk

at the site or to others and would accord with the requirements of the NPPF 2012.

Archaeology

The NPPF sets out that, as a core principle, planning should take account of the different roles and character of different areas and heritage assets, in a manner appropriate to their significance should be conserved. In considering proposals for large scale development, Policy HE15 outlines that the Council will require an archaeological assessment as part of the planning application.

The application is supported by a desk based archaeological assessment that draws together currently available information. There are no designated heritage assets on the site, although the buildings do date from the 1930s and are of local historic interest. There is no indication that buried archaeological remains are present on the site, but this may be because the site has not been previously investigated, and there is evidence of pre-historic and Roman remains in the local vicinity.

The assessment recommends that an archaeological field evaluation is undertaken to provide further information regarding the nature and extent of any potential archaeological remains. Therefore, subject to conditions to secure this evaluation, it is considered that the proposals would not result in the loss of archaeological remains on the site and would accord with Local Plan Policy HE15 and the NPPF 2012.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Given the scale and nature of the proposal, together with the private status of the site, it is considered that the proposed development proposals would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF.

Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. This said, the applicant has indicated as part of their Design and Access Statement, that the new building will be built to modern standards and be more energy efficient and better for the environment than the existing building. The lack of any policy backing in this regard, however, prevents conditions being added to require this.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

When determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. The existing buildings on site date from the 1930s and are of a timber construction, which could harbour bats and their roosts. The application is accompanied by an Ecological Assessment report, which includes a desk study, badger survey and preliminary bat roost assessment. The site is considered to have a low ecological value, and no rare or uncommon species, or species of a raised conservation status were encountered on the site.

Surrey Wildlife Trust has reviewed the ecological assessment and has commented that it provides sufficient information to allow the Local Authority of the potential status of protected and important species on the proposed

development site and the likely effect of the development. Therefore, subject to the applicant undertaking the recommendations in Section 5 of the Assessment and the enhancements set out in the Trust's letter, it is considered that the proposals would conserve the biodiversity of the site in accordance with Local Plan Policy D5.

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

The proposal would not conflict with these regulations.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access. Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted. From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. The proposed buildings would increase accessibility for disabled residents and visitors to the site, which would be a benefit of the scheme. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Environmental Impact Regulations 2011

The proposals were screened for EIA pursuant to the screening request submitted under reference SO/2014/0024, which concluded that the development would not be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Assessment of Very Special Circumstances

The proposal would involve the replacement of the existing buildings with materially larger buildings and would result in a loss of openness. The proposal therefore represents inappropriate development within the Green Belt and should not be permitted unless Very Special Circumstances exist which outweigh that harm, and any other harm.

Officers have carefully considered this increase and the case put forward by the applicant.

It is acknowledged that the proposed mosque would be materially larger than the building it is replacing, in terms of its overall height, bulk and mass. However, the applicant has clarified that the increase in floor space is not required to facilitate a larger congregation; rather, it is designed to meet modern space standards and allow a more comfortable prayer environment for the existing congregation.

The proposed mosque building does have the potential to impact the openness of the Green Belt, owing to its overall height, bulk and mass. However, it is considered that very special circumstances exist in this instance which would outweigh the harm caused by the reduction in openness and, *vis a vis*, the harm caused by the inappropriateness of the development.

The proposed mosque building would provide a central and striking building on site, identifying the core purpose of the site as a centre for religious study, education and prayer. It is considered that the scale and design of the building add to its identity as the primary functional building on the site, around which the other activities can be focused. It is considered that a smaller, simpler building within the site would not be successful in identifying itself as the core of the site's activities. In addition, it is noted that whilst the building would be larger, it would not be widely visible beyond the visual confines of the site and in that respect, any loss of openness would be limited strictly to the existing developed site, and not the wider, open landscape.

The existing guest accommodation on the site is limited, and does not provide an adequate standard of accommodation for guests to the site. The larger building would diminish openness; however this would be limited to the confines of the existing, previously developed site, and would be off-set to a degree by the reduction in footprint of the buildings across the site. The juxtaposition of the building to the mosque and sports hall would provide a central, focal point for the site and would reinforce its purpose and setting within a rural location.

The proposals, as a whole, would allow for improvements and modernisation to the site, which acts as a regional 'hub' for the Association. The site provides a comprehensive, campus-like environment for religious teaching, education and interpretation and is highly valued by the Muslim community. The opportunity presented would allow for the comprehensive redevelopment of this unique site in a way which would meet the current and future needs of the organisation. It would also produce wider community benefits in terms of the multi-purpose assembly hall, which the applicants have offered to make available for wider community use.

It is recognised by officers that the existing use of the site is well established and that the existing buildings and layout do not adequately meet the needs of the Association or its members. The proposal provides an opportunity to clarify and rationalise the uses across the site, and offers the opportunity for planning controls to be established in order to prevent any adverse environmental impacts arising from the site.

From this view point the proposal is considered to be exceptional and not likely to be replicated by other proposals in the vicinity due to the uniqueness of the facilities and its individual development needs. The applicant is willing to enter into a S106 agreement to restrict the number of residents on the site, and to secure a scheme for public use of the assembly hall by the wider community.

On that basis, it is considered that in this instance, very special circumstances exist which would outweigh the harm caused by the inappropriate development.

Third party representations

The concerns and comments of third parties have been carefully considered by officers. The proposals would not result in a net gain in activity at the site; rather, the proposals would rationalise and modernise the site. The concerns regarding noise have been considered and the wind turbines removed from

the proposals. Amplified noise and external lighting could be controlled through the inclusion of conditions, if permission is granted. Subject to consideration of the County Highway Authority's views, officers are satisfied that the proposals would not result in a net increase in traffic or vehicular movements and therefore is satisfactory in terms of highway safety and capacity.

Article 2(3) Development Management Procedure (Amendment) Order 2012 Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development;
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have accepted amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development; and
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion/ planning judgement

The proposals would represent the re-development of an existing site within the Green Belt. The existing buildings on site have come to the end of their useful life and do not adequately serve the needs of the community living on the site.

The proposals would be materially larger and there would be some impact on openness as a result. The proposal would therefore represent inappropriate development in the Green Belt which is harmful by definition. However, it is considered that very special circumstances exist in this instance to justify setting aside the strict policies of restraint, namely the benefits which would arise from the improved facilities for this regional religious centre.

The site is within the AONB and locally designated AGLV; however it is relatively visually contained and would not result in any greater visual impact, subject to the inclusion of conditions to provide landscaping and to control lighting and noise. On that basis it is considered that the development would be consistent with the aims of this designation and the proposal would accord with Local Plan Policy C3 and paragraph 115 of the NPPF 2012.

The proposal would create a satisfactory living environment for residents of the site and would not have adverse impacts for the amenities of adjacent neighbours.

On that basis, it is concluded that the harm to the Green Belt by way of inappropriate development would be demonstrably and significantly outweighed by the benefits of the scheme. Permission should be granted, subject to conditions.

Recommendation A

That, subject to the completion of a S106 agreement to limit the number of permanent residential units and number of visitors to the site (to include an event management strategy) and to secure the community use of the assembly hall within 3 months of the date of the meeting, and subject to consideration of the views of outstanding consultees and any further representations received, and subject to the following conditions, permission be GRANTED:

1. Condition

The plan numbers to which this permission relates are 3854/PL01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 28, tf994,TS,100, D2254L.110, 111, 112 and 200 received 12/01/2015, PL23A, PL27A and PL29 received 05/03/2015 and PL24A and PL30 received 26/02/2015. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until details have been submitted to

and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed finished floor levels of the buildings hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

No development shall take place until samples of the materials to be used in the construction of the hard surface areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information

before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.

6. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to the approved details shall be first agreed with the Local Planning Authority in writing prior to the carrying out of the development.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies C3, D6 and D7 of the Waverley Borough Local Plan 2002.

7. Condition

Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:

1. Parking of vehicles of site personnel, operatives and visitors.
2. Loading and unloading plant and materials.
3. Storage of plant and materials including demolition arisings.
4. Cement mixing.

The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies C3, D6 and D7 of the Waverley Borough Local Plan 2002.

8. Condition

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition

No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies C3, D6 and D7 of the Waverley Borough Local Plan 2002.

10. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a) a pre-commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and personnel responsible for the implementation of the approved

development and b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies C3, D6 and D7 of the Waverley Borough Local Plan 2002.

11. Condition

Prior to the commencement of development, details shall be submitted to and approved in writing of the proposed green roof for the assembly hall as shown on Plan Number 3854 PL29A. Details shall include specification of the species/type of greenery to be used and a scheme for the future management and maintenance of the roof. The approved details for the roof shall be carried out and thereafter maintained for the lifetime of the development in accordance with the agreed details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D3, and D4 of the Waverley Borough Local Plan 2002.

12. Condition

The development shall be carried out in strict accordance with the recommendations contained within Section 5 of the Ecological Assessment by Derek Finnie Associates and the recommendations contained within Surrey Wildlife Trust's letter dated 12/03/2015. No variation from the approved details shall take place without the prior written approval of the Local Planning Authority.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

13. Condition

Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of any external lighting to the site. The lighting shall be carried out in strict accordance with the approved details and no other floodlights or other

forms of external lighting shall be installed on the site, without the prior permission, in writing, of the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

Prior to the first use of the Mosque and multi purpose assembly hall hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority of any amplified systems of public address to be used in conjunction with the development hereby permitted. The development shall be carried out in strict accordance with the agreed details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

Prior to the commencement of development on site, details of a surface water drainage (SuDS) scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. No infiltration of surface water into the ground shall be permitted. The development shall be carried out in strict accordance with the approved details and plans and thereafter retained and maintained for the lifetime of the development.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

16. Condition

Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site including asbestos contamination, whether or not it originates within the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval

in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11"

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

17. Condition

Prior to the commencement of development, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

18. Condition

The approved remediation scheme shall be carried out in accordance with its terms prior to commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

19. Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 18.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

20. Condition

Where necessary to ensure the long-term effectiveness of the proposed remediation a monitoring and maintenance scheme to include adequate monitoring and the provision of reports on the same, must be prepared and submitted in writing to the Local Planning Authority. The scheme and monitoring reports shall be subject to approval in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted in writing to the Local Planning Authority. The reports shall be approved in writing by the Local planning Authority

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11"

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

21. Condition

Notwithstanding the submitted details and, prior to the commencement of development, a detailed phasing plan showing the time frames for the erection of new buildings and subsequent demolition of existing buildings on site shall be submitted to an approved in writing by the Local Planning Authority. No variation shall take place from the agreed detailed without the prior written consent of the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

22. Condition

Prior to the commencement of development, full details any on and off-site drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include provision for foul and surface water drainage and protection of the Principal Aquifer to prevent any contamination of groundwater. The development shall be implemented in strict accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the

requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Recommendation B

In the event that the requirements of Recommendation A are not met, permission be REFUSED for the following reason:

1. The proposal, without appropriate restrictions on the number of residences and visitor movements, could result in an undesirable level of vehicular movements and associated noise and disturbance which could cause harm to the rural character of the area and amenities of neighbouring residential properties contrary to Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

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