

To: All Members of the PLANNING  
COMMITTEE  
(Other Members for Information)

When calling please ask for:

Kimberly Soane/Leila Manzoor, Democratic  
Services Officer

**Legal & Democratic Services**

E-mail: [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)/  
[leila.manzoor@waverley.gov.uk](mailto:leila.manzoor@waverley.gov.uk)

Direct line: 01483523258/ 01483523224

Date: 11 October 2023

**Membership of the Planning Committee**

Cllr David Beaman (Chair)  
Cllr Penny Rivers (Vice Chair)  
Cllr Jane Austin  
Cllr Carole Cockburn  
Cllr Janet Crowe  
Cllr Jacquie Keen  
Cllr Andrew Laughton  
Cllr Alan Morrison

Cllr John Robini  
Cllr Julian Spence  
Cllr Richard Steijger  
Cllr Phoebe Sullivan  
Cllr John Ward  
Cllr Terry Weldon  
Cllr Graham White

Dear Councillors

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

DATE: WEDNESDAY, 18 OCTOBER 2023

TIME: 6.00 PM

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

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting [www.waverley.gov.uk/webcast](http://www.waverley.gov.uk/webcast).

Yours sincerely

**Susan Sale,**  
**Executive Head of Legal & Democratic Services & Monitoring Officer**

Agendas are available to download from Waverley's website ([www.waverley.gov.uk/committees](http://www.waverley.gov.uk/committees)), where you can also subscribe to updates to receive information via email regarding arrangements for particular committee meetings.

Alternatively, agendas may be downloaded to a mobile device via the free Modern.Gov app, available for iPad, Android, Windows and Kindle Fire.

Most of our publications can be provided in alternative formats. For an audio version, large print, text only or a translated copy of this publication, please contact [committees@waverley.gov.uk](mailto:committees@waverley.gov.uk) or call 01483 523226.

Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting [www.waverley.gov.uk/webcast](http://www.waverley.gov.uk/webcast).

---

### **NOTE FOR MEMBERS**

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

### **AGENDA**

#### **1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Tuesday 10<sup>th</sup> October 2023.

#### **2 MINUTES OF THE LAST MEETING**

To approve the Minutes of the meeting held on 20 September 2023, and published on the councils website, as correct record of the 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 in accordance with Procedure Rule 10.

Submission of questions must be received by Tuesday 10<sup>th</sup> October 2023.

5 QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from members in accordance with Procedure Rule 11.

Submission of questions must be received by Tuesday 10<sup>th</sup> October 2023.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

**Applications for planning permission**

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

**Background Papers**

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports 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.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

7.1 WA/2023/00029 - LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE (Pages 7 - 26)

Change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.

**Recommendation**

That, subject to conditions, permission be GRANTED

7.2 WA/2023/00295 - OCKFORD ROAD FILLING STATION, 32 OCKFORD ROAD GODALMING GU7 1QY (Pages 27 - 42)

Erection of a petrol filling station building following demolition of existing petrol filling station building; creation and alterations of parking areas; EV charging points and associated works.

**Recommendation**

That, subject to conditions, permission be GRANTED

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2023/01362 - CHIDDINGFOLD SURGERY 20 GRIGGS MEADOW  
DUNSFOLD GU8 4ND (Pages 43 - 52)

Application under Regulation 3 for change of use from Class E (Commercial use) to Class C3 (Residential use).

**Recommendation**

That, subject to conditions, permission be GRANTED

9 EXCLUSION OF PRESS AND PUBLIC

To consider, if necessary, the following recommendation on the motion of the Chairman:

**Recommendation**

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the following matter on the grounds that it is likely, in view of the nature of the business to be 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 in Paragraph 3 of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Paragraph 3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

10 LEGAL ADVICE

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

**For further information or assistance, please telephone  
Kimberly Soane, Democratic Services Officer, on 01483523258 or by  
email at [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)**

**Alternatively contact Leila Manzoor, Democratic Services Officer, on  
01483523224 or by email at [Leila.manzoor@waverley.gov.uk](mailto:Leila.manzoor@waverley.gov.uk)**

This page is intentionally left blank

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 20 SEPTEMBER 2023

(To be read in conjunction with the Agenda for the Meeting)

**Present**

Cllr David Beaman (Chair)	Cllr John Robini
Cllr Penny Rivers (Vice Chair)	Cllr Julian Spence
Cllr Jane Austin	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr John Ward
Cllr Jacquie Keen	Cllr Terry Weldon
Cllr Andrew Laughton	Cllr Graham White
Cllr Alan Morrison	

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)

There were no apologies received for this meeting.

2 MINUTES OF THE LAST MEETING (Agenda item 2)

The minutes of the meeting held on 23 August 2023 were agreed as a correct record.

3 DECLARATIONS OF INTERESTS (Agenda item 3)

There were no declarations of interest submitted for this meeting.

4 QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4)

There were none.

5 QUESTIONS FROM MEMBERS (Agenda item 5)

There were none.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 6)

Officers advised there were no relevant updates to report.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 7)

There were no applications subject to public speaking scheduled for this meeting.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 8)

8.1 WA/2023/00789 - LAND AT TOUCHWOOD PETWORTH ROAD WITLEY

GODALMING GU8 5QW (Agenda item 8.1)

Erection Of Fence And Gate Together With Alterations To Driveway.

This item was not subject to public speaking but Cllr Maxine Gale, Ward Councillor, and Cllr Gillian McCalden, Witley Parish Council had registered to speak on the item and were invited to do so by the Chair.

Motion proposed By Cllr John Robini and Seconded by Cllr Terry Weldon to REFUSE the application delegating authority to the Executive Head of Planning Development to add relevant Local Plan and Neighbourhood Plan policies .

‘The alignment of the fencing and hard surfacing would be visually intrusive within the street scene introducing a harmful feature out of keeping with the area. Further it has not been demonstrated that there are special circumstances that justify this development in the green belt. The proposal is therefore contrary to policy and the NPPF’.

The Committee voted on this motion 12 in favour, none against and 2 abstained.

Decision

The alignment of the fencing and hard surfacing would be visually intrusive within the street scene introducing a harmful feature, out if keeping with the area. Further, it has not been demonstrated that there are special circumstances that justify this development in the Green Belt. The proposal is therefore contrary to Policy RE2 of the Local Plan (Part 1) 2018, Policy DM4 and DM14 of the Local Plan (Part 2) 2023, Policy ND5 of the Witley Neighbourhood Plan AND paragraphs 149 and 150 of the NPPF (2021).

9 EXCLUSION OF PRESS AND PUBLIC (Agenda item 9)

There were no items to discuss in exempt session so the Chair closed the meeting.

**The meeting commenced at 6.00 pm and concluded at 6.45 pm**

**Chairman**



## Agenda Item 7.1

**WA/2023/00029** – Change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping. at LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE

Applicant:	Redwood (South West) Ltd - Redwood (South West) Ltd
Parish:	Haslemere CP
Ward:	Haslemere East and Grayswood
Grid Reference:	E: 490452 N: 132104
Case Officer:	Dylan Campbell
Neighbour Notification Expiry Date:	30/01/2023
Extended Expiry Date:	14/04/2023
Committee Meeting Date: (committee only)	Planning Committee 18/10/2023
RECOMMENDATION	That, subject to conditions, permission be <b>GRANTED</b>

### Summary

This application has been brought before the Council's Planning Committee as a result of the number of neighbour notification objections received contrary to the recommendation for approval.

This application is for the change of use of land to provide community allotments and orchards within an Area of Great Landscape Value (AGLV), Countryside Beyond the Green Belt and adjacent to the Surrey Hills Area of Outstanding Natural Beauty (AONB). The plans demonstrate that significant landscaping works would be carried out to screen the allotments to minimise the impact on the setting of the AONB. An access onto Scotland Lane would be created, along with 6 parking spaces and cycle storage. The access would require the removal of one tree. The proposal would result in a 33.80% net gain in biodiversity for habitats and 282.13% net gain for hedgerows.

The proposal would support the creation of a community facility, which is given great weight. The proposal would not detrimentally impact the character or function of the AGLV or setting of the AONB. There would not be an impact on highway safety or neighbouring amenity and the proposal would result in an ecological enhancement. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

## 1. Site Description

The site lies to the south of Scotland Lane and comprises approximately 0.9 hectares of grassland located within the Countryside beyond the Green Belt and An Area of Great Landscape Value. The site is on a largely south facing slope and is currently accessed via Scotland Lane by way of an existing private track located to the north western boundary of the site. The site is bounded by some hedgerows, trees and new tree planting.

The site is bound to the west by 'Red Court' and 'Red Court Lodge' (both Grade II Listed Buildings), to the north by Scotland Lane and the Haslemere Recreation Ground, to the east be residential dwellings and to the south by an open field and woodland.

## 2. Proposal

The application is for the change of use of land from grassland to the provision of 25 community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.

## 3. Relevant Planning History

There is no planning history in relation to the application site, however adjacent sites under the ownership of the applicant are subject to recent planning decisions.

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
WA/2022/01887	Hybrid application consisting of an Outline application for up to 111 residential dwellings and associated works and full application for the erection of 1 dwelling and associated works and a scout facility/nursery (use class F) and an education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). (Environmental Statement)	REFUSED 02/05/2023
WA/2020/1213	Erection of a residential development including associated parking, landscaping, open space and infrastructure.	REFUSED 24/07/2021 Allowed on Appeal 01/02/2022

#### 4. Relevant Planning Constraints

- Countryside beyond Green Belt
- Adjacent to Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths II SPA 5km Buffer Zone
- East Hants SPA 5km Buffer Zone
- High Archaeological Potential Ancient Woodland 500m buffer

#### 5. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, SP2, ST1, LRC1, RE1, RE3, TD1, HA1, NE1, CC2, CC4
- **Waverley Borough Local Plan (Part 2) 2023: Site Allocations and Development Management Policies (LPP2):** DM1, DM2, DM4, DM5, DM9, DM11, DM15, DM25 and DM26.
- **Haslemere Neighbourhood Plan 12 November 2021:** H1, H7, H9, H10, H12

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

#### 6. Consultations and Town/Parish Council Comments

Haslemere Town Council                      No objection – Request to consider carefully: 1) Parking provision – concerns that 4 parking spaces for 25 plots may not be enough, resulting in an overspill onto Scotland Lane and Haslemere Road. However, it is acknowledged that not all allotment users will turn up at the same time. 2) Water butts are being provided together with taps, but the Council knows the water provision in this area is stretched already. At the time of the planning meeting there was no response from the water company about this application and it was requested that this be sought.

Chichester District                      No comment

## Council

SCC Highways Authority	No objection - Assessed on safety, capacity and Policy grounds. Conditions recommended in relation to parking and visibility splays.
SCC Archaeology	No objection - The site lies entirely within an Area of High Archaeological Potential (AHAP). Archaeological investigations were carried out and there is no evidence that the site was occupied in the past. No significant ground disturbance is proposed so it has been demonstrated that the area does not contain significant archaeological remains. There is no need for further archaeology considerations.
Surrey Wildlife Trust	No Objection – Conditions recommended.
Surrey Hills AONB Unit	Objection - The site lies within the AGLV but adjoins the AONB to the south. Allotments do not meet NE's natural beauty for AONB designation. Recommendation that permission is refused on landscape grounds as being contrary to Local Plan Policy RE3 and spoiling the setting of the neighbouring AONB with insufficient regard to NPPF paragraph 176 and Surrey Hills AONB Management Plan Policy P6.

## 7. Representations

60 letters (20 letters from 8 Households) have been received raising objection on the following grounds:

- Damage to habitat
- Loss of green space
- Biodiversity impact
- Unlikely to achieve 33% Biodiversity Net Gain (BNG)
- Pollution impact
- Loss of trees
- AONB candidate
- Undermines adjacent AONB
- No local community benefit
- Outside of settlement boundary
- More vehicle movements
- Site would need to be accessed on foot
- Highways safety
- Inadequate parking

- Impact on recreation ground parking
- On-street parking impact
- Inadequate infrastructure
- Noise and disturbance
- Increased demand for water
- Result in brownfield site
- Future residential development
- Impact on setting of Red Court

2 letters (from 1 household) have been received expressing support for the following reasons:

- Waiting list of over 100 for 103 allotments.
- Significant community benefit.
- Accessible.
- Improved mental health.
- Orchard crops will support biodiversity.
- Source of fruit and vegetables.

## 8. Planning Considerations:

### Principle of development

The application site falls outside of the settlement boundary (developed area) of Haslemere, within the Countryside beyond the Green Belt. The site also lies adjacent to the AONB and within the AGLV, Policy RE1 of the Local Plan (Part 1) 2018 states that the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy LRC1 of LPP1 outlines that the Council will seek to retain, enhance and increase the quantity and quality of leisure and recreation facilities and to improve access to them. Paragraph 98 of the NFFP outlines that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Policy DM15 seeks to avoid isolated development. Policy H1 of the Haslemere Neighbourhood Plan states that development outside the settlement boundaries will be strictly controlled. Development proposals in such locations will only be supported which otherwise conform with national and local planning policies.

The proposed change of use for the provision of community allotments and orchards including a small car park and a new access off of Scotland Lane. No buildings or structures are proposed. Whilst it is recognised that the application site falls outside

of the settlement boundary, within the Countryside Beyond the Green Belt and adjacent to the AONB. It adjoins the settlement boundary of Haslemere along the site's northern boundary and is closely related to the Haslemere developed area and associated roads. As such, the development would not be isolated or unsustainable in terms of location, access to everyday services and facilities, and would provide opportunities for walking and cycling. The proposal would not impact the character or function of the countryside beyond the green belt. No concerns are raised regarding Policy LRC1 and RE1 of LPP1, Policy DM15 of LPP2 or H1 of the Neighbourhood Plan and the NPPF 2023.

#### Design and impact on visual amenity, the AGLV and setting of the AONB

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. The site is located within the Countryside Beyond the Green Belt and AGLV close to the AONB boundary as defined by Policies RE1 and RE3 of the LPP1. Policy DM15 of the LPP2 relates to development in rural areas. NPPF paragraph 176 states that development within the setting of an AONB or a National Park should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Policy P6 of the Surrey Hills Management Plan states that development that would spoil the setting of the AONB by harming public views into or from the AONB will be resisted.

The AONB Unit have objected to the proposal, outlining that allotments do not meet Natural England's natural beauty requirement for AONB designation and considers it unlikely that it would go forward for AONB designation subsequent to permission being granted.

The application site sits directly adjacent to the settlement boundary of Haslemere and it is bound by Scotland Lane and the existing community facilities, including the various clubs and associations at the Haslemere Recreation Ground. To the south, the site is bound by open countryside. To the east and west of the site are residential dwellings.

The site is characterised by rural grassland, which was once part of the 'Red Court Estate'. It is currently private land which is not utilised, and cannot be accessed or used by the public. The site is predominantly screened from view and visually enclosed by the existing mature hedge and tree cover to the north, west, east and southeast. The only open side is to the southwest, where the land drops away down into the valley towards the AONB and the South Downs National Park (SDNP). The rising ground on the opposite side of the valley is heavily wooded and so there are no clear vantage points from elevated ground from which to view the application site.

The proposed development would be accessed via Scotland Lane and a total of 6 car parking and 6 cycle spaces would be created. The proposal would consist of 25 allotment plots varying in size from circa 39sqm up to 73sqm and orchards comprising

significant tree planting. The proposal seeks to minimise harm to the wider landscape and provide a positive contribution to accessible green infrastructure and countryside access and biodiversity enhancements.

Views of the site would be created from Scotland Lane due to the creation of the proposed access, however it would require loss of only one tree along the northern boundary and would be a track for a single car. Although the car park would be somewhat visible from Scotland Lane, small car parks are not a common feature in protected landscapes and would serve a proposal providing a public benefit. Tree loss is reduced to the minimum because the existing sightlines are sufficiently adequate to not require loss of trees or hedging beyond the gap created for the access track. As such, visibility would also be kept to a minimum.

The proposal seeks to position the allotments on the gently sloping ground, avoiding the steeper slopes further south to limit the developments visibility from the SDNP. Boundary planting is underway with a number of trees being planted along the open southwestern boundary and native hedge planting along the boundary with Red Court to the west. The proposal also includes additional woodland planting along the boundary with Red Court, along with the proposed orchard planting to the north and south of the allotments and separated by additional native hedges. This planting strategy results in dense layers of landscaping which would screen the proposed allotments once it has established and would appear as woodland, reinforcing this positive character aspect of the landscape.

It is considered that the proposed allotments, access road and car park would not be out of place in this countryside location and subject to the proposed landscaping, it is not considered to result in a detrimental impact to the AGLV or the setting of the AONB. The proposal would be in accordance with Policies TD1, RE1 and RE3 of the LPP1 and Policy DM15 of the LPP2 and the NPPF 2023.

#### Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 seeks to protect existing amenities for occupant and neighbours and ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Paragraph 130(f) of the NPPF relates to amenity.

The proposal would be located between two residential properties to the east and west, set approx. 12.5m and 17.5m away from the site respectively. The proposed use of the site would result in an increase in coming and goings from the site along with more activity. However, it is considered a community allotment would not be considered a significantly noisy or disruptive use of the site, which would harm the amenity of the neighbouring properties. Especially when considering the existing surrounding uses and activities including Haslemere Recreation Ground. The

proposal would not detrimentally impact neighbouring amenity in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM1 of LPP2 and the NPPF.

### Highway Safety

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Policy DM9 of the Local Plan (Part 2) 2023 also promotes sustainable transport, safe highways design and layout and parking standards.

The proposal is for a new community allotment, with a small car park which will be accessed from Scotland Lane. It is not considered that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network. The Highway Authority considers that the proposal will not have a material impact on highway safety and that the proposed parking provision is sufficient for the used.

Any forthcoming permission would be conditioned to construct the vehicle access with visibility splays, parking and vehicle turning in accordance with the submitted plans.

### Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 outlines that the Council will seek, where appropriate to maintain and enhance existing trees, woodland and hedgerows. Policy DM11 of the Local Plan (Part 2) 2023 seeks to retain woodland and important trees and hedgerows, outlining that trees or hedges are adequately protected during construction to avoid root damage including activities causing soil compaction or severance of roots. Policy H9 of the Neighbourhood Plan seeks to retain, enhance and protect woodland, trees, and hedgerows; and incorporate high quality landscaping schemes into developments.

The application is supported by an Arboricultural Statement within the Design, Access and Planning Statement. The statement outlines that only one tree would be removed to facilitate access to the site off Scotland Lane and all other trees would be retained. The proposal includes significant planting comprising orchards, hedgerows and boundary trees which is already underway. The additional planting is considered to adequately mitigate the loss of one tree required to provide access to the site. A Method Statement and Tree Protection Plan, along with a Landscaping and Maintenance Plan would be conditioned as part of any forthcoming planning permission



Officers are satisfied that subject to the recommended conditions, that the proposed development would be in accordance with Policy NE2 of LPP1, Policy DM11 of the LPP2 and Policy H11 of the Neighbourhood Plan.

### Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) and DM1 of the Local Plan Part 2 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, 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.'*

### Terrestrial Mammals

It should be ensured that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts, or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If any terrestrial mammal activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

### Bats

A ground level assessment of trees to be lost as part of the development was carried out. No trees with bat roosting potential need to be removed for the proposed development. The site offers opportunities for commuting and foraging bats in the form of the woodland located along the northern and eastern boundaries. The off-site tree line to the west of the site also offers opportunities for commuting and bats.

Nocturnal species, such as bats, are also sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes. Paragraph 185 of the NPPF states that planning policies and decisions should *"limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation."* The application confirms that no lighting is proposed given the nature of the proposal being only used during the day.

### Breeding birds

The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive. If this is not possible and no large areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed

with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

### Great Crested Newts and Amphibians

One record for great crested newt (*Triturus cristatus*) was returned in the submitted ecological desk study, located 700m north of the site. The results of the HSI assessments found no waterbodies suitable for breeding great crested newt (GCN) within 500m of the site boundary. The terrestrial habitat on site offers some limited opportunities for amphibians including GCN within the grassland, however, it is mainly restricted to the periphery of the habitat as it is managed less. There are no waterbodies on site. Therefore, there is a likely absence of great crested newt and amphibians from the proposed development site. It would therefore appear that neither great crested newt nor reptiles are a constraint to development. Should great crested newts be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.

### Reptiles

The presence of slow worms was identified 400m west of the site. Furthermore, a record for a sand lizard was also identified, however this species is a specialist of heathland and dune habitats and therefore would not use this site. The site offers opportunities along the site boundaries for foraging, commuting and basking reptile. A 'low' population of slow worms were found along the northern boundary of the site. No juvenile slow worms were recorded, indicating the slow worms are breeding off-site. Should slow worms be identified during works, all work should cease immediately, and advice sought from Natural England or a qualified specialist.

### Dormouse

The site offers limited opportunities for commuting, foraging and nesting dormice, in the form of the woodland and hedgerow habitat. This habitat also links to the wider locale where populations of dormice are confirmed present. No dormice were recorded during the surveys.

### Hedgehogs

No evidence of hedgehogs have been recorded. However, the site offers foraging, nesting, breeding and hibernating habitat due to the presence of the woodland and hedgerow habitats and it is likely hedgehogs are present on the site. If activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

### Biodiversity Net Gain

Policy DM1 of the LPP2 seeks to avoid negative impacts upon biodiversity and deliver a minimum biodiversity net gain (BNG) of 10% as required by the Environment Act 2021. However, it is not anticipated that a 10% biodiversity net gain will be mandatory until November 2023.

This development offers opportunities to restore or enhance biodiversity and such measures will assist the LPA in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. Based on the landscape proposals, the post-development BU is 4.70, resulting in a BNG score of 33.80%. The development proposed to incorporate biodiversity enhancement features such as the following:

- Orchard tree planting;
- Native scrub planting;
- Species rich grassland;
- Native hedge and tree planting; and
- Allotments.

Native species or species of known biodiversity benefit are recommended when planting new trees and shrubs. Preferably these should be of local provenance from seed collected, raised, and grown only in the UK, suitable for site conditions and complementary to the surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Any forthcoming permission should include a condition in relation to an ecology enhancement plan, landscaping and biodiversity net gain.

#### Impact on Setting of Heritage Assets

Policy HA1 of LPP1 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the LPP2 relates to development affecting Listed Buildings.

Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraphs 199, 200, 201 and 202 of the NPPF are of particular relevance when considering the impact of a proposed development on the significance of a designated heritage asset, and outline great weight should be given to the asset's conservation.

The application is supported by a Heritage Statement which states that the proposal is considered to preserve the setting of all heritage assets identified. No buildings and landform alterations are proposed within the site, and the existing landscape

vegetation is to the west of the site is to be retained and enhanced. The Allotments would have minimal if not no intervisibility with Red Court which would preserve its feeling of being located within a spacious garden plot, its sense of privacy and the continued appreciation of views over the South Downs.

### **Heritage Assets potentially affected:**

Grade II listed building – Red Court and associated curtilage listed structures  
Grade II listed building – Houndless Water, Lowder Mill Road  
Grade II listed building – Stedlands Farm, Bell Vale Lane  
Grade II listed buildings – Lowder Mill - The Mill House and Former Mill Building

### **Significance of Heritage Assets:**

Red Court is a large two-storey house built in the late 19th century and designed by Ernest Newton. It is important as an early example of revival of classical 18th century style but with some Queen Anne touches remaining. It is one of several country houses built in the surrounding hills of Haslemere in the late 19th/ early 20th century. There are several structures on the property including the staff cottages and stables which due to their age (pre-1948), physical layout, past and present ownership and ancillary uses are considered to be curtilage listed. The heritage significance of the listed building is largely derived from architectural and historic interest associated with its physical fabric.

The application site historically formed part of the wider estate of Red Court and contributes to its tranquillity, remoteness and sense of enclosure. The experience of the heritage asset is as part of a country estate with views of the surrounding landscape. The application site is therefore considered to form part of the setting of the heritage asset as it contributes to the wider setting and how the property is experienced as an isolated country estate with views of the surrounding landscape, despite its proximity to the centre of Haslemere. The degree to which the northern part of the application site contributes to the significance is considered to be reasonably low as it is part of a larger backdrop and does not form part of the wider landscape views towards the South Downs. The southern part of the site (including the woodland) is considered to contribute to the significance to a greater extent, because it forms part of the main views from the house.

‘Houndless Water’ is a 17th Century house which has subsequently been altered and extended. Its significance is largely derived from its architectural (visual aesthetic) and historic interest. The application site lies on higher land to the listed building with limited intervisibility and therefore, whilst forming part of its wider rural/wooded setting, its contribution is considered to be limited.

‘Stedlands Farm’ is a 16th Century timber framed farmhouse of two builds, the roof at right being higher. It forms part of a small historic farmstead and therefore its significance is mainly derived from its architectural (visual aesthetic) and historic interest as evidence for farming practices in small woodland farmsteads. The southern section of the application site forms part of the wider rural/woodland backdrop and therefore forms part of its setting and contributes to its significance.

‘The Mill House’ is a painted brick and stone cottage formed of three parallel hipped roofs, with possible earlier 17th Century timber framed core. The disused 18th

Century mill building to the south east of the mill-house is L-shaped with stone and red brick. Together with its leats system, the two buildings form a small mill complex whose significance is largely derived from architectural and historic interest associated with its physical fabric and evidence for past milling practises. The southern section of the application site forms part of the wider rural/woodland backdrop which is consistent with their setting in the 18th Century and therefore contributes to its significance.

### **Assessment of Heritage Assets:**

The proposed development would introduce allotments and orchards, along with additional tree and hedge planting into a previously undeveloped area. The site is in close proximity to heritage assets, however the proposal would result in no additional built form and would be significantly screened. The proposal would not impact on the historic or architectural significance of the main house or the functional relationship of the neighbouring buildings as service accommodation. It would have limited intervisibility with Red Court which would retain its feeling of being located within a spacious garden plot, its sense of privacy and the ability to appreciate views over the South Downs. Therefore, no harm is identified.

The proposed development is not considered to result in harm to the significance of the heritage asset and therefore is in accordance with Policy HA1 of LPP1, Policy DM20 of LPP2 and paragraphs 126, 130, 199, 200, 201 and 202 of the NPPF.

### Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant. The application is supported by the Climate Change and Sustainability Checklist.

The proposed development includes the planting of a significant number of trees and hedges. The development offers opportunities to enhance biodiversity resulting in a 33.80% net gain in biodiversity for habitats and 282.13% net gain for hedgerows. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance.

### Archaeology

Policy DM25 of the LPP2 requires an initial assessment of the archaeological value as part of the planning application where a site is over the 0.4 hectares. Paragraph 194 of the NPPF relate to proposals affecting heritages assets.

The submitted Archaeological Evaluation sets out the results of the recent programme of archaeological field evaluation carried out on this site. The work involved the excavation of nine trial trenches located within the area of the proposed new allotments. The evaluation was required due to the fact that the site is identified as an area of High Archaeological Potential.

The work revealed several archaeological features, mainly undated ditches and gullies, that probably relate to past agricultural activity as well as a pit and post hole of post medieval date. Despite the connection of the site to early medieval Haslemere, there is no evidence from the archaeological work that the site was occupied in the past although the northern part of the site was not investigated due to tree coverage. However, no significant ground disturbance is proposed in this area of the site and so as it has been demonstrated that the development area does not contain significant archaeological remains there is no need for archaeology to be considered further when determining this planning application.

### Conclusion

The proposal would support the creation of a community facility, which is given great weight in the planning balance, however, to ensure that the allotments and community orchard are for the community there will need to be a Legal Agreement to ensure that the site is managed and maintained and allotments are made available to the local community. The proposal would not detrimentally impact the character or function of the AGLV or setting of the AONB. There would be no undue impact on highway safety or neighbouring amenity and the proposal would result in an ecological enhancement. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

### Recommendation

That delegated authority be granted to the Executive Head of Planning Development to GRANTED planning permission on the completion of a Legal Agreement to secure the following :

- Details of the future Management Arrangements
- Nomination Rights of the Allotments
- Funding for future management and maintenance of the area
- Public Access

And subject to the following conditions or any minor amendments to the wording of these conditions:

1. Condition:

The plan numbers to which this permission relates are:

6046/AG/PL02 - Allotment Masterplan

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 Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

2. 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 order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

3. Condition:

No development shall take place until an Landscape Ecological Management Plan and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The Landscape Ecology Enhancement Plan shall demonstrate how the proposed development will provide space for nature, and include a Biodiversity Gain Plan.

The Landscape Ecological Management Plan must be written by a suitably qualified ecologist and include the final biodiversity net gain strategy and assessment, to include Biodiversity Metric Calculation Tool. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason:

Required to ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

4. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include, but not limited to:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing (including tree protection) exclusion barriers and warning signs
- g) Reptile Mitigation Strategy
- h) Great Crested Newt Precautionary Method of Works.

The approved CEMP shall be adhered to throughout the construction period.

Reason:

Required prior to commencement to ensure the protection of neighbouring amenities, habitats, species and other biodiversity features in accordance with Policies TD1, NE1 and NE2 of the Local Plan (Part 1) 2018 and Policies DM1 and DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall not be brought into use 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 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 order to adequately protect all trees and hedges worthy of retention from development harm and to provide for their continued amenity contribution with biodiversity enhancement in accordance with Policies TD1 and NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the implementation of the 5-year landscape scheme, details of its monitoring and provision of post planting care in accordance with BS 8545:2014 shall be submitted to the Local Planning Authority for approval. The detail of the monitoring and post planting maintenance shall include:

- a) Contact detail/s of the person/s qualified with resources to undertake the



tasks

- b) Frequency of regular plant health and condition assessments
- c) Regular weed control and mulch application
- d) Method of ascertaining soil dryness to determine appropriate increase of irrigation
- e) Removal of supports and growing tubes after tree establishment
- f) Purchase and plant trees found diseased/dead

This Condition shall be fully discharged upon submitting a completed 5-year management report to include; photographs of established trees on site and other successful plantings within the final year of the approved 5 year landscape scheme.

Reason Detail

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 Policy DM11 of Local Plan (Part 2) 2023.

7. Condition:

No external lighting shall be installed until a Sensitive Lighting Management Plan which ensures that the proposed development will result in no net increase in external artificial lighting at the development site has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved details.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

8. Condition:

The development hereby approved shall not be brought into use unless and until the proposed vehicular access to Scotland Lane has been constructed and provided with visibility zones in accordance with drawing number 22125-01-RecV, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and the the National Planning Policy Framework 2021.

9. Condition:

The development hereby approved shall not be brought into use unless and until space has been laid out within the site in accordance with drawing number 6046/AG/PL02, for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and the the National Planning Policy Framework 2021.

**Informatives:**

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
2. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.- It is recommended that this tree be inspected for nesting birds prior to the commencement of works. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken. Natural England may be contacted by phone on (0845) 6003078 or via e-mail at enquiries@naturalengland.org.uk.

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 38 of the National Planning Policy Framework 2023.

Case Officer Dylan Campbell

Signed: Date: 04 October 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes                      No                      N/A

Agreed by Development Manager or Head of Planning Services  
.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within ....(*number reference*) of the Scheme of Delegation  
..... (initialled by Authorising officer)

This page is intentionally left blank

## Agenda Item 7.2

**WA/2023/00295** – Erection of a petrol filling station building following demolition of existing petrol filling station building; creation and alterations of parking areas; EV charging points and associated works. at OCKFORD ROAD FILLING STATION, 32 OCKFORD ROAD GODALMING GU7 1QY

Applicant:	JP & S Services Ltd - JP & S Services Ltd
Parish:	Godalming CP
Ward:	Godalming Central and Ockford
Grid Reference:	E: 496584 N: 143603
Case Officer:	Dylan Campbell
Neighbour Notification Expiry Date:	02/03/2023
Extended Expiry Date:	31/10/2023
Committee Meeting Date:	Planning Committee 18/10/2023
RECOMMENDATION	That, subject to conditions, permission be <b>GRANTED</b>

### Summary

This application has been brought before the Council's Planning Committee as a result of the call-in request by Cllr Follows due to the number of neighbour notification objections received contrary to the recommendation for approval.

This application seeks to demolish the existing filling station and construct a larger filling station building with an enhanced appearance and an increased retail floor area; along with a larger courtyard, the provision of EV charging points and a green wall fronting Ockford Court to the northwest. The application site is within the settlement boundary of Godalming and the Ockford Road Conservation Area.

The proposed building would largely maintain the status quo and results in little change to the present character of the Ockford Road streetscene. A Sunlight and Daylight Assessment has been submitted in support of the application and this has concluded that there would be no detrimental impact in terms of a loss of daylight or sunlight to neighbouring properties. A proposed green wall and sedum roof would screen and soften the retaining structure and built form of the proposal and therefore, it is considered that the proposal would not result in an overbearing impact or loss of privacy to neighbours. The existing access arrangements would not be altered, and the proposal would not have a material impact on the safety and operation of the adjoining public highway. There would not be an impact on ecology. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

## 1. Site Description

Ockford Road Filling Station comprises a single storey building and courtyard providing shopping and refuelling facilities located at no.32 Ockford Road to the southwest of Godalming town centre. The application site is served by an access from the main road with associated on-site parking and service provisions. The site is predominantly flat and slopes steeply downwards to the northeast and northwest. It is located within the Settlement Boundary of Godalming and the Ockford Road Conservation Area.

## 2. Proposal

This application seeks to demolish the existing filling station and construct a larger filling station building with an enhanced appearance and an increased retail floor area; along with a larger courtyard, the provision of EV charging points and a green wall fronting Ockford Court to the northwest.

## 3. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
CA/2021/03234	OCKFORD ROAD CONSERVATION AREA REMOVAL OF TREES	NO FURTHER ACTION / DISPOSED OF 04/02/2022
WA/2017/0566	Erection of a fence following the removal of an existing fence.	GRANT 10/05/2017
WA/2016/1547	Installation of replacement 80,000 litre petrol tank, temporary removal of forecourt canopy during installation works, remediation of existing underground tanks, installation of new drain channels and interceptor, replacement pumps and associated works following demolition of an unlisted building in a Conservation Area.	GRANT 29/09/2016

Reference	Proposal	Decision
WA/2013/1535	Outline application for the erection of extensions to provide extra retail space and 5 residential units (flats) above the retail area with all matters reserved (follows invalid application WA/2013/0715).	REFUSE 06/11/2013

#### 4. Relevant Planning Constraints

Air Quality Management Area (AQMA) with buffer  
Ockford Road Conservation Area

#### 5. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, SP2, ST1, TD1, NE1, NE3, HA1, EE2, NE2, CC1, CC2, CC3
- **Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023):** DM1, DM4, DM5, DM9, DM11, DM13, DM21
- **Godalming Neighbourhood Plan (made August 2019):** GOD5, GOD11, GOD14

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

#### 6. Consultations and Town/Parish Council Comments

Godalming Town Council	No Objection – Conditions recommended: Operating hours 06.00 – 23.00 daily; All lights and illumination except those required for security are to switch off outside of the operating hours; The EV Charger is to be isolated and not made available for use outside of the operating hours;
------------------------	--

Construction and contractors' vehicles to be prohibited from accessing/ parking in Valley View.

Surrey Wildlife Trust No Objection – Advice on protected species (bats, mammals, badgers) and habitats provided.

SCC Highway Authority No Objection.

Council Heritage No Objection – Materials condition recommended.

Council Environmental Health No Objection – Contamination risk assessment and remediation, CEMP, construction hours and lighting conditions recommended.

## 7. Representations

8 letters of representation have been received either raising objections to or making comments on the application on the following grounds/matters:

- Green roof will be very visible;
- No increase to opening hours;
- All lighting at the site to be switched off between 11 am and 6 pm;
- Loss of privacy to Ockford Court from green wall;
- Green wall will take years to establish;
- Increased traffic/deliveries and dangerous crossover;
- Light pollution;
- Armco barrier near to the shop should be replaced; and
- EV chargers should be closer to amenities

2 neutral letters have been received raising the following comments:

- How long will construction take?;
- how long is demolition?;
- Will the new build 'steal' light from Ockford Court?;
- Where does the property line of the garage end?;
- Will the new electric charging stations require a sub-station or other form of generator?;
- Do the chargers "hum"?;
- When is the planning scheduled to be done?;
- Environmental impact;
- Increased traffic;



- Currently closes promptly at 11pm and switches off all its lights;
- Must be conditioned that these opening hours are not to be extended, and lights off;
- Construction should not occur at night;
- applicant pays pavement or road widening/changes, including traffic calming measures.

Additional information including a Daylight Assessment and detailed Landscaping Plans were submitted and a further 14-day consultation was issued to neighbouring properties:

3 additional letters have been received raising objections on the following grounds:

- Loss of light and loss of amenity to Ockford Court;
- Access, frequency, or noise from substation;
- Construction process and access to Ockford Court;
- Duration of construction;
- Highway safety of Ockford Court access;
- Drainage issues in Ockford Court; and
- Barrier next to No. 30 should be replaced.

2 additional neutral letters have been received outlining the following comments:

- pavement widening and a zebra/pelican crossing.

## 8. Planning Considerations:

### Principle of development

Policy SP1 of the Local Plan Part 1 2018 (LPP1) states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and Policy SP2 of the LPP1 seeks to maximise opportunities for the redevelopment of suitable brownfield sites. Policy EE2 of the LPP1 seeks to protect existing employment sites. The site is an existing fuel filling station located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenities.

### Design and impact on Heritage Assets

Policy TD1 of the LPP1 and DM4 of the Local Plan Part 2 2023 (LPP2) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Paragraphs 126 and 130 of the NPPF also relate to design.

Section 66 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant planning permission for any works the local

planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraphs 199, 200, 201 and 202 of the NPPF are of particular relevance in relation to the protection of heritage assets, assessing the impact of a proposed development on its significance, and that great weight should be given to its conservation.

Policy HA1 of LPP1 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM21 of LPP2 states that development should preserve or enhance the character of Conservation Areas.

The existing building is prominently located within the Ockford Road Conservation Area. The designated area is significant as it offers evidence of the historic development of Godalming as a market town. The collection of historic buildings contributes to a highly aesthetic approach to the historic town and forms an attractive area for businesses and residents, as well as providing historic and architectural interest. Additionally, the traditional Surrey vernacular features along Ockford Road in the form of red brick chimneys; window detailing and design, decorative brick work and tile hanging all contribute to a strong sense of place.

The existing building and forecourt canopy are neutral, utilitarian elements which make no contribution to the locally distinctive qualities of the Conservation Area and there is no objection to demolition and redevelopment. The replacement structures are similarly neutral and they too make no contribution to the significance of the designated area.

The proposal intensifies the existing level of development on the site and results in the loss of trees to the rear of the site. Set against these changes, however, the provision of a new green wall and green roof, would be a positive visual/environmental improvement to the site and the existing building. It is recognised that the specialist use of the building and forecourt imposes limitations as to the proportions, design, and materials of the new built form, as well as effectively justifying the extensive areas of utilitarian hard surfacing.

Whilst not enhancing local distinctiveness, the proposed development largely maintains the status quo and results in little change to the present character of the Ockford Road streetscene. Tree work within the Conservation Area was applied for in 2022 which allowed for coppicing and retention of most of the bank side screen. Despite the poor quality of trees, they provide some benefits in screening the existing filling station when viewed from the north. It has been demonstrated through the supporting documentation for the application that the proposed green wall would be of sufficient height to screen the proposed development and would be managed to sustain its future growth so as to ensure it delivers a longer-term soft landscape screen. The proposed green wall would incorporate an intensive living wall system to provide instant cover along with ground based wire mesh and an irrigation system.

The replacement single storey filling station building would include a sedum roof, which would be a biodiversity and visual enhancement; visible from Ockford Court and higher ground from the south.

The neutral presence of the replacement development, coupled with the proposed landscaping plan causes no harm to the significance of the designated area as a whole. The proposal would therefore accord with Policies HA1 and TD1 of the LPP1, Policies DM4 and DM21 of the LPP2, Policy GOD5 of the Neighbourhood Plan and paragraphs 126, 130, 199, 200, 201 and 202 of the NPPF.

### Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the Local Plan Part 2 seek to protect future and existing amenities for occupants and neighbours and ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

### Ockford Court

Ockford Court is a flatted development to the northwest of the application site. It is sited at a lower land level than the application site with habitable room windows located on the southeast facing elevation (towards the site). The proposed would include the erection of a retaining wall, to facilitate the increase in the size of the courtyard and the larger footprint of the filling station building, which would replace a soft landscaped slope. The retaining structure would comprise a green wall to soften and enhance its appearance. The application is also supported by detailed plans and a landscaping strategy which demonstrate how the green wall would be installed and managed to provide instant coverage and long-term maintenance.

The green retaining wall would be between approx.4.6m and 8.2m in height (due to the changing land levels) and between 13m and 14.5m from the south east facing habitable room windows of Ockford Court. The single storey building would be set back behind the retaining green wall and would comprise a green hipped roof which would soften its appearance and minimise its bulk and mass. Ockford Court would be screened from view from the courtyard of the filling station by the green wall at a height of approx. 2m measured from the courtyard.

The application is supported by a Daylight Assessment. The Assessment outlines that two components of natural light need to be considered when assessing the impact of a proposed development on the surrounding properties, these being the level of daylight and the annual sunlight hours.

The results of the daylight assessment for the neighbouring properties indicate that all the assessed windows would retain a Vertical Sky Component (VSC) of above 27%,

or not less than 0.8 times their former level, following the proposed development (note: Where a new development can block light to existing homes, daylight assessment for planning is usually based around the 'vertical sky component' with or without the new development. This is a measure of the amount of diffused daylight reaching a window). The reduction in daylight levels would not be noticeable according to the British Research Establishment (BRE) test. The assessment concludes that all of the assessed windows would pass the BRE sunlight (APSH) test. An assessment of annual sunlight hours has also been undertaken and the assessment concludes that all of the assessed windows (W01-08) and amenity area of Ockford Court would pass the BRE APSH test.

Given the orientation of the application site and relationship with neighbouring properties and the softening elements of the proposal, it is considered that the proposed development would not result in harm to the residential amenity of neighbouring properties by way of an overbearing impact or loss of daylight or sunlight, outlook or privacy. To protect surrounding neighbouring amenity, hours of operation and lighting shall be controlled via condition.

Subject to conditions, the proposal would be in accordance with Policy TD1 of the LPP1, Policies DM1 and DM5 of LPP2, Policy GOD5 of the Neighbourhood Plan and paragraph 130(f) of the NPPF.

#### Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated. Policy DM1 seeks to avoid negative impacts upon biodiversity and deliver a minimum biodiversity net gain of 10% as required by the Environment Act 2021.

Further, 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.'*

#### Protected species – bats

##### Trees (bats)

As part of the consideration of this application, Surrey Wildlife Trust (SWT) has requested further clarification that all impacted trees have been subject to a bat roost assessment prior to determination. The applicants have confirmed that there are no mature trees with significant cavities, rot holes, loose bark etc anywhere within the site boundary and as such no further bat survey is needed on this occasion as there is no bat roost potential. SWT are content that the applicant's arboricultural report appears appropriate in scope and methodology and has identified the likely absence of active

bat roosts within the development site. Therefore, bats do not appear to present a constraint to the proposed development. However, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still present. A precautionary approach to works should therefore be implemented.

### Buildings (bats)

The submitted report appears appropriate in scope and methodology and has identified the likely absence of active bat roosts within buildings within the development site. Bats do not appear to present a constraint to the proposed development. However, as outlined above, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still present. A precautionary approach to works should therefore be implemented. Works affecting potential roost features should be dismantled by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). It will also be important to advise roofers removing the tiles to lift each tile carefully before removal and to check the underside does not have a bat clinging to it before moving the tile away. Tiles should be lifted rather than slid along. Workers should keep watch for fur and should be informed that bats take up to half an hour to rouse from the deep sleep that they enter each day called torpor and hence can easily be damaged before they are able to move when disturbed. If a bat is seen work should cease immediately and advice sought from Natural England or a qualified specialist.

### Terrestrial Mammals

It should be ensured that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts, or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If any terrestrial mammal activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

### Biodiversity Enhancements

This development offers opportunities to restore or enhance biodiversity and such measures will assist the LPA in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The development should progress in line with Section 4.9 of the submitted Ecological Appraisal and incorporate the following:

- Provide bird and bat boxes to be erected on or integral within the new building or retained trees;
- Adoption of a green roof;
- Creation of a stage beetle loggery;and

- Use native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

### Highway Safety

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 relates to accessibility and transport. Policy GOD11 supports the provision of charging points for electric vehicles.

The proposal has been assessed on likely net additional traffic generation, access arrangements and parking provision. It is considered that the proposal would not have a material impact on the safety and operation of the adjoining public highway. Additionally, the installation of EV charging points is a benefit of the scheme.

### Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include 2 ultra-fast EV chargers, sedum roof, green wall, VRF heating system and LED lighting. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

### Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

## **Recommendation**

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

100 Rev P2 – Site Block Plan  
101 Rev P2 – Sit Location Plan  
199 Rev P3 – Proposed Lower Ground Floor Plan  
200 Rev P5 – Proposed Ground Floor Plan  
201 Rev P4 – Proposed Roof Plan  
400 Rev P6 – Proposed Elevations – Sheet 1  
401 Rev P7 - Proposed Elevations – Sheet 2  
994-GA-P-01 Rev B – Proposed Soft Landscaping Plan  
OSS-ANS-DR-001 Rev P03 – ANS Living Wall System  
OSS-ANS-DR-002 Rev P01 – ANS Living Wall System

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 Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan 2023 (Part 2).

2. Condition:

The development hereby approved shall be carried out in accordance with the approved materials as shown on drawing number 700 Rev P3 (Materials Specification) and shall be maintained in accordance with these approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4, DM11 and DM21 of the Local Plan 2023 (Part 2).

3. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period.

Reason:

Required prior to commencement to ensure the protection of neighbouring amenities in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

4. Condition:

No development shall take place until, the following has been submitted to and approved in writing by the local planning authority:

a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall 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. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

Reason:

To ensure that 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 DM1 of the Local Plan (Part 2) 2023.

5. Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with, has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved and upon completion of the remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out submitted to and approved in writing by the local planning authority.

Reason:

To ensure that 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 DM1 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the installation of any external lighting, a detailed scheme of external lighting that includes hours of operation and ensures that the proposed development will result in no net increase in external artificial lighting at the development site shall be submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved details.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

7. Condition:

The development hereby approved shall not be brought into operation until the green wall and sedum roof have been implemented in accordance with the approved details (drawing numbers 994-GA-P-01 Rev B, OSS-ANS-DR-001 Rev P03, OSS-ANS-DR-002 Rev P01 and the Landscape Design Strategy Rev B (dated July 2023) and shall thereafter be maintained in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM4, DM11 and DM21 of the Local Plan 2023 (Part 2).

8. Condition:

The development hereby approved shall not be brought into use until the enhancement measures specified in Section 4.9 of the Ecological Appraisal have been implemented and shall incorporate the following:

- Provide bird and bat boxes to be erected on or integral within the new building or retained trees as detailed above.

- Adoption of a green roof.

- Creation of a stage beetle loggery.

- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

The approved measures shall be retained thereafter.

Reason:

To ensure the provision of and long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

9. Condition:

The development hereby approved shall not be brought into operation unless and until each of the electric vehicle charge sockets (current minimum requirements – 7 kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) have been installed in accordance with drawing number 200 Rev P5 and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018) and Policies DM1 of the Local Plan Part 2 2023.

10. Condition:

No machinery or plant shall be operated, no demolition or construction processes carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

11. Condition:

The premises shall not be open for business, nor shall supplies of fuel be delivered thereto, outside the hours of 06:00 to 23:00 Monday to Sunday.

Reason:

Required to ensure the protection of neighbouring residential amenities in accordance with Policy DM1 of the Local Plan (Part 2) 2023.

**Informatives:**

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
2. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.- It is recommended that this tree be inspected for nesting birds prior to the commencement of works. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken. Natural England may be contacted by phone on (0845) 6003078 or via e-mail at enquiries@naturalengland.org.uk.
3. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

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 38 of the National Planning Policy Framework 2023.

Case Officer Dylan Campbell Signed: Date: 09 October 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within ....(*number reference*) of the Scheme of Delegation  
..... (initialled by Authorising officer)

# Agenda Item 8.1

**WA/2023/01362** – Application under Regulation 3 for change of use from Class E (Commercial use) to Class C3 (Residential use). at CHIDDINGFOLD SURGERY 20 GRIGGS MEADOW DUNSFOLD GODALMING GU8 4ND

Applicant: Robert Killick - Waverley Borough Council  
Case Officer: Sam Wallis  
Neighbour Notification Expiry Date: 10/07/2023  
Expiry Date/Extended Expiry Date: 25/10/2023  
Committee Meeting Date: Planning Committee 18/10/2023  
RECOMMENDATION That, subject to conditions, permission be **GRANTED**

## 1. Summary

The application has been brought to Planning Committee as it is an Application under Regulation 3 whereby the applicant is Waverley Borough Council. No letters of objections from the public or the Dunsfold Parish Council have been received.

The application proposes a change of use from Class E (Commercial use) to Class C3 (Residential use) of The Town and Country Planning (Use Classes) Order 1987 (as amended) at 20 Griggs Meadow in Dunsfold.

The planning balance assessment concludes that the proposal is in accordance with the Development Plan. As such, planning permission is recommended for approval.

## 2. Site Description

The application site is located to the south of Griggs Meadow in Dunsfold.

- Property Type: Terraced bungalow in use as a doctor's surgery.
- Character: Residential. 1970's cul-de-sac.
- Site Levels: Flat.

## 3. Proposal

Application under Regulation 3 for:

- Change of use from Class E (Commercial use) to Class C3 (Residential use).

## 4. Relevant Planning History

Reference	Proposal	Decision
WA/2019/1524	Certificate of Lawfulness under Section 191 for use as a GP surgery for more than 10 years.	CERTIFICATE GRANTED (09/12/2019)
WA/2001/0967	Continued use as a doctors surgery for a further temporary period.	GRANTED (06/07/2001)
WA/1997/0321	Change of use from residential to doctors branch surgery.	GRANTED (14/04/1997)

#### 5. Relevant Planning Constraints

- Rural Settlement of Dunsfold
- Countryside beyond the Green Belt
- Area of Great Landscape Value only
- Ancient Woodland 500m Buffer Zone

#### 6. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, TD1, NE1, NE2, RE1, RE3, CC1, CC2, ICS1
- **Waverley Borough Local Plan (Part 2) (adopted March 2023):** DM1, DM2, DM4, DM5, DM9, DM11, DM13

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Dunsfold Village Design Statement (2001)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 7. Consultations and Parish Council Comments

<b>Dunsfold Parish Council</b>	No objection. (13/07/2023)
--------------------------------	-------------------------------

## 8. Representations

None received.

### Planning Considerations:

## 9. Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

## 10. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement in October 2023, with a base date of 1 April 2023. The Council calculates it currently has a 3.89 year housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The site would result in a net gain of 1 residential unit. Although the provision of the residential dwelling as proposed does not make a significant contribution to housing supply, this does not mean that what is otherwise sustainable development should be refused.

## 11. Lawful Use of Building / Planning History

The planning history of the application site shows that a change of use occurred from residential to doctors branch surgery in 1997 (WA/1997/0321). Condition 1 of that permission granted a change of use for a temporary period up until the 30 April 2000. An application was latterly permitted to extend the use as a doctors surgery for a further temporary period up until 6 July 2006 (WA/2001/0967). Use as a doctors surgery extended past this date in breach of Condition 1, which was subsequently regularised by a Certificate under Section 191 (WA/2019/1524).

Therefore, given this planning history, the lawful use of the building is Class E. The proposal aims to change the use of the building back to its original use as a residential dwelling (Use Class C3).

## 12. Loss of a Community Facility

Policy ICS1 of the Local Plan (Part 1) 2018 states: *'The Council will resist the loss of key services and facilities unless an appropriate alternative is provided or, evidence presented demonstrating that the facility is no longer required and that suitable alternative uses have been considered. A developer must provide evidence that they have consulted with an appropriate range of service providers and the community, where relevant.'*

The application proposes to change the use to residential which involves the loss of a GP surgery.

Paragraph 93 of the NPPF states that proposals should *'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments'*. As stated, the loss of such facilities should be prevented unless appropriate alternatives are provided.

The Dunsfold branch Surgery was part of the Chiddingfold Practice. The building has not been utilised for 3 years due to the building not complying with infection prevention and control (IPC) requirements introduced during the COVID-19 pandemic. Given the size of the building, it still does not meet the current IPC requirements. In January 2023, the Surrey Heartlands Primary Care Commissioning Committee (PCCC) confirmed that Dunsfold would no longer be used as a branch site for the Chiddingfold Surgery and as of 1 April 2023, the Dunsfold branch formally closed.

Pre-Covid, the branch site was only open 2.5 hours (8:00am-10:30am) for 2 days a week with 1 GP providing appointments. It is noted that this GP has since retired. Services such as blood tests and clinics have always been available at Chiddingfold as the main site for the GP Practice, including urgent appointments. No additional services were available at Dunsfold. Since the pandemic Chiddingfold has been the only practice site and the number of appointments, as stated by Guildford and Waverley Health Care Alliance, available for all patients has increased by 150%.

In reviewing options prior to closure, in Autumn 2022, the branch engaged with patients and stakeholders to seek feedback to understand the impact of no longer using Dunsfold as a branch surgery with key recommendations provided. The Chiddingfold Practice has taken these themes and put solutions in place where possible. These include utilising and offering the 'Car-Go' Transport Scheme, a community transport scheme that can assist people who cannot access transport in the Dunsfold and Chiddingfold area. The low-cost scheme can assist in taking people to and from GP appointments, flexibly. The practice also offers a home visiting service for patients who due to medical reasons are truly



housebound. Appointments are also available at weekends and in the evening with an enhanced access programme.

In assessing the loss of a community facility, the applicant must demonstrate that the facility is no longer required and that suitable alternative uses have been considered. Given the building is no longer IPC compliant, it cannot function as a doctor's surgery, its intended use. The alternative provision is the main practice Chiddingfold Surgery which has been the situation for the last three years during the Dunsfold branch's closure. The distance from this practice is substantial, 5.6 miles or 13 minutes by car. However, the applicant has demonstrated engagement with the local community in dealing with this. The Car-Go transport scheme greatly assists those who would be reliant on walking to the practice whilst home appointments are intended to continue for those whom are housebound. Additionally, there is nothing before officers that would suggest viability towards an alternative GP location within Dunsfold. It is also material, that the change of use to a surgery was only originally granted temporary permission and the building was originally built as a residential dwelling.

Officers therefore consider the proposal to be acceptable and in accordance with Paragraph 93 of the NPPF 2021 and Policy ICS1 of the Local Plan (Part 1) 2018.

### 13. Design and impact on visual amenity and landscape character

The site is located within the Countryside beyond the Green Belt within the rural settlement of Dunsfold. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

The site is located within AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located.

Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Waverley Local Plan Part Two (2022) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Both are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2023.

The site is located in a residential cul-de-sac. The proposal would change the use back to its original residential use. The intervening period since 1997 when the change of use to a doctor's surgery was granted, there has been no works that have significantly altered the exterior. Thus, the doctor's surgery is unassuming from Griggs Meadow, and still takes the appearance of a residential property with rear hardstanding garden space.

It is noted that the use was only originally granted as a temporary use which may have been more acceptable in relation to visual amenity. However, the lawful Class E use in perpetuity is at odds with the prevailing character of the street, and reverting back to residential would be appropriate.

The proposal would be viewed in the context of the surrounding residential properties within the rural settlement and would not adversely impact on the intrinsic character and beauty of the Countryside or AGLV.

The proposal would therefore accord with Policies RE1, RE3 and TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

#### 14. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable and full weight respectively due to their consistency with the NPPF 2023.

The proposal would revert the building back to a residential use as originally intended. No built form is proposed that would result in a loss of light or overbearing impact. As a terraced bungalow, views would largely be contained within the host plot to avoid detrimental overlooking.

Officers would also note that since the granting of temporary permission in 1997, the Town and Country Planning (Use Classes) Order 1987 has since been updated, subsuming a number of different uses under one Use Class, in this case Class E. Given the Class E lawful use, the building could be used for a range of activities, including as a gym, a shop or restaurant / café, which would be far more harmful to neighbouring amenity.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

#### 15. Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing Standards – Nationally Described Space Standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers.

The application would create a one-person 1-bed market unit. The below table provides a comparison between the proposed floor areas and the Technical Housing Standards.

Bed no. and person no.	Technical Standard	Internal floor area proposed	Does it accord?
Bedroom 1 (1p)	7.5m <sup>2</sup>	10.98m <sup>2</sup>	YES

The below table sets out the technical standards in terms of gross internal floor areas and storage and those proposed.

Unit	Technical Standard	Internal floor area proposed	Does it accord?
1-storey, 1-bed, 1 person	40m <sup>2</sup>	47.5m <sup>2</sup>	YES

The proposal meets the technical standards in all space standards criteria and is therefore acceptable.

The provided amenity space would be below that to be expected under Policy DM5 of the Local Plan (Part 2) 2023 in relation to size at only 6.5m in depth. However, given the previous use as a residential dwelling coupled with neighbouring garden space, this would be acceptable in this instance.

#### 16. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, 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.'*

Having regard to the environmental constraints and nature of the proposal, it is considered that the proposal is in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

#### 17. Parking

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

It is noted that there is no off-street parking provision which would not be compliant with Council Parking Guidelines (2013). However, given the building previously served a

residential dwelling and was built with no parking and the cul-de-sac has on-street parking available to serve adjacent bungalows, it would be wrong to refuse this application to revert the building back to such a use. Furthermore, given the existing use as a doctor's surgery, it is likely that there will be a reduction in car movements as a result of this proposal.

Therefore, the development does still accord with Policy ST1 of the Local Plan 2018 (Part 1).

### 18. Ancient Woodland

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Waverley Borough Local Plan (Part 2) and paragraph 180 of the NPPF.

### 19. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

Whilst no additional measures are proposed, the proposal only involves a change of use to Class C3 with no physical changes externally or internally. As such, no concern is raised.

### 20. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

### Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan number to which this permission relates is 20\_Griggs\_Meadow\_Ground\_Floor and Location Plan: 100025451. 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 Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

Informatives

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages ([www.waverley.gov.uk/CIL](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.uk)

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 38 of the National Planning Policy Framework 2021.

Case Officer Sam Wallis Signed: Date: 05 September 2023

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within ....(number reference) of the Scheme of Delegation

..... (initialled by Authorising officer)

## APPENDIX

