

# Update sheet for Joint Planning Committee 10 March 2010

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## Correspondence received and matters arising following preparation of the agenda

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WA/2008/1734

Change of use of agricultural land to use for siting of mobile homes for occupation by agricultural workers together with associated engineering works (alternative application - Scheme 1) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by email dated 18.11.08)

### Further representations from the applicants' agent

Suggest that as the land is currently being used for the siting of mobile homes (albeit that the area of use will be significantly contracted under the proposal) it would be more appropriate to replace the pre commencement conditions with time limited requirements.

### Officer comment

Officers agree that it would be easier to enforce time limit conditions rather than pre commencement conditions and therefore the recommendation has been revised to incorporate these changes.

Officers recommend that conditions 7 and 8, which related to water minimisation techniques and the generation of energy on the site, be deleted. It is the applicant's intention to generate energy on site but this is likely to be used for communal showers, which would not be within the individual caravans/mobile homes. In practice it may be difficult to generate energy and conserve water within the caravan/mobile home site.

### **WA/2008/1734 – Mobile homes/caravans**

**RECOMMENDATION:** that subject to the formal withdrawal by the High Court of the Judicial Challenge by the Tuesley Farm Campaign and to the Section 106 Legal Agreement which secures the payment of £4,600 to monitor the travel plan and parking, permission be **GRANTED** subject to the following conditions:

1. Condition  
As on agenda

Reason  
As on agenda

2. Condition  
**Within three months of the date of this permission** a detailed planting scheme for the submitted landscaping scheme **shall be submitted for approval**

**in writing to the Local Planning Authority.** The submitted landscaping and planting scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority 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. **If the landscaping scheme has not been submitted within three months of the date of this permission and approved, in writing, by the Local Planning Authority within 6 months of the date of this permission all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.**

Reason  
As on agenda

3. Condition  
**Within three months of the date of this permission** details of proposed netting fences **shall be submitted for approval in writing** by the Local Planning Authority, the details to be submitted shall include position, height and design of the fences. The approved details shall be erected within a period of 6 months from the date of this decision. The fences shall be thereafter maintained or as otherwise agreed in writing by the Local Planning Authority.

Reason  
As on agenda

4. Condition  
**Within three months of the date of this permission** samples of the colour of the paint to be used for the external surfaces of the mobile homes/caravans hereby permitted **shall be submitted for approval** in writing by the Local Planning Authority. **If the development has not been carried out in accordance with the approved details, within six months of this approval, all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.**

Reason  
As on agenda

5. Condition  
As on agenda

Reason  
As on agenda

6. Condition

A detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority, after consultation with the County Highway Authority within three months of the date of this decision. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) Maps, timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling, including measure to hire out bicycles;
- e) Promotion of group sharing and practices, including the use of coaches and mini-buses, and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented within 3 months of the date of **the approval of the Travel Plan by the Local Planning Authority and not thereafter varied unless first agreed in writing by the Local Planning Authority. If the Travel Plans has not been implemented in accordance with the approved details, within six months of the date of this permission, all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.**

Reason

As on agenda

7. Condition 7.

**Delete**

8. Condition 8

**Delete**

SUMMARY OF REASONS FOR GRANTING PERMISSION

As on agenda

Informatives

Delete first informative, other informatives as on agenda

WA/2008/1735

Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers at land at Tuesley Farm, Tuesley Lane, Godalming  
GU7 1UG (as amended by email dated 20.11.08)

Correction to report

Page 30 delete reference to Hascombe Parish Council and insert **Hambledon** Parish Council

**WA/2008/1735 – Barn conversions**

**RECOMENDATION: that subject to the formal withdrawal by the High Court of the Judicial Challenge by the Tuesley Farm Campaign and to the Section 106 Legal Agreement which secures the payment of £4,600 to monitor the travel plan and parking, permission be GRANTED subject to the following conditions:**

Conditions and Reasons 1 – 4 as on agenda

Condition 5 amend wording

Prior to the occupation of the development hereby permitted, a detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority, after consultation with the County Highway Authority. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) Maps, timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling, including measure to hire out bicycles;
- e) Promotion of group sharing and practices, including the use of coaches and mini-buses, and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented **within three months of first occupation** and not thereafter varied unless first agreed in writing by the Local Planning Authority.

Reason

As on agenda

Conditions and reasons 6 – 8, Summary of reasons and informatives as on agenda

WA/2009/1827

Construction of a winter storage reservoir at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by email dated 1.3.2010, cross sections received 2.3.2010 and EIA comprising Water Resources/Flood Risk & Dam Break Information and landscape and Visual Effects Report received 5.3.2010)

### Correction

Page 1 This application has a 16 week expiry date of 31.3.10, as it is an EIA development.

### Officer comment

This application is subject to an Environmental Impact Assessment (EIA). The EIA was not fully submitted with the application but outstanding information has now been received. It comprises two parts:

1. A hydrology and flood risk report, which was submitted with the application and is called Water Resources/Flood Risk & Dam Break Information.
2. Landscape and Visual Effects Report

Because the complete EIA was not received until 5<sup>th</sup> March it is a requirement of the legislation that further notices be placed on the site and in the Local Paper. Members should be aware that if as a result of these notices further representations are received which raise new material issues it will be necessary for the matter to be referred back to this committee. This is reflected in the recommendation.

The applicant has submitted cross sections of the proposed reservoir, which show how the reservoir will relate to the surrounding landform and also show the height of the embankment around the proposed reservoir. Officers are satisfied that this information shows that the proposed reservoir would not be unacceptably intrusive in the landscape.

The applicant has also submitted a landscape and Visual Effects Report. The summary and conclusions of the report are as follows:

#### *SUMMARY AND CONCLUSIONS*

*Tuesley Farm lies within Green Belt and a locally designated Area of Great Landscape Value (AGLV). The nationally important Surrey Hills Area of Outstanding Natural Beauty (AONB) is located to the east of Hambledon Road. The application site is perceived as part of the working agricultural landscape of Tuesley Farm and is recognised as having no features in common with the AONB. On balance, it is considered that the landscape is of Medium landscape value.*

*Visually, the application site is generally well contained due to its low lying location, hedgerows and windbreaks and by Shadwell Copse to the south and Tuesley Lane and associated banking and vegetation to the west. The landform, degree of visual containment and agricultural character of the application site means that it is a landscape that has the capacity to accept some degree of change.*

*The principle of a water body on this site would not be out of character with the local landscape, there being various other manmade lakes in the surrounding landscape. However, the engineered form of the proposed reservoir is not in keeping with other landscape forms in the area (the existing reservoir at Tuesley Farm aside) and thus may somewhat differ to the local*

*grain of the landscape.*

*Planting is proposed to help integrate the reservoir into the landscape, provide a degree of visual screening and to help mask the engineered profiling of the earthworks. This is proposed as small clusters of native tree and shrub species around the reservoir banking, linking to verge planting on Tuesley Lane. Planting would be in character with that found elsewhere on the farm and within the surrounding landscape of the AGLV.*

*It is considered that the proposed scheme would have no landscape impact upon the AONB. It is also considered that the distinctiveness of the wider AGLV landscape character would not be impacted by the proposal.*

*The overall Magnitude of Change is considered to be Low as effects on the landscape are minor, relating to localised landform changes in this part of the farm. The landscape impact is therefore assessed as Slight Adverse.*

*Views of the proposed reservoir would be limited. The proposed reservoir as a whole is unlikely to be perceived in any one view, rather parts of the earthworks, planting or water/liner would be visible in some views. In turn, the reservoir proposals are unlikely to be perceived visually as an unexpected feature in this landscape.*

*Views would be periodically altered by the changing pattern of polytunnels and crops on the farm.*

*Overall, visual effects are assessed as Minimal Adverse. The proposal would cause a barely perceptible deterioration in views.*

#### Officer comment

Officers consider that the Landscape and Visual Effects Report is a fair assessment of the environmental implications of the development and are of the view that the proposal would not detract from the character and appearance of the AGLV and that the openness of the Green Belt will be maintained. Moreover officers are satisfied that the Environmental Statement (landscape assessment and flood risk assessment) has demonstrated that the development would not have a significant effect, either individually or cumulatively with other development in the vicinity, upon the environment which could not be mitigated by the measures proposed.

#### Representations

Hambleton Parish Council - no comments received

#### Chesterton Humberts

A report has been received and the conclusions are as follows:

1. Because of the free draining nature of the soil on the farm it does not retain moisture in dry weather so irrigation is required to support the crops in such times hence the need for a reservoir to store water collected over the winter.
2. The proposed development meets the criteria of paragraph 27 of PPS7 in that it will become more competitive, sustainable and environmentally friendly

because it will recycle water on the farm reducing the reliance on public water supplies.

3. As far as PPG2 is concerned the development will help retain the land in agriculture (paragraph 1.6) and is for agriculture (paragraph 3.40).
4. Local Plan Policy RD7 – the land is graded 3 and 4 so is unlikely to fall into Grade 3a so is not the best and most versatile. Furthermore, the development will not result in the fragmentation of the holding.
5. Policy RD10 – The proposal is related to and located on an existing unit, and is reasonably necessary for the purposes of agriculture, horticulture or forestry within that unit.
6. Taking the above into consideration the proposed reservoir is reasonably necessary for the purposes of agriculture.

#### Officer comment

The recommendation has been changed because in order to comply with The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 the relevant planning authority shall not grant planning permission pursuant to an application to which this regulation applies unless they have first taken the environmental information into consideration, and they shall state in their decision that they have done so.

#### **RECOMMENDATION**

That having regard to the environmental information contained in the application, the accompanying Environmental Statement and responses to it, together with proposals for mitigation of environmental effects it is recommended that subject to:

- No objection from Natural England, Surrey Wildlife Trust or the Government Office for the South East;
- No representations in respect of the Environmental Impact Assessment which raise any new material issues;

Permission be GRANTED subject to the following conditions:

Conditions as listed on agenda with amended summary

#### **SUMMARY OF REASONS FOR GRANTING PERMISSION**

The development hereby granted has been assessed against the relevant Government advice within PPG2, PPS1 (supplement), PPS4 and 7, the following Development Plan policies: Policies CC1, CC2, CC3, CC4, C4, SP5, NRM1, NRM2, NRM3 and NRM5 of the South East Plan 2009 and Policies D1, D3, D4, D7, C1, C3 and RD10 of the Waverley Borough Local Plan 2002 and material considerations, including third party representations. **Regard has been had to the Environmental Statement that accompanies the application.** Specifically the accommodation is regarded as being reasonably necessary for purposes of agriculture in this location and this justification is considered to outweigh the harm caused by the development to the openness of the Green Belt and to the character of the Area of Great Landscape Value. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

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