

To: All Members of the EASTERN
PLANNING
(Other Members for Information)

When calling please ask for:
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Date: 22 April 2022

Membership of the EASTERN Planning

Cllr Penny Rivers (Chairman)
Cllr David Else (Vice Chairman)
Cllr Christine Baker
Cllr Steve Cosser
Cllr Martin D'Arcy
Cllr Kevin Deanus
Cllr Patricia Ellis
Cllr Maxine Gale

Cllr Michael Goodridge
Cllr John Gray
Cllr Joan Heagin
Cllr Ruth Reed
Cllr Trevor Sadler
Cllr Liz Townsend
Cllr George Wilson

Substitutes

Cllr Paul Follows
Cllr Mary Forszewski
Cllr Jan Floyd-Douglass
Cllr Val Henry

Cllr Chris Howard
Cllr Nick Palmer
Cllr Richard Seaborne
Cllr Steve Williams

Dear Councillors

A meeting of the EASTERN PLANNING will be held as follows:

DATE: WEDNESDAY, 11 MAY 2022

TIME: 6.00 PM

PLACE:

The Agenda for the meeting is set out below.

Please note that due to current Covid restrictions, seating in the public gallery is extremely limited. This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

9.1 **B1 - WA/2022/00136 - Land at Great Tangle Barns (Pages 3 - 4)**

Alterations to barn to create 2 x dwellinghouses and erection of double garage and a studio outbuilding following the demolition of existing stables

Recommendation

That, subject to conditions 1-7 and informatives 1-3, permission be **GRANTED**

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483 523258 or by
email at Kimberly.soane@waverley.gov.uk**

Area Planning Committee

Update Sheet – WA/2022/00136 – Great Tangley Barns

Correspondence received and matters arising following preparation of the agenda:

Updates to the report

Full comments have been now received from the Councils Heritage Officer, therefore the paragraph below can be deleted. For the avoidance of doubt, no harm is identified to heritage assets as set out in the officer report.

(para to be deleted)

At the time of writing the report the Council's Conservation Officers formal comments had not been received, however they had informally identified no harm to the setting of the heritage assets.

The wording of Condition 7 was added as an administration error. This condition should have been a condition relating to Electric Vehicle Charging Points. The Condition therefore should read.

7. Condition

The development hereby approved shall not be occupied unless and until the proposed dwelling are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purposes.

Reason

To ensure a sustainable construction, in accordance with Policy ST1 of the Local Plan 2018.

Further details including visibility splays were provided making it clear that the northern access was to be re-instated rather than being in existing use. There is therefore an additional condition (condition 8), and amendments to two existing conditions (condition 4 and 6). This is to reflect the access being reinstated rather than being in current use.

The County Highway Authority was re-consulted and raised no objections.

8. Condition

The development hereby approved shall not be first occupied unless and until the proposed vehicular access has been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. RB/GT/VS01 April 2022, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

Condition 4 and 6 are also amended and updated to be read as follows:

4. Condition

The development hereby approved shall not be first occupied unless and 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 for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

6. Condition

No development shall commence until a Construction Transport Management Plan, 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
- (d) measures to prevent the deposit of materials on the highway
- (e) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

The recommendation is therefore for approval subject to conditions 1-8 and informatives 1-3, as set out above.