

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
28 MAY 2014

SUBMITTED TO THE COUNCIL MEETING – 15 JULY 2014

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

* Cllr Brian Ellis (Chairman)	Cllr Bryn Morgan
* Cllr Maurice Byham (Vice-Chairman)	Cllr Stephen Mulliner
* Cllr Brian Adams	Cllr Stephen O'Grady
* Cllr Paddy Blagden	* Cllr Julia Potts
* Cllr Elizabeth Cable	* Cllr Stefan Reynolds
* Cllr Mary Foryszewski	* Cllr Chris Storey
Cllr Richard Gates	* Cllr Stewart Stennett
* Cllr Michael Goodridge	* Cllr Jane Thomson
* Cllr Christiaan Hesse	Cllr Brett Vorley
* Cllr Stephen Hill	Cllr John Ward
* Cllr Simon Inchbald	* Cllr Nick Williams
Cllr Peter Isherwood	

*Present

1. APPOINTMENT OF CHAIRMAN

Cllr Brian Ellis was confirmed as Chairman of the Joint Planning Committee for the council year 2014/15.

2. APPOINTMENT OF VICE-CHAIRMAN

Cllr Maurice Byham was confirmed as Vice-Chairman of the Joint Planning Committee for the council year 2014/15.

3. MINUTES

The Minutes of the Meeting held on 18 March 2014 were confirmed and signed.

4. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Gates, Bryn Morgan, Stephen Mulliner, Stephen O'Grady, Brett Vorley and John Ward.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. QUESTIONS BY MEMBERS OF THE PUBLIC

There were no questions from members of the public.

PART I – RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

Background Papers

The background papers relating to the following item in Part II are specified in the agenda for the meeting of the Joint Planning Committee.

PART II – Brief summaries of other matters dealt with

7. APPLICATIONS FOR PLANNING PERMISSION

7.1 **Item A1 - WA/2014/0394, Former Police Station, Long Bridge, Farnham GU9 7PZ**

Erection of a building to provide 50 sheltered flats with communal facilities including formation of a new vehicular access together with car parking, landscaping and associated works following demolition of unlisted buildings in a conservation area (as amended by plans received 12/05/2014 and amplified by emails dated 07/03/2014 and 13/05/2014).

7.2 The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting.

7.3 With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the Farnham Police Station site and the current plans and proposals.

7.4 Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party (objectors and applicant – there was no request to speak from the Town Council) had been allocated up to 10 minutes to speak. The following representations, therefore, were made in respect of the application and were duly considered:

i) Objector
Sam Powell

ii) Applicant
Andrew Burgess

7.5 Having heard the Officers' presentation and specific details on the appearance, layout and scale, representations from the applicant and parish council, Members were invited to ask any further questions or seek clarification on areas of concern from the officers. Members raised particular concerns about the boundary fence and it was agreed that an extra condition would be added to the planning permission to deal with this issue.

7.6 The Committee then debated the application before coming to its decision.

- 7.7 **Having concluded its deliberations, the Joint Planning Committee therefore RESOLVED that, subject to the completion of a bilateral legal agreement to achieve affordable housing and infrastructure contributions and securing of highway works, and subject to the conditions and informatives noted below, permission be GRANTED**

Conditions

1. The plan numbers to which this permission relates are 20045FN-P21 Rev C, P22 Rev A, P23 Rev B, P24 Rev A, P25 Rev A, P26 Rev C, FAR-01-00, 01, 120861 Sheets 1-3 [inc] and 1472-SK-001. 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.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The approved landscaping shall be maintained 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.
4. No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include bat sensitive lighting with input from a qualified, competent ecologist. The development should be carried out in strict accordance with the approved details.
5. No development shall start until a Method of Construction Statement, 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 has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
6. The development shall be carried out in accordance with the Conclusions and Recommendations of the Ecology Report dated 14/12/2012 produced by EPR and Bat Survey Report dated July 2013 by EPR. In the event protected species not anticipated as part of the ecological survey are discovered, work shall cease until appropriate mitigation has been put in place and agreed in writing with the Local Planning Authority.

7. Construction works shall not take place other than between the hours of 08.00 to 18.00, Mondays to Fridays, 08.00 to 13.00 on Saturdays and no working on Sundays or Bank Holidays.
8. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise;
 - (ii) control of dust, smell and other effluvia;
 - (iii) control of surface water run off;
 - (iv) site security arrangements including hoardings;
 - (v) proposed method of piling for foundations;
 - (vi) construction and demolition working hours;
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site.The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
9. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
10. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
12. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to and approved in writing by the Local Planning Authority.
13. Before the first occupation of the development, the proposed vehicular access shall be constructed in full accordance with Mott MacDonald's Drawing 'Parking Improvements Option 1'. No variation from the approved shall be carried out without the prior written agreement of the Local Planning Authority.
14. Prior to the first occupation of the development hereby permitted the existing accesses from the site to Long Bridge [A287] made redundant as a result of the development shall be permanently closed and any kerbs, verge or footway shall be fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority.
15. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking, turning and loading/unloading area shall be used and retained exclusively for their designated purpose.
16. Before the first occupation of the proposed development the applicant shall submit for the written approval of the Local Planning Authority a Travel Information Leaflet containing information for residents, staff and visitors regarding public transport, walking and cycling. This shall be distributed to future residents of the development hereby permitted at the time of each first and subsequent occupation of the flats hereby approved.
17. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide electric vehicle charging points in line with the Surrey County Council's Parking Guidance. The works shall be carried and maintained in strict accordance with the approved details.
18. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

19. Prior to the first occupation of the development hereby permitted the mitigation measures set in the submitted Flood Risk Assessment by Mott MacDonald dated July 2013 shall be carried out and completed to the satisfaction of the Local Planning Authority.
20. The residential accommodation hereby approved shall at all times be occupied as category II sheltered accommodation by an individual or household where the individual or one member of the household is aged 60 years or over at the date of occupation.
21. The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Part II of 'Secured by Design' have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.
22. No demolition shall take place until details of how the existing clock tower and murals shall be:
 - a) Removed from the existing building
 - b) Stored
 - c) Positioned/affixed to the new building hereby permittedhave been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
23. The proposed siting for the 'William Cobbett' statue as shown on Plan No. 20045FN – P21 – Rev. C shall be provided prior to the occupation of the first unit of accommodation hereby approved and access provided for the life of the development for both the placement and aftercare of the aforementioned statue.
24. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.
25. Within 3 months of commencement of the development hereby permitted, details of the measures that will be employed to enhance the biodiversity value of the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented within a further 3 months of the date the details were agreed.
26. No new development hereby permitted shall be occupied until detailed drawings of any walls, fences or other means of enclosure within or around the site have been submitted to and approved in writing by the Local Planning Authority. The design of any wall, fence or other means of enclosure must be permeable to flood water. Development shall be carried out in accordance with the approved details and thereafter retained.

Informatives

1. The applicant is advised to note the contents of the attached letter from the Environment Agency dated.
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

4. Please note that this is a requirement of the agreement and no invoice will be sent at this stage.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that they will need to enter into a Section 278 Agreement with Surrey County Council before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
6. The applicant is advised that the S278 highway works may require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the County Council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
7. The permission hereby granted shall not be construed as authority to carry out any works that may affect a drainage channel/culvert or water course. The applicant is advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: <http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/ordinary-watercourse-consents>.

8. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
 9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service Group.
 10. 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).
 11. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
 12. The applicant will be expected to fund the cost of any Traffic Regulation Order required to alter the layout of the parking bays adjacent to Long bridge. The applicant is advised that the TRO application process is subject to separate public consultation and advertisement.
 13. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
 14. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail.waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property Naming on Waverley's website.
- 7.8 The Committee further RESOLVED that in the event that the bilateral legal agreement as set out above was not completed within 3 months of the date of the meeting, permission be REFUSED for the following reasons:
1. The applicant has failed to comply with the Waverley Borough Council Infrastructure Contribution SPD (April 2008) and therefore the proposal conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002.

2. The Local Planning Authority considers that the proposals (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NRM6 of the South East Plan and the NPPF 2012.
3. The applicant has failed to secure the appropriate amount of affordable housing provision through execution of a legal agreement and therefore is considered to conflict with Policy H5 of the Waverley Borough Local Plan 2002.

8.1 **Item B1 - WA/2013/0280, 1-6 Police Houses, Long Bridge, Farnham GU9 7PZ**

Creation of new vehicle access and parking, following part demolition of existing police building (as amended by plans received 07/05/2014).

- 8.2 With reference to the report circulated with the agenda, Officers presented a summary of the new vehicle access and parking proposed at the Farnham Police Station site. Having heard the Officers' presentation, Members were invited to ask any further questions or seek clarification on areas of concern from the officers. The Committee then debated the application before coming to its decision.

8.3 **Having concluded its deliberations, the Joint Planning Committee therefore RESOLVED that permission be GRANTED subject to the following conditions and informative:**

1. The plan numbers to which this permission relates are AM1157-01 Rev. C and AM1157-02 Rev C. 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.
2. Construction works shall not take place other than between the hours of 08.00 to 18.00, Mondays to Fridays, 08.00 to 13.00 on Saturdays and no working on Sundays or Bank Holidays.

Informative

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Joint Planning Committee 10
28.05.14

The meeting commenced at 7.00 p.m. and concluded at 8.05 p.m.

Chairman