

AREA PLANNING COMMITTEE
UPDATE SHEET – 28 JUNE 2017

Correspondence received and matters arising following preparation of the agenda

Item A2

WA/2016/1921

LAND SOUTH OF ELMBRIDGE ROAD, CRANLEIGH

Responses from Consultees

Thames Water:

The odour study has been commissioned by Thames Water at the developer's request and expenses. Thames Water confirm it is a true reflection of odours at Cranleigh STW and can confirm that the proposed development will not be adversely affected by odours from Cranleigh STW. As such we have no concerns regarding this application on odour grounds.

Amendment to conditions

The applicant has requested a change to a number of conditions. Officers consider it appropriate to amend the following conditions within the recommendation:

- Amendment to condition 6 is requested to make the condition prior to commencement of development above ground. Furthermore, the applicant has requested that the condition be for electric vehicle charging points rather than rapid vehicle charging points. Officers consider the request to be a reasonable, and have amended the condition as set out below:

6. *Condition*

Prior to first occupation a scheme for providing the following measures has been submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of bicycles within the development site

(b) Electric Vehicle Charging Units available for use by all residents, with the specification to be agreed in writing with the local planning authority.

(c) Travel plan welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities. Thereafter the said approved facilities and the Travel Plan Welcome Pack shall be provided prior to first occupation of the development and retained and maintained to the satisfaction of the Local Planning Authority.

Reason

In the interests of parking, access and highway safety, to accord with the objectives of Policy M2, M4 and M14 of the Waverley Borough Council Local Plan. This pre commencement condition goes to the heart of the permission.

- Removal of condition 9. This condition was requested by the Local Lead Flood Authority (LLFA). The applicant has confirmed that this information is already contained within their Ecological Impact Assessment. Officers have reviewed the documentation again and are satisfied that condition 9 is no longer required and should be deleted.
- Alteration to condition 12. The applicant has requested that condition 12 which relates to the verification report be phased:

12. Condition

Prior to the first occupation of the development, a verification report shall be carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme. The verification report shall include details of the phased implementation of the proposed SuDS scheme.

Reason

To ensure that the Sustainable Drainage System is constructed as proposed.

Revised Recommendation

Revised Recommendation A

Subject to amended Condition 6 and 12, and conditions 1 to 8 and 10 to 24 in the Officer's report, and subject to the completion of a S106 agreement to secure 30% affordable housing, infrastructure contributions towards off site highways improvements, leisure contributions, environmental improvement contributions, early years and primary education contributions and the provision, management and maintenance of play space, open space and SuDS within 6 months of the date of the Committee resolution to grant permission, permission be GRANTED

Recommendation B remains as set out in the agenda