

**JOINT PLANNING COMMITTEE**  
**UPDATE SHEET**

---

Correspondence received and matters arising following preparation of the agenda

---

**Item A.1.**  
**WA/2013/1926**  
**Milford Hospital, Tuesley Lane, Godalming**

Amended description

Application for the approval of appearance, landscaping, layout and scale (“reserved matters”) pursuant to outline planning permission WA/2012/1592 for demolition of existing buildings and redevelopment of land adjoining Milford Hospital, Tuesley Lane to provide 104 new (Class C3) residential units, works to 12 existing residential units (The Crescent), works to Allison House and staff cottages to provide 4 (Class C3) residential units, access and diversion of Public Footpath 161, Busbridge at Milford Hospital, Tuesley Lane, Godalming GU7 1UF (as amended by plans received 04.02.2014, 24.02.2014, **10/03/2014 and 18/03/2014**)

Additional representations

Letter on behalf of The Ramblers Association

- Concerned that the egress of FP162 off the Fruit Farm would be onto a faster passing section rather than descending to the relative safety of a restricted point.

Additional comments from the applicant/agent

The applicant has submitted an amended layout plan showing additional parking spaces.

Update to the report

The concerns of the Ramblers Association are noted but do not relate to the reserved matters the subject of the current application.

The amended layout showing additional parking which complies with the Council’s Parking Guidelines 2013.

The applicant wishes to commence demolition before discharging planning conditions which are not directly relevant to demolition. The method of demolition would be controlled, under Part 31 of the Town and Country Planning General Permitted Development Order 1995 (as amended) and therefore amended wording is recommended for condition 1. An amendment to Condition 9 is recommended to take account of the recently received plans.

In order to ensure that the amenities of the occupiers of individual properties are protected in the event that planning permission is granted an additional planning condition is recommended to prevent additional windows being inserted into the individual dwellings in the future without the prior approval of the Local Planning Authority. In addition if planning permission is granted a planning condition is recommended to require the first floor lounge windows on the north western elevation of plot 2 to be obscurely glazed.

The applicant has not included details of storage and screening for waste and recycling containers or details of access for the refuse collection crew and vehicle. If planning permission is granted a planning condition is recommended to deal with this matter.

Additional planning conditions are also recommended, in the event that planning permission granted, to require the submission and approval of details of roofing materials, bargeboards, roof verges, roof eaves, window and glazing and rainwater goods to ensure that the details of the design are appropriate for the development.

#### Amendment to conditions

##### 1 Condition

No development, **other than demolition**, shall take place until samples of the materials to be used in the construction of the external surfaces and hard surfacing 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 the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

##### 9.Condition

The plans to which the decision relates are MFH AL02 005, **010N**, 011E, **012D**, **013A**, 015, 016, 030F, 031C, 032G, **033F**, 035F, 036, 037C, 038C, 040G, 041C, 042D, 043E, 045F, 046C, 047B, 048D, 049F, 050H, 051B, 052C, 053C, 055G, 056B, 057F, 058E, 060H, **060-2A**, 061D, 062C, 063F, 063-2A, 064E, 064-2A, 065H, 066D, 068F, **069F**, 070D, 071C, 073D, 074A, 075A, 076B, 077B, 078B, 080E, 081A, 082B, 083C, 085D, 086, 087B, 088C, 090B, 091, 092C, 093B, **095C**, 095-1B, 095-2B, 096A, 097B, 098C, 100A, 100-1, 101B, 102B, 103A, **9100D**, 9101, 9201C, 9202C, 9203C, 9210C, 9211F, 9400A, 020A, 021A, 022A, 023A, 024A, 025A, 026A, 027, 028, 131018-001, 002, 003 and 004. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise agreed in writing by 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 Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

## Additional conditions

### 10. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in any elevation without the written permission of the Local Planning Authority.

#### Reason

In the Interests of the amenities of the future occupiers of dwellings on the site and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

### 11. Condition

The first floor living room windows on the north west elevation of Plot 2 (as shown on plan MFHAL02065 Rev H) shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained thereafter to the satisfaction of the Local Planning Authority.

#### Reason

In the Interests of the amenities of the future occupiers of Plot 1 and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

### 12. Condition

No development, other than demolition, shall commence until details of a waste management scheme have been submitted to and approved in writing by the Local Planning Authority. Such a scheme would be expected to include proposals for:

- a) The storage and suitable screening of containers for waste and recycling containers.
- b) Details of access for the refuse collection crew and vehicle.

The development shall be carried out in strict accordance with the approved details.

#### Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

### 13. Condition

Notwithstanding the information submitted with the application no development, other than demolition, shall take place until details of the roofing material to be used for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

#### 14 Condition

Before work begins, drawings to a scale of 1:20

fully detailing the following features which shall be approved in writing by the Local Planning Authority:

- (a) bargeboards
- (c) roof verges
- (d) roof eaves
- (i) windows and glazing

The development shall be carried out in accordance with the approved details.

#### Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

#### 15. Condition

No development, other than demolition, shall take place until details of the rainwater good (gutters, downpipes, hopperheads and soil pipes) have been submitted t ad approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

### **Revised Recommendation**

That, having regard to the Environmental Statement which accompanied the outline permission WA/2012/1592 and responses to it, together with proposals for mitigation, the following matters: appearance, landscaping, layout and scale (the reserved matters) be APPROVED subject **to the conditions 1-9 (as amended) set out on pages 35-36, the additional conditions 10-15 noted above** and statement and informatives as set out on pages 37-38 of the agenda.

---