

Update Sheet Attached.

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Agenda Item 5.

JOINT PLANNING COMMITTEE
UPDATE SHEET – 16 November 2016

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2016/1766

LAND TO THE NORTH OF NUGENT CLOSE, DUNSFOLD

Update to the report

Additional infrastructure contributions have been agreed as follows to be added to those on pages 64-65 of the Agenda:

Woodland Management work to Dunsfold village woodland adjacent to the site comprising the following projects: <ul style="list-style-type: none">• Understorey reduction by up to 60% leaving any established Thorn and Oak;• Coppice all Hazel leaving any native natural regeneration for any future crop;• Any dead, dying or dangerous trees near roadside or public right of way to be felled;• Trees along road edge and public right of way to be dead-wooded;• All foreign objects to be removed from ditch;• Roadside trees to be lifted;• All brash to be windrowed and brashed down for habitat;• Any salvageable timber will be removed.	£8016
10 years management for Dunsfold Village Woodland adjacent to the development site as with new houses and access road the Parish Council would have to do more than it has previously been required to do. The 10 year plan would comprise the following projects: <ul style="list-style-type: none">• Removing any dead trees, dangerous trees and storm damage;• Ditch maintenance at the rear of the wood;• General vegetation maintenance.	£11,000 (£1000 + VAT per year)
REVISED TOTAL	£340,779 plus affordable housing

Amendments to the report

1. Paragraph 2 on page 41 of the Agenda, starting “Policy FNP30” is irrelevant to the current application and should be removed from the report.
2. On page 10 the £10,000 contribution towards the 10 year maintenance plan should be £11,000 as it would include VAT.

Amendment to conditions/informatives

Recommended Conditions 43 and 44 should be excluded. The requirements of these conditions will be covered within the Section 106 Agreement should planning permission be granted.

Revised Recommendation

RECOMMENDATION A

That, subject to the completion of a Section 106 agreement to secure appropriate contributions in respect of early years education and primary education; recycling containers; Playground refurbishment at King George V playing field; LEAP and LAP on site; leisure contribution; environmental enhancements; provision of 40% affordable housing; off-site highways works; Woodland improvement; Parish Council 10 year maintenance plan; the setting up of a Management Company for open space, play space, landscaping, footpath and cycle links, and SuDS; conditions 1 to 42 ~~43-44~~ and informatives 1 to 23, permission be GRANTED.

RECOMMENDATION B

That, in the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant planning permission, then permission be REFUSED.

Item A1WA/2016/1234BAKER OATES STABLES, GARDENERS HILL ROAD, WRECCLESHAMAmendment to conditions

A materials schedule was received on 08 November 2016 in order to provide clarity to condition 1, which is now recommended to be amended to read:

1. Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with Materials Schedule Dated 8th November 2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

It is recommended that condition 2 and condition 3 are amended to remove the requirement for all parking and highway links to be delivered prior to the occupation of the first unit. It is recommended that the conditions are amended to read:

2. Condition

Each unit hereby approved shall not be first occupied until space has been laid out for parking for that unit in accordance with a plan to be submitted to and approved by the Local Planning Authority, which ensures that vehicles can turn so that they may enter and leave the site in forward gear. Thereafter the parking / 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 Policies M2 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

3. Condition

The pedestrian and cycle links within the site shall be laid out in accordance with a phasing plan to be submitted to and approved by the Local Planning Authority and thereafter they 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 Policies M2 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

Given that a Tree Protection Plan has been submitted to support the application, condition 4 is amended to be read as follows:

4. Condition

No development shall commence, including any groundwork preparation, until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the any construction activity that may take place within the Root Protection Area of trees shown to scale on the Tree Protection Plan including installation of service routings and addressing the heads of terms in the submitted Ian Keen tree report AP/8196-Rev A/WDC. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy or retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework. This is a pre commencement condition as it relates to the construction process.

The applicant has suggested that as detailed landscape plans have been submitted in support of the application, that condition 10 is amended to be read as follows:

10. Condition

The landscaping scheme shall be carried out strictly in accordance with approved Landscaping Scheme contained on drawing numbers CALA20623 11C (Sheets 1-4). 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 for a period of 5 years 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.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

However, drawing numbers CALA20623 11C (Sheets 1-4) do not give details of the proposed planting to the boundaries of the site. As such, the following additional condition is recommended:

16 Condition

No development shall take place until a landscape scheme detailing the proposed site boundary planting has been submitted to and approved by the Local Planning Authority in writing. The landscaping 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 for a period of 5 years 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.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

An amended floor plan has been received to amend Plot 6 from a three bedroom affordable house to a four bedroom affordable house, in order for the scheme to accord with the housing mix secured under WA/2014/2080.

Condition 15 should therefore be amended to include the amended floor plan:

15. Condition

The plan numbers to which this permission relates are GHR_PLN_BP Rev C, GHR_PLN_CSP Rev C, GHR_PLN_SLP, GHR_PLN_SP Rev C, GHR_PLN_SSP Rev C, GHR_PLN_101 Rev D, GHR_PLN_102 Rev D, GHR_PLN_103 Rev D, GHR_PLN_104 Rev C, GHR_PLN_105 Rev B, GHR_PLN_106 Rev A, GHR_PLN_107 Rev B, GHR_PLN_108 Rev B, GHR_PLN_109 Rev C, GHR_PLN_110 Rev B, GHR_PLN_111 Rev C, GHR_PLN_112 Rev B, GHR_PLN_113 Rev B, GHR_PLN_114 Rev C, GHR_PLN_SViews Rev D, GHR_PLN_Garage Rev A, GHR_PLN_Garage2, GHR_PLN_BC St Rev A, CALA20623 11C-sheet1 Rev C, CALA20623 11C-sheet2 Rev C, CALA20623 11C-sheet3 Rev C, CALA20623 11C-sheet4 Rev C, 16-200-001 Rev B, 16-200-002 Rev C, 16-200-003 Rev C, 16-200-004 Rev C, 8196/03 Rev A 1/2 and 8196/03 Rev A 2/2.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Revised Recommendation A

That permission be GRANTED, subject to conditions 4 to 9 and 11 to 14 and informatives 1-13 as set out in the Report, **plus amended conditions 1, 2, 3, 4, 10 and 15 and additional condition 16** as set out on the Update Sheet.

Recommendation B (remains as set out in the Report)

That the details pursuant to Condition 14 (in relation to SuDS) upon WA/2014/2080 be AGREED.