

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 27 AUGUST 2014

SUBMITTED TO THE COUNCIL MEETING – 14 OCTOBER 2014

(To be read in conjunction with the Agenda for the Meeting)

**Present**

Cllr Brian Ellis (Chairman)	Cllr Peter Isherwood
Cllr Maurice Byham (Vice Chairman)	Cllr Bryn Morgan
Cllr Paddy Blagden	Cllr Julia Potts
Cllr Elizabeth Cable	Cllr Stefan Reynolds
Cllr Mary Forszewska	Cllr Chris Storey
Cllr Michael Goodridge	Cllr Brett Vorley
Cllr Christiaan Hesse	Cllr John Ward
Cllr Simon Inchbald	Cllr Nick Williams

**Apologies**

Cllr Brian Adams, Cllr Richard Gates, Cllr Stephen Hill, Cllr Stephen Mulliner, Cllr Stephen O'Grady, Cllr Stewart Stennett and Cllr Jane Thomson

9. MINUTES (Agenda item 1.)

The Minutes of the Meeting held on 28 May 2014 were confirmed and signed.

10. APOLOGIES FOR ABSENCE (Agenda item 2.)

Apologies for absence were received from Councillors Brian Adams, Richard Gates, Stephen Hill, Stewart Stennett, Jane Thomson and Stephen O'Grady.

11. DISCLOSURE OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

12. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4.)

There were no questions from members of the public.

**PART I - RECOMMENDATIONS TO THE COUNCIL**

There were no matters falling within this category.

**PART II - MATTERS OF REPORT**

Background Papers

The background papers relating to the following report items in Part II are as specified in the agenda for the Committee.

13. ITEM A1 - WA/2014/0932 - LAND AT OCKFORD RIDGE, GODALMING (Agenda item 5.1)

Hybrid Planning Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of 99 dwellings following demolition of 65 dwellings and associated works comprising a Full Planning Application for Phase 1 (Site D) for 16 dwellings and Outline Planning Permission for Phase 2 (Sites A, B and C) for 83 dwellings with appearance, landscaping, layout and scale matters reserved for future consideration (As amended by plans received 09/07/2014).

The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting.

With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the site and the current plans and proposals, highlighting the separate areas of the scheme and the two phases that were in place in taking the development forward.

Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party was given the opportunity to speak for up to 5 minutes. The applicant advised at the start of the meeting that he would no longer be speaking and the Town Council did not register to speak. The speakers in objection were Robin Snook and Paul Robinson. However, Robin Snook used all of the 5mins so Paul Robinson did not get the opportunity to speak.

Having heard the Officers' presentation and specific details on the appearance, layout and scale as well as the representations from the objectors, Members were invited to ask any further questions or seek clarification on areas of concern from the officers.

The Committee then debated the application before coming to its decision. Concern was expressed about the operating hours and a question raised about having permeable landscaping. Members were advised that these were all dealt with by conditions on the application. There was also concern expressed about the small number of 4/5 bedrooms in the scheme which officers would look into for the next phase. Members also asked that the market value of the houses being brought by the Council be looked at again to ensure it was at a rate commensurate with others.

**Having concluded its deliberations, the Joint Planning Committee therefore RESOLVED that permission be GRANTED subject to the following conditions:**

Conditions relating to Site D only:

1. Condition  
No development shall take place until samples of the materials to be used in the construction of the external surfaces and hard surfacing areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

2. Condition

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

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

3. Condition

The landscaping scheme hereby approved 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 amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development. The landscape management plan shall be carried out as approved.

Reason

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

5. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground and finished floor levels of the building(s) hereby permitted. The development shall be carried out in strict accordance with the approved levels.

Reason

In order to ensure that the proposed development does not prejudice the amenities of neighbouring properties or the appearance of the locality and to accord with and Policies D1 and D4 of the Waverley Borough Local Plan 2002

6. Condition

The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Ockford Ridge have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

7. Condition

The development hereby approved shall not be first occupied unless and until the proposed highway improvement works related to Site D as shown on WYG Transport Drawing No. A084745-20, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

8. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to 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

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

9. 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) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing

- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

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

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

10. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

11. Condition

The development hereby approved shall not be first occupied unless and until a secure cycle storage facility has been provided in accordance with the approved plans.

Reason

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M14 of the Waverley Borough Local Plan 2002.

12. Condition

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise;
- (ii) control of dust, smell and other effluvia;
- (iii) control of surface water run off;
- (iv) proposed method of piling for foundations;

- (v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site.
- (vi) hours of working.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

13. Condition

Prior to the first occupation of any residential units on the site, the proposed bin stores, as shown on the approved plans shall be constructed and available for use by residents, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interests of the environment and to assist in maintaining the clean appearance of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

Prior to the first occupation of any residential units on the site, a scheme shall be prepared and submitted to and approved in writing by the Local Planning Authority for the collection and disposal of litter in the public spaces of the residential development including the design and siting of litterbins. No residential unit shall be occupied prior to the implementation of the approved scheme. The approved scheme shall be maintained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the environment and to assist in maintaining the appearance of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate, stating that each dwelling has been designed to achieve Level 4 of the Code, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

Reason

To ensure that the objectives of sustainable development identified in Policy D3 of the Local Plan.

16. Condition  
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouses hereby permitted or within their curtilage, unless otherwise first agreed in writing by the Local Planning Authority.
- Reason  
In the interests of the visual amenities and character of the area in accordance with Policies D1 and D4 of the Local Plan 2002.
17. Condition  
No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
- Reason  
The site within an Area of High Archaeological Potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy HE14 of the Waverley Borough Local Plan 2002.
18. Condition  
No floodlighting or other form or external lighting scheme shall be installed unless it is in accordance with the details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior written consent of the Local Planning Authority other than for routine maintenance that does not change its details.
- Reason  
To protect the appearance of the area and local residents from light pollution in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.
19. Condition  
All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall not be so enclosed and/or attenuated that noise coming from it does not at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1997 at any adjoining or nearby residential property.

Reason

In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

20. Condition

Prior to the commencement of development a scheme detailing the provision of an Electric Vehicle Charging Point within the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the scheme and maintained thereafter.

Reason

In the interests of sustainable development and to accord with Policies D1, D3 and D4 of the Waverley Borough Local Plan 2002.

21. Condition

Prior to the commencement of development a site management plan for the suppression of mud, grit, dust and other emissions during both the deconstruction and construction phase would be submitted to and approved in writing by the Local Planning Authority. Emissions generation activities will be controlled and minimised through use of mitigation measures that are identified in Section 4.3 of the London Council's Best Practice Guide, and other similar guidance.

Reason

In the interests of air quality and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

22. Condition

No trade refuse shall be burnt or otherwise disposed of on the site.

Reason

In the interest of protecting the appearance of the area and local residents from unreasonable noise and smells in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

Conditions relating to Sites A, B and C only:

23. Condition

Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance; and
- (iv) landscaping.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

24. Condition

The development hereby approved shall not be first occupied unless and until the proposed highway works related to Sites A, B & C as shown on drawing no. 12448\_02\_06-D1 'Landscape Masterplan', have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 of the Waverley Borough Local Plan 2002.

Conditions relating to Sites A, B, C and D:

25. Condition

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with Policy D3 of the Waverley Borough Local Plan 2002.

26. Condition

The development shall be carried out in strict accordance with the recommendations and mitigation measures set out in the submitted Flood Risk Assessment and Foul and Surface Water Drainage Strategy. The recommendations and mitigation measures shall be implemented prior to the occupation of any dwellinghouse on the site.

Reason

To prevent flooding by ensuring the satisfactory storage of surface water on site; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF 2012.

27. Condition

Prior to the commencement of any development (excluding demolition), details shall first be submitted to and approved in writing by the Local Planning Authority of a Programme of Phased Implementation for the permission hereby granted. The development shall thereafter be carried out

in accordance with the agreed Phasing Programmed unless otherwise first agreed in writing by the Local Planning Authority. The phasing plan shall indicate the timing of construction of the scheme phases, including the provision of associated external works (such as parking and landscaped areas), commensurate with the phases and associated areas/uses being brought into use.

Reason

To ensure the proper and effective development of the site in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

28. Condition

The development shall be carried out in strict accordance with the recommendations set out in the submitted Bat Transect, Dusk Emergence and Dawn Re-entry Survey of Area D, Ecological Assessment of Area A, Ecological Assessment of Area B, Ecological Assessment of Area C and Ecological Assessment of Area D.

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D3 of the Local Plan 2002 and the guidance contained within the NPPF 2012.

29. Condition

The plan numbers to which this permission relates are 12448\_A\_02\_02-P1, 12448\_A\_02\_03-P1, 12448\_C\_02\_03-P1, 12448\_02\_04-P1, 12448\_C\_02\_02-P1, 12448\_B\_02\_03-P1, 12448\_02\_D\_122-D2, 12448\_02\_05-P1, 12448\_B\_02\_02-P1, 12448\_D\_02\_04-P1, 12448\_02\_D\_124-D2, 12448\_02\_01-P1, 12448\_D\_02\_03-P1, 12448\_02\_D\_105, 12448\_02\_D\_110, 12448\_02\_D\_114, 12448\_02\_D\_131, 12448\_02\_D\_HT-E, 12448\_02\_D\_HT-B, 12448\_HT-F(i), 12448\_02-HT-E, 12448\_02-HT-F, 12448\_02-HT-D, 12448\_02-HT-C, 12448\_02-HT-B, 12448\_02-HT-B(i), 12448\_02-HT-A, 12448\_D\_02\_05, 12448\_02\_D\_124-D1, 12448\_02\_D\_101, 12448\_02\_D\_119-D1, 12448\_02\_D\_115, 12448\_02\_D\_130, 12448\_02\_D\_120-D1, 12448\_00\_D\_001, 12448\_02\_D\_103, 12448\_02\_D\_111, 12448\_C\_02\_01, 12448\_02\_06-D1, 12448\_A\_02\_01, 12448\_02\_01, 12448\_02\_03, 12448\_C\_02\_04, 12448\_02\_D\_104, 12448\_02\_D\_116, 12448\_02\_D\_118-D1, 12448\_02\_D\_112, 12448\_02\_D\_113, 12448\_00\_D\_002, 12448\_D\_02\_02, 12448\_B\_02\_04, 12448\_02\_D\_121-D1, 12448\_02\_09, 12448\_02\_D\_102, 12448\_02\_08-D1, 12448\_02\_07-D1, 12448\_A\_02\_04, 12448\_B\_02\_01, 12448\_00\_01, 12448\_02\_D\_123-D1, 12448\_02\_D\_122-D1, 12448\_02\_D\_117-D1, 8344/01, A082406-11, A084745-12, A084745-13, A084745-20, A084745-30, A084745-14, A084745-10, A084745-21, A084745-22, 11111\_02-HT-B(ii), 11111\_02 and un-numbered drawing titled 'Site Survey'. 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

#### Informatives

1. The attention of the applicant is drawn to the requirement of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environment Protection Team of the Council.
2. Publicly accessible Electric Vehicle Charging Points can be registered with a national scheme to ensure availability of Electric Vehicle Charging Points to a wider network of users.
3. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
4. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
5. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
6. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and->

[transport/road-permits-and-licences/the-traffic-management-permit-scheme](#).

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
10. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
11. The applicant's attention is drawn to the letter from Natural England dated 16 July 2014 and the landscape and biodiversity enhancement suggestions therein. The letter is attached to the decision notice.
12. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
13. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

**The meeting commenced at 7.00 pm and concluded at 7.45 pm**

**Chairman**