

JOINT PLANNING COMMITTEE – 1 OCTOBER 2008

2nd Addendum Report of Head of Planning

Item 5 Application WA/2008/0279

Land at East Street, Farnham

Typographical errors to first addendum

Page 208, fourth bullet point – omit line.

Letter from Applicants' Agents

- 1) Attaches letter from Thomasons (Consultant Structural Engineers) and Scott Brownrigg (agent) responding to the Technical Flood Risk Aspects raised from Mr Hyman's letter of 22nd September (a local resident).
- 2) Conclusions:
 - a. Assumed ground water levels are accurate,
 - b. Confirm Environment Agency agree with this position,
 - c. Confirms sequential and exception tests of PPS25 have been addressed.

Representations

2 additional of objection raising the following grounds:

- a) Application is in breach of Habitats Regulations and Directive;
- b) Insufficient SANGS exist to mitigate proposed development;
- c) Adjacent land has been blighted by protracted process to promote a scheme of questionable value since the inception of East Street discussions;
- d) New scheme should include adjacent site and the Woolmead;
- e) Permission should only be granted in there is a realistic change of implementation;
- f) Any permission granted should be subject to conditions that allow early review of the scheme if the legal agreements are not completed in a reasonable time;
- g) Permission should have a three-year life and subject to six months completion time for Section 106 agreement.

Officers' Further Comment on Impact of the SPA

To be read in conjunction with pages 87 - 89 of the report.

The development site lies within 5 kilometres of the Thames Basin Heaths Special Protection Area. Under the Habitats Regulations the Council is the competent authority to consider whether applications for development are likely to have a significant effect on the SPA. Natural England advise that any

development for residential development resulting in an increase in the number of dwellings within 5 km will - without avoidance measures - be likely to have a significant effect on the SPA within the meaning of the Habitats Regulations.

The approach the Council has taken is to adopt an Interim Mini Plan – a document which has the support and agreement of Natural England. This provides a developer with the option of contributing financially to the creation of suitable alternative green space at Farnham Park.. This has allowed the Council to grant permission for residential development on other sites in Farnham. The table on page 88 shows there is capacity in terms of available green space for East Street subject to the developer committing to the appropriate financial contribution the development .

The Mini Plan provides for 10.9 ha of green space capacity – made up from both parking related measures and other environmental enhancements. There is no requirement in the Policy to allocate new housing to either elements. The Policy is clear and the approach is supported by Natural England. Natural England have confirmed that because this green space is part of a much wider area with SANGS characteristic that it can be applied to all development within 5km catchments.

Neither the Policy or NE adopt the zonal approach suggested by the objectors.

Correction of the Tree Information

Page 85 – 86 and paragraph 10.143 – 10.147 figures should read as follows:

Tree Analysis:

Category	Trees to be retained	Trees to be felled	Total
A	4	1	5
B	2	13	15
C & R	6	79	85
Total	12	93	105

**Item 6 Application WA/2008/028
Land at Brightwell House, East Street, Farnham**

Typographical errors in Original Report

Page 198 Paragraph No. 1, line 3, delete “and the separate Brightwell Cottage is a locally listed building.”

Page 203 Condition 2(c) should read “Scale 1:5”

Representations

2 further letters of objection on the grounds of:

- Loss of historic asset (Redgrave Theatre);
- Contrary to Policies HE3 and HE5;
- Grade II Brightwell House overpowered by new development;
- Extensions inappropriate in terms of siting, style, scale, density, height and massing;
- Loss of curtilage features.

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