

JOINT PLANNING COMMITTEE
UPDATE SHEET – 30 OCTOBER 2018

Correspondence received and matters arising following preparation of the agenda

Item: A1

WA/2018/0275

LAND AT STURT FARM, STURT ROAD, HASLEMERE

Amendments to the report

The site area on page 6 of the agenda report is incorrect and should be 5.66ha.

On page 15 “Gas Pipe Line” should not be included as a constraint as it is not within the site.

Additional comments from the applicant/agent

- In response to the Council’s Tree Officers observation on page 40 of the agenda, the applicant has stated that the Tree Protection Plans and overall layout accord with BS5837.
- The applicant has state that the 2 bedroom ‘Flat over garages’ are compliant with the space standard requirements as they exceed 11.5m² and 2.75m wide.

Officer comment: Officers have re-measured the plans and maintain that the floor area for these units would fall marginally under 11.5m².

Amendment to conditions/informatives

Condition 1 should be amended to take account of a revision to P123B which should be P123C.

Condition 1 should therefore read as follows:

1. Condition

The plan numbers to which this permission relates are:

- S101 Site Location Plan
- S102A Existing Site Survey
- C101G Coloured Site Layout
- P103A Site Sections Sheet 1
- P104A Site Sections Sheet 2

- P108 Site Section Sheet 3
- P110B Plot 7 Plans and Elevations
- Plot 111B Plots 79-80 Plans and Elevations
- P112B Plots 12-13 and 52-53 Plans and Elevations
- P113B Plots 14-17 and 54-55 Plans and Elevations
- P114A Plot 8 Plans and Elevations
- P115B Plots 10-11, 19-20, 21-22 and 50-51 Plans and Elevations
- P116B Plot 9 Plans and Elevations
- P117A Plots 18 and 86 Plans and Elevations
- P118A Plots 23-132, 33-34 and 92-93 Plans and Elevations
- P119A Plots 76-78 Plans and Elevations
- P120A Plots 38 and 39 Plans and Elevations
- P121B Plots 49 and 56 Plans and Elevations
- P122B Plots 66 and 96 Plans and Elevations
- P123C Plots 1-3 Plans and Elevations
- P124A Plots 81 and 82 Plans and Elevations
- P125A Plots 83-85 Plans and Elevations
- P126A Plots 87-88 and 94-95 Plans and Elevations
- P127A Plots 106-108 and 119 Plans and Elevations
- P128B Plot 109 Plans and Elevations
- P129B Plots 110-112 Plans and Elevations
- P130A Plots 113-116 and 120-121 Plans and Elevations
- P131A Plots 117 and 118 Plans and Elevations
- P132B Plot 131 Plans and Elevations
- P133B Plots 40-48 and 57-65 Floor Plans
- P134C Plots 40-48 and 57-65 Elevations
- P135D Private Apartments – Floor Plans
- P136D Private Apartments – Elevations
- P137B Affordable Apartments – Plots 24-32
- P138B Affordable Apartments – Plots 24-32
- P139A Plots 35-37 and 89-91 Plans and Elevations
- P140A Plots 4-6 Plans and Elevations
- P141 Ancillary Buildings (garages)
- 17028-003 Rev C Pedestrian Visibility Splays
- 17028-004 Rev B Vehicle Visibility Splays for Internal Access
- 9172-KC-XX-YTREE Tree Constraints Plan Rev B
- 9172-KC-XX-YTREE Tree Protection Plan Rev C

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Condition 3 should be amended to include clarity in respect of the timing of fencing provision and should therefore read as follows:

3. Condition

No development shall take place until details of all proposed screen walls or fences, or other means of enclosure, have been submitted to and approved by the Local Planning Authority in writing and such walls or fences or means of enclosure as may be approved by the Local Planning Authority shall be erected prior to the date of first occupation of any relevant dwelling, and thereafter be maintained.

Reason

In the interest of the character and visual appearance of the area in accordance with retained policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

Condition 4 should be amended to include the south-west of Plot 3 and would read as follows:

4. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed at first floor level or above, in the elevations set out below without the written permission of the Local Planning Authority:

- South-west of Plot 3
- North-east and south-west Plot 7
- North-east and south-west of Plot 8
- South-east and north-west of Plot 9
- South-west of Plot 10
- North-east of Plot 11
- South-west of Plot 12
- North-east of Plot 13
- South-west of Plot 14
- North-east of Plot 15

- South-west of Plot 16
- North-east of Plot 17
- South-East and North-west of Plot 18
- North-west of Plot 19
- South-east of Plot 20
- North-west of Plot 21
- South-east of Plot 22
- South-east of Plot 23
- South-west and north-west of apartment block containing Plots 24-32
- North-west of Plot 33
- South-east of Plot 34
- North-west of Plot 35
- South-west of Plot 38
- North-east of Plot 39
- South-west and north-east of apartment block containing Plots 40-48
- North-east and south-west of Plot 49
- South-west of Plot 50
- North-east of Plot 51
- South-west of Plot 52
- North-east of Plot 53
- South-west of Plot 54
- East of Plot 55
- East and west of Plot 56
- West of apartment block containing Plot 57-65
- North-west and south-east of Plot 66
- North-west of apartment block containing Plots 67-75
- North-west of Plot 76
- South-east of Plot 78
- North-east of Plot 80
- North-west of Plot 81
- South-east of Plot 82
- North-west of Plot 83
- North-west and south-east of Plot 86
- North-west of Plot 87
- South-east of Plot 88
- North-west of Plot 89
- North of Plot 92
- South of Plot 93
- South-west of Plot 94
- North-east of Plot 95
- North and south of Plot 96

- North and east of apartment block containing Plots 97-105
- North-east and south-west of Plot 106
- North-east and south-west of Plot 107
- North-east and south-west of Plot 108
- West and east of Plot 109
- North of Plot 110
- South and north of Plot 113
- South and north of Plot 114
- South and north of Plot 115
- South and north of Plot 116
- East and west of Plot 117
- East and west of Plot 118
- North, west and south of Plot 119
- South and north of Plot 120
- South and north of Plot 121
- North-west and north-east of apartment block containing Plots 122-130
- South-west and north-east of Plot 131
- North-west of Plot 132

Reason

To safeguard the privacy of neighbouring occupiers and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and TD1 of the Local Plan Part 1 (2018).

Condition 8 should be amended to the following to add clarity:

8. Condition

The development hereby approved shall not be first occupied unless and until a scheme detailing the type of electric vehicle charging points has been provided (including a strategy for their ongoing management and maintenance), to include 1 7kw electric vehicle charging point per dwelling and for 20% of spaces for flats, and a communal charging point for visitors, has been submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging scheme shall then be provided prior to first occupation of the development.

Reason

To promote sustainable transport in accordance with Policy ST1 of the Local Plan Part 1 2018.

Condition 13 should be amended to remove Plot 3 which has no windows in need of obscure glazing and should read as follows:

13. Condition

The first floor windows in the following elevations shall be formed of obscure glazing and fixed shut below 1.7 metres from finished floor level to the extent that intervisibility is excluded and shall be retained:

- South-west of Plot 10
- North-east of Plot 11
- South-west of Plot 12
- North-east of Plot 13
- North-west of Plot 19
- South-west of Plot 20
- North-west of Plot 21
- South-west of Plot 38
- North-East of Plot 39
- West of Plot 50
- East of Plot 51
- South-East bedroom and bathroom window of Plot 78
- North of Plot 110

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2002 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Revised Recommendation A

That the Reserved Matters of Layout, Scale and Appearance be Approved, subject to Conditions 2, 5-7, 9-12 and 14, as set out on pages 52-58 of the agenda report, amended Conditions 1, 3, 4, 8 and 13, as set out on the update sheet, and informatives 1-9, as set out on pages 58-60 of the agenda report.

Recommendation B remains as set out on page 60 of the agenda report.

Item B1

WA/2018/1230

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA

Amendment to Conditions

Officers have amended Condition 1 to correct unnecessary repetition of planning numbers:

WA/2016/2456

LGH 58806-100B Site Location Plan
LGH 58806-120 Rev A Plots 23 & 27
LGH 58806 126 Rev A Plot 42
LGH 58806 145 Rev B Plots 4, 6, 18, 36
LGH 58806 146 Rev A Plots 2, 37, 39, 41
LGH 58806 147 Rev B Plot 5
LGH 58806 161 Plots 30/31
LGH 58806 180 Rev B Plots 28,29,32,33
LGH 58806 183 Plot 10
LGH 58806 250 Single Garage
LGH 58806 251 Rev A Double Garage

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LGH 58806-101 Rev G Site Layout Plan
LGH 58806-102 Rev F External Materials and Boundary Treatments
LGH 58806-103 Rev F Surface Materials Plan
LGH 58806-104 Rev F Refuse Management Plan
LGH 58806-110 Rev F Street Scenes AA & BB
LGH 58806-111 Rev E Street Scenes CC & DD
LGH 58806-124 Rev B Plots 1, 3, 38, 40, 43
LGH 58806-125 Rev C Plots 1, 3, 38, 40, 43
LGH 58806-144 Rev D Plots 17, 19, 20, 21, 22, 24, 25, 26
LGH 58806-149 Rev A Plot 7, 8, 11, 12
LGH 58806-150 Plot 35 Handed
LGH 58806-162 Rev A Plot 34
LGH 58806-181 Rev C Plots 9, 13, 14, 15, 16

Revised Recommendation A

That , subject to the completion of a Deed of Variation to the Section 106 agreement to secure affordable housing and conditions 2 – 25 as set out in pages 79 – 89 of the agenda report and amended condition 1 set out on this update sheet, permission be GRANTED

Recommendation B remains as set out on page 90 and 91 the agenda report

