

JOINT PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2015/0075

Islamabad, Sheephatch Lane, Tilford

Update to description of development

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

Update to the report

In addition to the proposed Heads of Terms set out on page 23 of the Agenda, this section should be updated to include the following:

- Restrict the use of the residential accommodation on site to be ancillary in use to the main educational/religious use of the site and to prevent its occupation as independent C3 (dwellinghouse) use and being sold of separately.

In addition, the proposal constitutes inappropriate development in the Green Belt and would result in a net increase in floor space in excess of 1,000 sqm. Therefore, if Members are minded to grant permission, the application will be required to be referred to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009. The recommendation is therefore updated to reflect this.

Additional comments from the applicant/agent

Since the preparation of the agenda report, the applicant has updated the submitted Transport Assessment to reflect the contents of the email received on the 18/03/2015, which was reported in the Agenda report.

The key points made in the amended Transport Assessment are as follows:

- Proposals will provide for circa 135 existing residents via 33 permanent residential units in 8 chalets;

- To cater for visitors, 4 guest dwellings are proposed in one chalet, which will accommodate 20-100 visitors a week;
- Assuming the robust scenario of 100 guests per week, this would equate to 15 overnight stays per day. It is considered that the impact of 15 overnight visitors in addition to the 135 existing residents would not result in any material impact from a highway/transportation perspective;
- In addition to weekly activities, the Association holds an annual event on the site. Guest numbers are limited by the amount of visitor accommodation and no more than 100 guests will stay at the site for more than 10 days per year.

The County Highway Authority has been consulted on this information and their comments are reported below. The existing site is unrestricted in terms of the number of events and amount of traffic which can be generated, but in any case, the proposals would not generate a material increase in traffic movements. In addition, the proposal offers the opportunity to control and limit the number of traffic movements associated with the site's use.

The County Highway Authority's comments confirm the assessment made by officers on pages 53 to 53 of the Agenda as being correct. No objection is raised on highway safety grounds, subject to the conditions recommended by the County Highway Authority, which are reported below.

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

Responses from Consultees

County Highway Authority -

Following a site visit the Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to the above highway conditions and informatives being imposed on any permission granted.

The Highway Authority has reviewed the supplementary Transport Statement provided by the applicant dated 26 March 2015. The Highway Authority is satisfied that a maximum of 100 overnight visitors per week (approximately 15 per day), in addition to the 135 residents, would not have any material impact on highway grounds.

It should be noted that in respect of events/activities associated with the proposed development, the site already has the potential to attract significant numbers of visitors and there is no restriction on the size or number of events that could previously take place on the site. For example, the Jalsa Salana (which attracted many thousands of attendees) has previously been held at Islamabad. The Highway Authority is therefore satisfied that the proposed development would not result in a material increase in vehicular movements associated with the site, compared to the number of vehicle movements that could potentially already occur.

The existing site access provides satisfactory visibility splays to safely accommodate the movement of vehicles to/from the site, and the Highway Authority is satisfied that the proposed development would maintain safe access for all highway users.

With regard to parking provision, the Highway Authority is satisfied that the proposed parking arrangement is acceptable on highway safety grounds.

Surrey County Council Lead Local Flood Authority – No comment received.

Additional representations

2 additional letters received raising objection for the following reasons:

- Area is unsuitable for such a facility that will attract people to an area with poor infrastructure;
- Area is one of outstanding beauty and to build on it in such a manner is totally out of character.

1 additional letter received expressing support for the following reasons:

- Some of the plans for building 9 seem to be missing;
- Request that landscaping in western corner be undertaken as proposed.

Officer response:

The concerns raised in the letters of representation relate to the character of the area and the impact of the development on local infrastructure and highways. For the reasons set out in the Agenda report and herewith, officers consider that the impact of the proposals on the local landscape would be minimal, and that there would not be a material increase in traffic and movements on the site over and above what could already take place. With regards to Block 9, this would remain as existing and would be refurbished internally to create guest accommodation. No external changes are proposed.

Additional conditions/informatives

In addition to the conditions set out on pages 61 to 70 of the Agenda, the following conditions are recommended:

23. Condition

The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M14 and M2 of the Waverley Borough Local Plan 2002.

24. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M14 and M2 of the Waverley Borough Local Plan 2002.

In addition to the informatives set out on pages 70 to 71 of the Agenda, the following informative is recommended:

- 4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Recommendation

That, subject to the completion of a S106 agreement to limit the number of permanent residential units and number of visitors to the site (to include an event management strategy); ~~and~~ to secure the community use of the assembly hall, **and to limit the occupation of the residential accommodation to ancillary and to prevent it being sold off separately** within 3 months of the date of the meeting, ~~and~~ ~~subject to~~ consideration of the views of outstanding consultees and any further representations received, **referral to the Secretary of State**, and subject to conditions, permission be GRANTED.
