

JOINT PLANNING COMMITTEE

25 SEPTEMBER 2019

UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2018/2196

LAND AT GREEN LANE FARM GREEN LANE, BADSHOT LEA

Updates to the report

- Housing Land Supply

The agenda report refers to the position set out in the 2018 position statement which has since been updated. The Council is able to demonstrate a 5.2 year supply of housing. The conclusion of this paragraph therefore remains that the Council is able to demonstrate a five year supply of housing.

- Farnham Neighbourhood Plan

A number of questions have been raised by members regarding the status of the Farnham Neighbourhood Plan, particularly given that the Farnham Neighbourhood Plan review is scheduled for the 1st October and how this has been assessed in the context of this application. In light of this, the following additional advice is offered:

- The Farnham Neighbourhood Plan has been given careful consideration, the report contains an analysis against its policies. Whilst the review could only be given a certain level of weight, the FNP in its original form was given full weight in the balancing exercise.
- The proposed allocations and changes to the FNP review (should they be approved by the Inspector at the upcoming examination) would not alter the recommendation, as none of the proposed changes specifically relate to the application site. The site is not allocated in the Farnham Neighbourhood Plan but this does not preclude its consideration as a windfall site.
- The balancing exercise (page 45 of the agenda) is not on the basis of a titled balance which might be engaged were the Borough unable to demonstrate a five year housing land supply or in respect of the Farnham Neighbourhood Plan a 3 year supply.

- It is on the basis of the above, that officers do not report any significant material harm to the Countryside or landscape character, and no material conflict is identified with the Farnham Neighbourhood Plan. This is clearly a matter of planning judgement which it is open to members to reach their own decision on, however, a delay until after the Farnham Neighbourhood Plan would not in officers view alter the balance of considerations.

The recommendations remain as set out on the agenda at page 45.

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25 SEPTEMBER 2019

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Item B1

WA/2019/0316

Woodside Park – application for LEAP

Amended Condition

It is recommended that condition 9 (Tree Protection) be amended to the following:

“Prior to the commencement of the development, including the bringing of any materials or machinery onto the site, the measures identified in the Tree Protection Plan “Tree survey, Arboricultural Impact Assessment and Tree Protection Plan revision 7” dated 24th January 2019 shall be provided on site in full accordance with that document. The protection measures shall then remain in place in accordance with the details until the development is complete.

Reason: To provide suitable provide suitable protection to existing trees in accordance with Policy NE1 of the Local Plan (Part 1) 2018.”

New conditions

It is recommended that two additional conditions are added to require:

Condition 10 (new) – Arboricultural Method Statement

Prior to the commencement of the development hereby approved a detailed Arboriculture Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Approved Details.

Reason: To provide suitable provide suitable protection to existing trees in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

Condition 11 (new) - Hours of use

Construction works pursuant to this permission shall not take place other than between the hours 08:00 and 18:00 Mondays to Fridays and between 08:00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason: Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Waverley Local Plan (Part 1) 2018.

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