

JOINT PLANNING COMMITTEE
UPDATE SHEET – 26 SEPTEMBER 2016

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2015/1935

LITTLE ACRES NURSERY, ST GEORGES ROAD, FARNHAM

Update to the report

The Neighbourhood Plan asks for a community facility, which should be considered for use by the recreation ground as a sports facility such as changing rooms. The current application does not include this. However, the Neighbourhood Plan was published after the application was submitted and in addition, only limited weight can be attached to the Neighbourhood Plan at this stage. As such, it would be unreasonable to refuse permission on this basis. However, the proposed application does not cover the entire site as put forward in the Neighbourhood Plan. There would therefore potentially be the opportunity to provide a sports facility on the remaining part of the site or within a full application that could come forward in the future. Furthermore, infrastructure contributions are included as part of the proposal towards playing pitches at Weybourne Recreation Ground.

Additional Representations

Four additional representations have been received raising the following objections:

- Loss of Ray of Hope Animal Sanctuary
- Too many dwellings
- Increase traffic
- Does not align with strategic gap policy
- Adequacy of parking, loading and turning
- Highway safety
- Security concerns
- Noise and disturbance
- Adverse impact to landscape and countryside
- Needs to be a significant improvement to local infrastructure

These issues are considered to be comprehensively covered in the Officers report.

Recommendation (remains as set out on the Report)

That, subject to the completion of a Section 106 agreement to secure appropriate contributions in respect of the Thames Basin Heaths Avoidance Strategy, towards off-site highway works, early years and secondary education, recycling containers, playing pitches and play areas; provision of 40% affordable housing; off-site highways works; the setting up of a Management Company for open space, play space, landscaping and SuDS; and consideration of any additional representations received, permission be GRANTED subject to conditions 1 - 17 as set out on pages 80 – 86 of the Agenda and informatives 1-12 as set out on pages 86 – 91 of the Agenda.

Recommendation B (remains as set out on the Report)

That if requirements of Recommendation A are not met, permission be refused for the reasons set out in the Report.

JOINT PLANNING COMMITTEE
FURTHER UPDATE SHEET – 26 SEPTEMBER 2016

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2015/1935

LITTLE ACRES NURSERY, ST GEORGES ROAD, FARNHAM

Further Update to the report

- 1 further letter of representation has been received raising an objection to the proposal. It is considered that the points raised have been addressed in the agenda report.
- An amendment is proposed to Condition 1 to include access as a reserved matter.
- An amendment is proposed to Condition 3 to remove the first plan number which is the indicative plan.
- An additional condition (Condition 18) is proposed as follows:

“The proposed commercial/retail building shall not be used other than for purposes of Classes A1, A2, A3, A4, A5 and B1, as defined in the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.”

The recommendation is as set out on the update sheet, and including the amendments to conditions 1 and 3 and additional condition 18.

Revised Recommendation A

That, subject to the completion of a Section 106 agreement to secure appropriate contributions in respect of the Thames Basin Heaths Avoidance Strategy, towards off-site highway works, early years and secondary education, recycling containers, playing pitches and play areas; provision of 40% affordable housing; off-site highway works; the setting up of a Management Company for open space, play space, landscaping and SuDS; and consideration of any additional representations received, permission be GRANTED subject to conditions 2 - 17 as set out on pages 80 – 86 of the Agenda and informatives 1-12 as set out on pages 86 – 91 of the Agenda plus amended conditions 1 and 3 and additional condition 18 as set out on the Further Update Sheet

Recommendation B (remains as set out on the Report)

That if requirements of Recommendation A are not met, permission be refused for the reasons set out in the Report.

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