

To: All Members and Substitute Members of
the Joint Planning Committee
(Other Members for Information)

When calling please ask for:
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Policy and Governance

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Calls may be recorded for training or monitoring

Date: 14 August 2015

Membership of the Joint Planning Committee

Cllr Peter Isherwood (Chairman)	Cllr Stephen Hill
Cllr Maurice Byham (Vice Chairman)	Cllr Nicholas Holder
Cllr Brian Adams	Cllr David Hunter
Cllr Paddy Blagden	Cllr Anna James
Cllr Carole Cockburn	Cllr Andy MacLeod
Cllr Brian Ellis	Cllr Stephen Mulliner
Cllr David Else	Cllr Stewart Stennett
Cllr Mary Forsyszewski	Cllr Chris Storey
Cllr Pat Frost	Cllr Bob Upton
Cllr Michael Goodridge	Cllr Liz Wheatley
Cllr John Gray	Cllr John Williamson
Cllr Christiaan Hesse	

Substitutes

Appropriate Substitutes will be arranged prior to the meeting

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 26 AUGUST 2015

TIME: 7.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk

NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc. in advance of the meeting with the appropriate officer.

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 17 August 2015 (to be laid on the table half an hour before the meeting).

2. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES**

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

3. **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. **QUESTIONS BY MEMBERS OF THE PUBLIC**

The Chairman to respond to the follow question received from a member of the public of which notice has been given in accordance with Procedure Rule 10.

Mr Beaman of Farnham

“With regard to planning application WA/2015/1146 which I understand is being discussed tonight could you please advise as to what point in the town centre the distance of approximately 260 metres from the Memorial Hall as stated in the supporting Design and Access Statement (paragraph 1.14) is measured?”

5. **APPLICATION FOR PLANNING PERMISSION - WA/2015/1146, MEMORIAL HALL, BABBS MEAD, FARNHAM, GU9 7DX (Pages 1 - 36)**

Proposal

Application under Regulation 3 for alterations and extension to an existing multi-use community facility to provide additional community services.

Recommendation

That, subject to conditions 1-13 and informative 1 as set out in the report, permission be GRANTED

6. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

7. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**

Agenda Item 5.

A1 WA/2015/1146
Waverley Borough Council
15/06/2015

Application under Regulation 3 for alterations and extension to an existing multi-use community facility to provide additional community services at Memorial Hall, Babbs Mead, Farnham, GU9 7DX (as amended by plans received 24/07/2015)

Committee: Joint Planning Committee
Meeting Date: 26/08/2015
Public Notice: Was Public Notice required and posted: N/A
Grid Reference: E: 483402 N: 146478

Town : Farnham
Ward : Farnham Castle
Case Officer: Tim Bryson
8 Week Expiry Date 10/08/2015
Neighbour Notification Expiry Date 17/07/2015
Neighbour Notification 12/08/2015
Amended/Additional Expiry Date 28/08/2015
Time extension

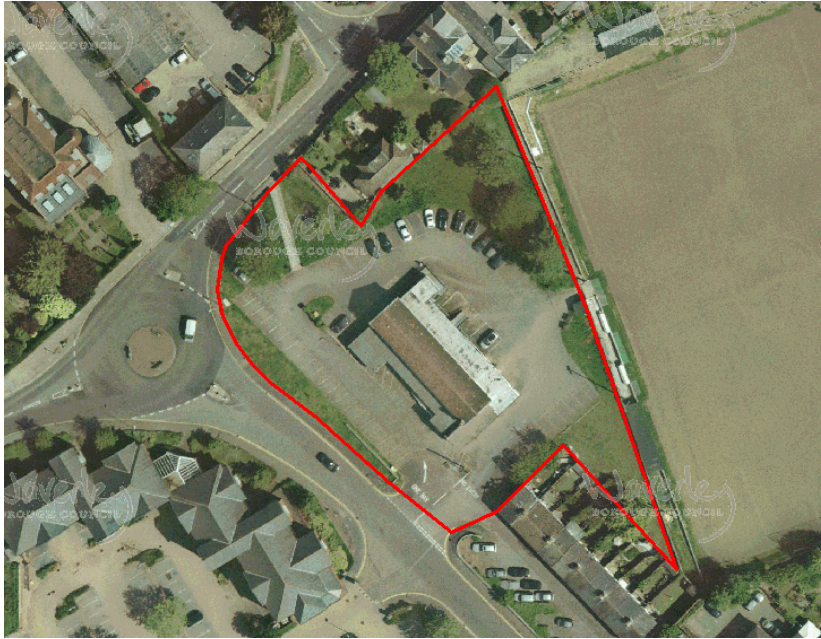
RECOMMENDATION

That, subject to conditions, permission be **GRANTED**

Location Plan



Aerial Photograph (2012)



Site Description

The application site measures 0.44 hectares and is located to the east of Crosby Way in Farnham. The site comprises a detached two storey building known as the Memorial Hall. The building is of a traditional brick and tile construction with single ridge roof structure and rendered elevations. The building also comprises single storey additions at the front, side and rear.

Access to the site is via Crosby Way and there are vehicle parking spaces around the sides of the building. The building is currently used as a community hall for hire as well as provision of changing rooms for the adjacent football club.

The site surroundings comprise the football ground to the east, residential properties to the north and south, and commercial business buildings to the west.

Proposal

Planning permission is sought for the erection of extensions and alterations to the existing building. The proposal includes alterations to vehicle movement route through the site, parking layout and landscaping.

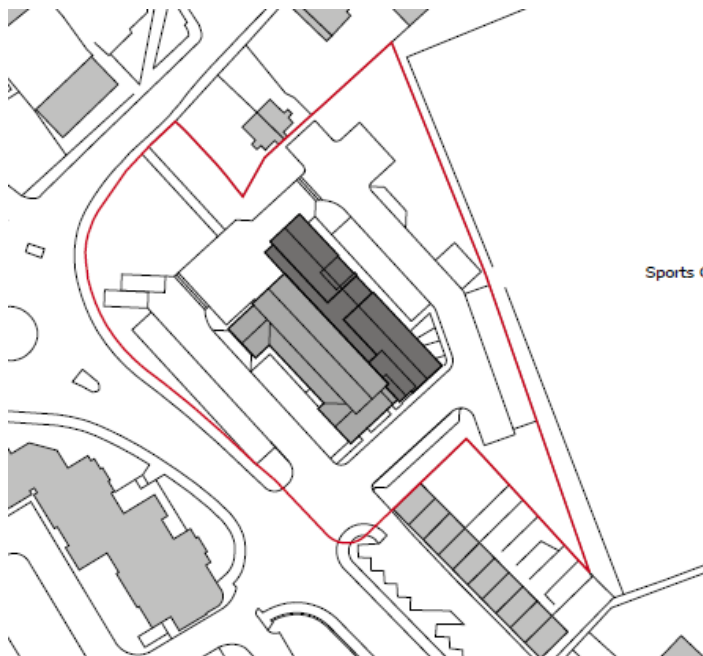
The proposed two storey rear extension would have a width of 38.0 m, depth of 10.0 m and height of 10.5 m (when measured from south-east corner). The two storey extension would provide storage at lower ground floor, activity rooms, toilets, servery and kitchen on ground floor, and office, meeting rooms, carers' support and health and wellbeing rooms at first floor. The two storey extension would provide an additional 500 sq. m of floor space.

The materials for the two storey extension would comprise fibre cement cladding panels to the exterior which would be in a matt linen colour, dark timber cladding to parts of the exterior, blue bricks to base and dark grey aluminium windows. Timber louvres are proposed on each side and one to be set centrally on the rear.

The proposal includes replacement of flat roof with pitched roof structures at the front and south side elevations. The roof tiles for these elements would be to match the main roof of the existing building.

The proposal includes a re-configuration to the existing car park to provide 57 car parking spaces and 2 mini-bus parking spaces. Landscaping is proposed to accommodate proposed parking layout, which includes additional tree planting.

Proposed Block Plan



Proposed Site Plan



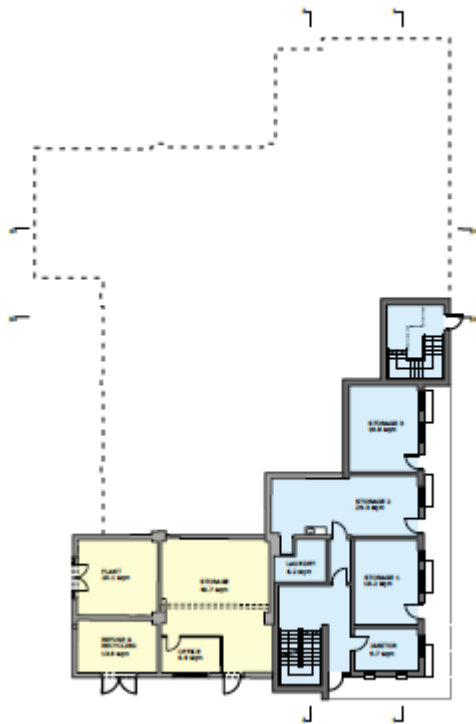
Proposed North and West Elevations



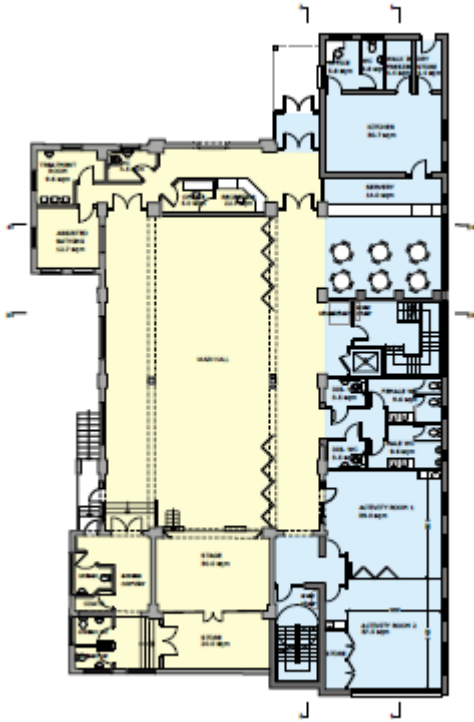
Proposed South and East Elevations



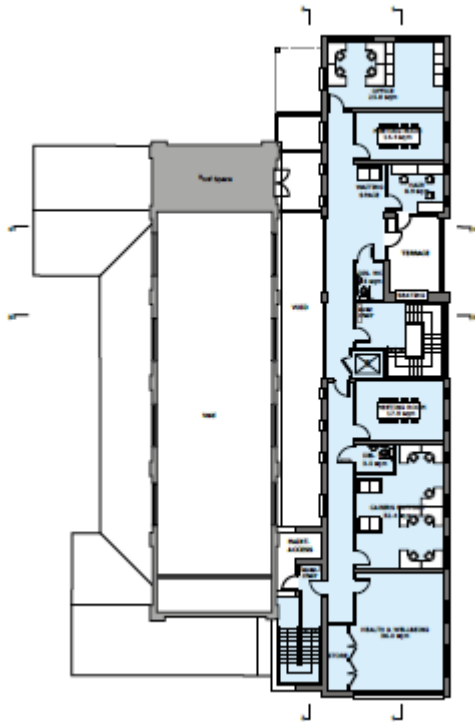
Proposed Lower Ground Floor Plan



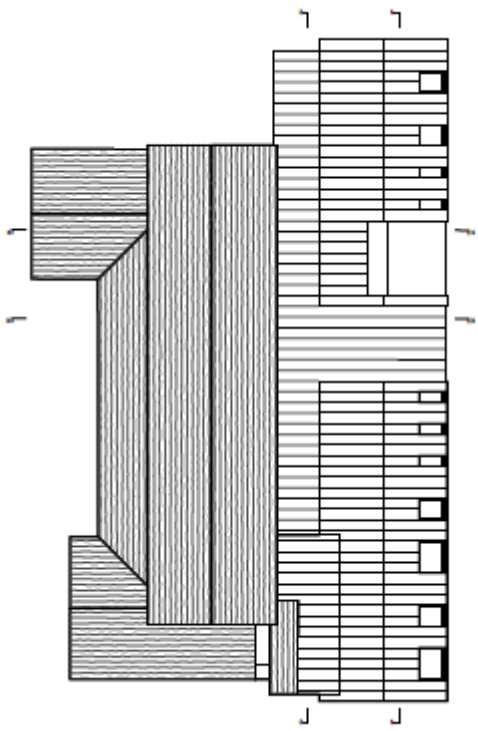
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Proposed Section Plans



Section 1



Section 2



Section 3



Section 4

Relevant Planning History

WA/1991/1638	Alterations to provide improved changing facilities (as amended by letter dated 3/1/92 and plans received 8/1/92).	Full Permission	10/01/1992
FAR445/57	Garage	Full Permission	18/10/1957
FAR388/70	Extension to existing club pavilion	Full Permission	24/11/1970
FAR356/69	Extensions and improvements	Full Permission	30/10/1969

Planning Policy Constraints

- Developed Area of Farnham
- Farnham Green Envelope
- Wealden Heaths I SPA 5 km Buffer Zone
- Thames Basin Heaths 5 km Buffer Zone
- Potentially contaminated land
- Flood Zone 2 (southern half of the site)
- AQMA Buffer Zone
- Conservation Area (north corner of the site)

Development Plan Policies and Proposals

Saved Policies D1, D2, D3, D4, D5, D7, D8, D9, TC1, TC10, CF2, HE3, HE15, HE8, M2, M14 of the Waverley Borough Local Plan 2002

Saved Policy NRM6 of the South East Plan 2009.

The South East Plan 2009 was the Regional Spatial Strategy (RSS) for the South East region, the Plan was revoked on March 2013 except for Policy NRM6: Thames Basin Heaths Special Protection Area. This Policy remains in force.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) and the South East Plan 2009 (solely in relation to policy NRM6) therefore remain the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

The Council is in the process of replacing the 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. The timetable for the preparation of the Local Plan (Part 1) is currently under review.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Policy Guidance (2014)
- Cycling Plan SPD (April 2005)
- Parking Guidelines (2013)

- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Farnham Design Statement 2010
- Surrey Design Guide (2002)

Consultations and Town Council Comments

County Highway Authority	No objections – recommend conditions
County Lead Local Flood Authority	Proposal is not over 1,000 sq m and therefore no comments to make.
County Archaeologist	No objection – recommend condition
Council’s Air Quality Officer	No objection – recommend condition
Council’s Contamination Officer	No objection – if any unexpected issues are encountered during the development this Service should be contacted.
Environment Agency	Recommend Flood Risk Standing Advice
Farnham Town Council	No objections to the proposal, but feels that the facility would better serve the community in the centre of the town.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 26/06/2015, site notice was displayed at the site and neighbour notification letters were sent on 17/06/2015 and 28/07/2015 to statutory neighbouring occupiers.

16 letters have been received raising objection on the following grounds:

- Public money spent on the proposed works.
- Lack of access to the elderly.
- Hall has been neglected over the years.
- Failure to enhance the existing building.
- Inappropriate design.
- Alternative proposal put forward.
- Overload on sewage system.
- Impacts of construction.
- Increase in traffic and noise

- Out of character.
- Potential ground structure problems with adjacent cottages.
- Developers of East Street should be funding the proposal.
- Outside of town centre.
- Increase vehicle use to the site.
- Design is inappropriate to the setting.
- Distance to town centre inaccurate.
- Bus routes on West Street are to be withdrawn.
- Embarrassment to the residents of Farnham.
- Under-supply of toilet provision.
- Light impact from new vehicle route through the site.
- New additional Gostrey building must complement the old without detracting from the original.

Submissions in support

In support of the application the applicant has made the following points:

- Memorial Hall has existing community use and considered to be only option to provide Gostrey Centre services.
- Site is highly sustainable location being edge of town centre.
- Detailed briefings with Waverley Borough Council and the Gostrey Centre and consultation with Memorial Hall users informed the space planning for the new multi-use community facility.
- The glazed atrium is proposed to link the two volumes and maintain a clear distinction between old and new.
- The new block is purposefully broken into two sections to reduce its visual impact.
- Contemporary design with materials which reflect the colour of the host building.
- Foul drainage will connect into the existing system with new pipework oversized to provide attenuation during peak hours.
- Proposed infiltration and attenuation tanks will ensure there is no impact on the existing system and will not increase flood risk.
- Application is design-led and will create an in-demand community facility to include day care and community uses and a venue for hire by local residents.
- Proposal is a sustainable re-use and extension of an existing building on a brownfield site and will revitalize the corner along West Street leading into the town.

Determining Issues

Principle of development

Planning history and lawful use of the site

Proposed use and location
Impact on visual amenity
Impact on residential amenity
Heritage assets
Impact on trees
Contaminated land
Highways and parking
Flood risk and drainage
Archaeology
Effect upon the SPAs
Crime and disorder
Financial considerations
Climate change and sustainability
Biodiversity and compliance with Habitat Regulations 2010
Water Frameworks Regulations 2011
Accessibility and Equalities Act 2010 Implications
Human Rights Implications
Environmental Impact Regulations 2011
Pre Commencement Conditions
Working in a positive/proactive manner

Planning Considerations

Principle of development

The National Planning Policy Framework (NPPF) was published in March 2012 and therefore is a material consideration in the assessment of applications.

With reference to Section 38 of the Planning and Compulsory Purchase Act (2004) and paragraph 12 of the NPPF, the development plan is the starting point for decision making.

At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 14 goes on to state that where the development plan is absent, silent or relevant policies are out of date, planning permission shall be granted unless any adverse impacts significantly and demonstrably outweigh the benefits, when assessed against policies in this framework taken as a whole.

Paragraphs 214 and 215 of the NPPF state that for 12 months from the day of publication, decision takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework. In other cases and following this 12 month period, due weight

should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given).

The site lies within the developed area wherein the principle of development could be considered acceptable, subject to visual and residential amenity considerations.

The site is within the Wealden Heaths Special Protection Area Buffer Zone. Development should not result in an effect upon the integrity of the SPA.

The site is within the Thames Basin Heathland Special Protection Area Buffer Zone. Development should not result in an effect upon the integrity of the SPA.

Part of the site is within a Conservation Area wherein the Council will seek to ensure that development preserves or enhances the character of the area.

The southern half of the site is within Flood Zone 2 wherein in any proposal must be accompanied by a Flood Risk Assessment (FRA).

The proposal would seek an extension to an existing community facility building. Proposals for new community facilities must comply with the criteria within Policy CF2 of the Local Plan.

Planning history and lawful use of the site

The planning history is a material consideration. The majority of the relevant planning history for the site mainly relates to the single storey additions to the building that have taken place over time.

The building was originally constructed in the 1920s to commemorate members of the Lion Brewery who lost their lives in the War. The Brewery was later sold to Courage who in 1947 donated the Memorial Hall to the Farnham Urban District Council for the use of the local community.

The current lawful use of the building is a multi-functional community facility which is used by various businesses. It is likely to be regarded as a Sui-generis use as a mixed use of Class D1 (Non-residential Institution) and D2 (Assembly and Leisure).

Proposed use and location

The existing building is a community use building which provides a community hall for hire and also provides changing room facilities for the adjacent football club. The proposal would enhance the existing use and provide additional multi-functional rooms for various other community uses.

Policy CF2 of the Local Plan outlines criteria with which the provision of a new community facility should comply. Although the proposal would seek an extension of built form to an existing community facility, officers consider that the broad principles of Policy CF2 apply to this proposal.

The location of the site is outside of the designated Town Centre as defined by the Local Plan. The proposal would seek to increase the provision of a community based use, which is considered to be a town centre use in the Council's Local Plan and encouraged under Policy TC1. However, the Local Plan is not entirely up to date with the NPPF that arguably excludes this type of community/leisure facility from the definition of Town Centre uses.

Paragraph 24 of the NPPF states 'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale'.

Notwithstanding that the NPPF implies that this may not be a Town Centre use the applicants have provided evidence in support of the Sequential Test. The application submission states that the re-location of the Gostrey Centre emerged from the need to maintain the service during the construction of the Brightwells development at East Street. The other following points are made in the application in seeking to address the sequential test:

- Other locations within the town centre have been considered, however, it is considered there are very few buildings of the necessary size and accessibility.
- Farnham Maltings, Cobgates and the Memorial Hall were put forward to the Gostrey Centre management and trustees as options. The Memorial Hall was considered the only option and benefits from good access, parking and is already in community use.

- Further, there is a bus service along West Street which provides public transport links to Farnham and beyond.

Clearly, the existing use of the site is for a community based use which is a material consideration in this case and the proposal would seek to increase the level of use of the building. Further to this, the site is located circa 260 metres from the designated Town Centre boundary as defined under the Council's Local Plan Proposals Map and therefore the site could be considered to be in an 'edge of centre' location. This measurement is taken from the closest part of the site boundary to the closest defined town centre boundary in a straight line. Officers are satisfied that the site is sequentially preferable and there is no objection in principle to the enhancement of the existing use.

The location and proposed use are therefore considered to be acceptable for the extensions and alterations to the building. The proposal is considered to comply with Policy CF2 of the Local Plan and the NPPF 2012.

Impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

Policy TC10 of the Local Plan seeks to resist new development within the designated Farnham Green Envelope. The site lies within this designated area. The Policy promotes the protection of open space within and around the Conservation Area. Whilst, in this case, the proposal would result in new built form, this would be in the form of an extension to an existing building and officers consider the proposal could be acceptable in this instance. This would reflect the improvement of the visual appearance of the site and a well designed building. It is considered that, in this case, the overall community benefit of the proposal would out-weigh the tension with this policy.

The Farnham Design Statement was adopted by the Council in 2010 as a material consideration in determining planning applications. The site lies within the area known as Central Farnham outside the Conservation Area. The design guidelines give strong recognition that new development within areas adjacent to Conservation Area should be carefully considered. The following design guidelines are relevant to the current application:

- Careful consideration should be given to parking allocation in new development.
- New development should demonstrate how it relates to and is sympathetic to the local architecture in terms of scale, character and materials.
- The scale of new development should not be out of character with its surroundings.

The existing building on site sits centrally to the site and is bordered by car parking hardstanding. The existing building has a wide frontage with symmetrical windows and render finish. The building is positioned in a prominent position to the adjacent road and West Street. The front elevation contains a large single storey flat roof addition. The building contains distinct gable ends which form both side elevations. The north side elevation contains decorative features, such as overhanging gable end, plaque and pillar features, and is considered, by officers, to be an important elevation which has not been subject to additions over time, unlike the other elevations of the building.

The proposal includes a number of extensions and alterations to the existing building. The proposed new pitched roof additions in place of the flat roof at the front of the building would alter the appearance of the front elevation. The additional front gable sections which would accommodate the new pitched roof, would add visual interest to the front elevation. These additions are single storey and would remain subordinate to the host building. The use of render and roof tiles to match the host building is considered appropriate by officers. The loss of the two first floor front windows would not harm the appearance of the building.

The two storey rear extension would extend beyond both existing side elevations and create a large rear elevation. The design of this element of the proposal is contemporary with use of different materials to that of the host building. The shape and layout of the extension would, however, be reflective of the main part of the host building. The rear extension roof would extend from under the sill of the first floor rear windows to a ridge that would be lower than the host building. Officers consider that the combination of these two design factors allows the rear extension to be seen as secondary to the host building.

The proposed rear extension would extend beyond the north side elevation. As outlined above, officers consider this elevation to be of particular importance to the character of the host building. This elevation is prominent to public view from the north. The proposed rear extension would extend beyond this elevation without wrapping development around this elevation. This element would also become the main entrance to the building, which includes

the provision of a glazed entrance porch. Officers are satisfied that this element of the proposal would add visual interest to the building, respect this existing elevation and provide an acceptable balance between existing and new.

Wider views of the rear elevation would be from across the football pitch to the public footpath and housing beyond. Officers acknowledge that the rear extension would be wider than the host building. However, sufficient separation distances would be retained to the site boundary. Although contemporary materials would be used, they would be reflective of the existing palette of colours associated with the host building. Officers are satisfied that the proposed rear extension would not cause wider visual harm when viewed from the east.

Views from south along Crosby Way would include the projecting two storey rear extension beyond the south side elevation. This projection would be less than the projection beyond the north side elevation. The combination of the single storey pitched roof addition to the front section and the design and scale of the rear two storey addition would not, in the officers' view, cause visual harm when viewed from Crosby Way.

The extensions and alterations would add built form to the host building. The level of additions are considered to be visually acceptable having regard to the site and character of the surrounding area. Additional landscaping is proposed to the north-west part of the site which would replace tarmac car parking spaces. Officers are satisfied that the proposal would not cause a harmful visual impact on the Farnham Green Envelope.

Overall, officers consider that the site and existing building can accommodate the proposed extensions in an acceptable way. The contemporary design approach to the two storey extension would add visual interest to the local area and host building. The proposal is considered to reflect good design principles and accords with Policies D1 and D4 of the Local Plan, the Farnham Design Statement and the NPPF.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The closest neighbouring residential properties to the site are to the south-east at Babbs Mead and to the north of the site along West Street. The proposal would result in an increase in built form on site and alteration to parking areas.

The proposed two storey rear extension would be positioned to the north-west of the nearest neighbouring property at Babbs Mead known as number 1. The proposed extension would mean that two storey development would be closer toward this neighbouring property. Due to the natural gradient, the site is on higher ground than this neighbouring property. The proposal would therefore result in a greater presence of built form to this neighbouring property. This neighbouring property does, however, have its primary habitable room windows facing front and rear and not directed toward the proposal. When taking a 45 degree line from the closest rear facing habitable room windows at number 1 toward the proposed extension, the proposal would not break this line under 12.0 m. Further, the proposed position of the rear extension would be north of this neighbouring property and would not reduce the amount of sunlight received to this neighbouring property. The proposal would not cause material harm to the daylight or sunlight received to the habitable rooms of this neighbouring property.

The proposed two storey extension would accommodate an activity room at ground floor and health and wellbeing room at first floor at the southern end. The south elevation would contain south facing windows to both these new rooms. The design of the proposed extension includes external lateral louvres. Taking into account the position of this proposed extension in relation to the rear garden space of number 1, officers consider that the level of visual interaction would not be harmful. Officers do, however, consider it is necessary to require by condition that the windows in the south elevation to be non-opening to minimise noise generation upon the residential properties at Babbs Mead.

The proposed parking arrangement along the south boundary would include retention of naturally landscaped buffer to the south boundary. Officers note that there are existing parking spaces on the south boundary. Officers are therefore satisfied the proposal would not cause a materially harmful impact from this proposed parking layout on occupiers of number 1.

A small encroachment beyond the rear boundaries of numbers 1 and 2 Babbs Mead is proposed to allow for re-arrangements of parking layout. Officers are satisfied this would not cause material harm.

Numbers 54 and 55 West Street are positioned immediately adjacent to the north boundary of the application site. The proposal would extend built form further toward these neighbouring properties. There would be a separation distance of 11.0 m between the proposed two storey extension and the shared boundary with number 55. The main outlook from habitable room windows at number 55 is to the south and north. Officers are satisfied that the resultant distance to this neighbouring property would not cause any material harm. The proposal would lead to some intervisibility between the windows on the north elevation of the proposed extension and south facing windows of numbers 54 and 55. However, this would be at an angle and distance that would not cause material loss of privacy. The outlook from this proposed extension north would be similar to that of the south elevation. The outlook north would, however, serve a kitchen and office. Officers consider that the likely noise generation from these rooms would be minimal and therefore it is not considered necessary to seek non-opening windows in the north elevation of the proposed rear extension.

Overall, officers are satisfied the proposed extensions and alterations and new parking layout would not cause material harm to neighbouring occupiers and would be compliant with Policies D1 and D4 in this regard.

Heritage assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area. In accordance with this, both the NPPF and Policy HE8 of the Local Plan 2002 state that development should preserve or enhance the character of conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with this, the NPPF and Policies HE1, HE3 and HE5 of the Local Plan 2002 state that development should preserve or enhance the character and setting of Listed Buildings.

Paragraph 128 of the NPPF states that 'Local Planning Authorities should require and applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their

significance'. Paragraph 129 of the NPPF states that 'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

The NPPF defines 'significance' as the value of a heritage asset to this and future generations because of its heritage interest. That interest maybe historic. Significance derives not only from a heritage assets physical presence, but also from its setting.

Paragraphs 131 states that, 'in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'.

Paragraph 132 states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building... should be exceptional'.

Paragraph 133 states that 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’

The NPPG 2014 provides guidance under the Section titled ‘Conserving and Enhancing the Historic Environment’. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

The NPPF requires applicants to define the significance of any designated heritage assets that may be affected by a proposal. The Conservation Area (north corner of the site) and Grade II Listed Buildings (Cheyenne House and 53 West Street) are considered to be the nearest designated heritage assets that could be affected by the proposal.

In the recent case of *East Northants District Council v Secretary of State* [2014] – the Barnwell Manor case – the Court of Appeal said that Local Planning Authorities should give “considerable importance and weight” to the desirability of preserving the listed building and its setting, when carrying out the balancing exercise in determining a planning application that affects such a building and its setting. Members should therefore approach the present applications on that basis.

The Heritage Statement which accompanied the application, assesses the impact of the proposal on the setting of surrounding heritage assets. This concludes that there would be no harm caused.

The proposed extensions to the building would remain outside of the designated Conservation Area. Views of the proposal from within the Conservation Areas would largely be limited to a small section of West Street to the north-west. Although contemporary in design and appearance, the two storey rear extension is not considered to cause any harm to the setting of this designated heritage asset. The proposed landscaping works within the Conservation Area would not cause harm.

53 West Street fronts West Street and, although has a striking south-west elevation, its setting would not be harmed by the proposed extensions due to the distance retained. The proposed extensions would not be seen within the context of this listed building.

Cheyenne House lies to the north-west of the site on the north side of West Street. The setting of this listed building is already affected by the roundabout and surrounding buildings. Officers are satisfied that the proposal would not cause any harm to the setting of this listed building due to the distance and existing presence of other built form.

The proposal is considered to satisfactorily preserve the character and appearance of the Conservation Area. In addition, the proposal would satisfactorily preserve the setting of the nearby Listed Buildings. As no harm to a designated heritage asset has been identified, the tests of paragraphs 133 and 134 of the NPPF are not engaged.

Overall, officers are satisfied that the proposal would not cause harm to any heritage asset and is compliant with Policies HE3 and HE8 of the Local Plan and the NPPF.

Impact on trees

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss. Policies D6 and D7 broadly support the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

A Tree Survey and Arboricultural Impact Assessment have been submitted with the application. The proposal seeks to protect all trees on site, apart from trees identified as T4 and T9. Officers consider that the loss of these two trees would not undermine the visual quality of the area. The Council's Tree and Landscape Officer has been consulted on the application and raises no objection to the proposal. The proposal is considered to have taken into account the constraints of the site in terms of trees. A condition has been recommended, to be included if permission is granted by the Tree and Landscape Officer, to secure tree protection fencing during the construction period.

Officers are satisfied that the proposal would not result in the loss of trees that make a significant contribution to the character of the area. The proposal is considered to comply with Policy D7 in this regard.

Contaminated land

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account. Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The Council records indicate that the site could be potentially contaminated. However, the Council's Land Contamination Officer considers that the site does not have a contaminated use and no site specific conditions are recommended.

Highways and parking

The NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements, Local Authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limits the significant impact of the development.

Paragraph 32 of the NPPF states 'all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The proposal would seek an increase in floors pace of circa 500 sq. m of community use. The Waverley Borough Council Parking Guidelines 2013 indicate that for community centres there should be 1 car space per 3 persons or per 3 seats or per 20 sq. m or individual assessment/justification. The existing site is used by a variety of users at different days/times of the week who hire the building. The proposal would not seek to change the use of the building, but would allow for a new older people's service at the site which is currently in operation at the Gostrey Centre in Farnham Town Centre.

The proposal seeks to enhance the existing facility, specifically catering for a particular age group (elderly persons). The application has been accompanied with a Parking Survey and Travel Plan. This outlines that the proposal would cater for extra customers and staff using the site. To take account of the re-location of the Gostrey Centre services to the site, the applicants have surveyed the existing vehicle parking generation from the Gostrey Centre. The conclusions of this are that the majority of users are transported to the Gostrey Centre via mini-bus, with parking spaces used by staff, volunteers and carers.

The County Highway Authority has raised no objection to the proposal and likely vehicle movement to and from the site, subject to conditions in respect of securing the parking layout, construction transport management plan for the construction phase and an adoption of a Travel Plan.

The existing site provides 62 car parking spaces. The proposal would result in the provision of 57 car parking spaces and two mini-bus spaces on site. Although the proposal would result in a loss of 5 car parking spaces, it would provide adequate on-site parking provision. The submitted Parking Survey and Travel Plan state that although there are a variety of user groups that currently use the Memorial Hall, these use the hall at different occasions to each other and at separate times.

The current service to be transferred to the site from the Gostrey Centre would not generate a significant increase in demand in vehicle parking on site. The additional elderly people's services would not result in a significant amount of increase in vehicle movement or parking demand, given the use of mini-buses which transport people. Further, an internal circuit to allow for drop-off and mini-bus parking would be provided. It is indicated that 7 car parking spaces would be required on site for the staff and carers and that these would be achievable on site when taking into account the spaces used on site by other user groups, except for one (NHS Retirement Fellowship) which is not a weekly user.

Overall, officers are satisfied that the proposed parking layout and vehicle movement to and from the site would not cause a harmful impact on highway safety and nor would it cause severe traffic congestion, and is compliant with Policies M2 and M14 of the Local Plan and Paragraph 32 of the NPPF.

Flood risk and drainage

On flood risk, paragraph 99 of the NPPF states that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures.

Paragraphs 100 to 104 set out flood risk considerations and incorporate the Sequential and Exception Tests previously contained in PPS25: Development and Flood Risk.

In particular, paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

Paragraph 101 states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Paragraph 102 states that if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- It must be demonstrated that the development provides wider sustainability to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not

increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant.

The site is split with Flood Zone 2 at the southern half and Flood Zone 1 in the northern part. Flood Zone 2 is an area classified as “at risk of flooding” within the National Planning Policy Framework (NPPF), whereas Flood Zone 1 is an area defined as having “low risk”. Flood Zone 2 is a constraint to the site’s development. Within Flood Zone 2, the NPPF Technical Guidance states ‘in this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems (SuDS)’. The proposed use (i.e. community facility) would not be classified as ‘highly vulnerable use’ and therefore it is a form of appropriate use within Flood Zone 2.

The application has been accompanied with a Flood Risk Assessment (FRA). This states that the amount of proposed footprint that would be within Flood Zone 2 would be 174 sq. m. Paragraph 104 of the NPPF states that applications for ‘minor development’ should not be subject to the Sequential or Exception tests, but should still meet the requirements for site-specific flood risk assessments. ‘Minor development’ is defined under paragraph 046 of the NPPG 2014, which includes non-residential extensions with a footprint of less than 250 sq. m. The FRA therefore states that the sequential test is not applicable in this case as the footprint of the proposed extension that is within Flood Zone 2 is less than 250 sq. m. Officers concur with this view.

The FRA provides an assessment of flood risk from all potential water sources of flooding and the potential impact of the proposal on flood risk. The following provides a summary of the mitigation measures recommended in the FRA:

- The finished floor level would be set at a similar level to that of the existing, and would be in excess of 1.2 m above modelled 1 in 100 (1.0%) annual probability plus climate change flood level.
- safe access is available to the site currently and this would not be altered.
- Flood plain storage is not required.
- Incorporation of a SuDS drainage scheme into the scheme.

The Environment Agency has recommended their Standing Advice. Officers have considered the FRA against this standing advice and are satisfied that the requirements have been met.

The NPPG states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate. Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

The County Lead Local Flood Authority has been consulted on the application and have confirmed that they do not need to be consulted as the proposal is for less than 1,000 sq. m. Notwithstanding this, the proposal includes a Drainage Strategy based on SuDS principles.

Officers are satisfied the FRA and mitigation measures proposed would adequately mitigate against flood risk and accords with the requirements of the NPPF 2012 and the Environment Agency's Standing Advice.

Archaeology

The NPPF sets out that, as a core principle, planning should take account of the different roles and character of different areas and heritage assets, in a manner appropriate to their significance should be conserved. In considering proposals for development involving ground disturbance within Sites and Areas of High Archaeological Potential, Policy HE14 of the Local Plan requires that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The site does not lie within an Area of High Archaeological Potential, however, the requirements of Policy HE15 of the Local Plan include an archaeological assessment for proposals greater than 0.4 ha. The proposal has been accompanied with a Heritage Statement which includes an archaeological assessment. The Archaeological Assessment recommends that excavations required below 300mm are subject to an archaeological watching brief, if permission is granted.

The County Archaeologist has been consulted on the application and considers that there is the potential to disturb archaeological remains and recommends, in accordance with the submitted Archaeological Assessment, that a programme of archaeological monitoring should be in place prior to commencement of development. A condition is therefore recommended to capture and secure this, if permission is granted.

Subject to the inclusion of the above condition, officers are satisfied that the proposal would mitigate against any potential archaeological deposits that may be found on site during the construction phase, in accordance with Policy HE15.

Effect upon the SPAs

As the proposed development is for an extension to an existing community facility it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy D5 of the Local Plan 2002. An appropriate assessment is not therefore required.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

The proposal would result in an increase in natural surveillance over the site and beyond to the football ground. Officers consider that this increase in natural surveillance would have a positive benefit when considering crime and disorder. Given the scale and nature of the proposal, together with its location and use as a community building, it is considered that the proposal would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF.

Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. This said, the applicant has indicated as part of their

Design and Access Statement that the new extension will be built to modern standards and be more energy efficient and better for the environment than the existing building. The lack of any policy backing in this regard, however, prevents conditions being added to require this.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

When determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance. However, an informative should be added to remind the applicant that protected species may be present at the property and that works should stop should they be found during the course of the works.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access. Officers consider that the proposal complies with this policy. A full assessment against

the relevant Building Regulations would be captured under a separate assessment should permission be granted. Notwithstanding this, the proposal would make provision of level access to the building which would be suitable for people with disability.

From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Environmental Impact Regulations 2011

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Pre Commencement Conditions (relevant for conditions on applications received after 15th April 2015)

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the case of each pre-commencement condition, for the condition being a pre-commencement condition. This is in addition for giving the full reason for the condition being imposed.

“Pre commencement condition” means a condition imposed on the grant of permission which must be complied with: before any building/ other operation/ or use of the land comprised in the development is begun.

In the event that planning permission is granted for the current application, it is considered that the following conditions should be pre commencement conditions:

- Condition 5 – In order to ensure that the construction phase of development is carried out that would not cause a harmful effect on highway safety or on-street parking.
- Condition 9 – In order to ensure that any archaeological features discovered are mitigated for.
- Condition 10 – To ensure that the effects of the construction works do not impact upon the environment.

- Condition 12 – In order to ensure that trees outlined to be retained and protected during the development process are adhered to and that specialist advice from the Tree and Landscape Officer is given.

Third Party Representations

Officers have carefully considered the representations received from third parties. A number of the issues raised have been addressed in the report, which include highways and parking, design, visual impact and location of site. An alternative scheme has been put forward by a third party. Whilst officers note this alternative proposal, officers can not provide an assessment of this alternative proposal under this current application. The Council has a duty to determine the current application on its own merits. Issues of funding and tax payers money are not material planning considerations for the assessment of the current application. These are matters outside of the planning application process. A balanced conclusion must be drawn against all the material planning considerations.

Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

- Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion/ planning judgement

The application site is currently used as a community/leisure facility and the proposal would involve an extension and enhancement of that broader use. The scale and design of the proposals are considered to result in a significant change to the Memorial Hall but the contemporary design is considered to be acceptable and would satisfactorily preserve the character of the surrounding area, Conservation Area and setting of the surrounding listed buildings.

The proposed extensions and alterations to vehicle parking and flow route of vehicles would not cause material harm to the amenity of surrounding neighbouring occupiers’.

It has been demonstrated that the level of parking provision and access could accommodate the proposed accommodation.

Officers consider that there are no adverse impacts of the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate that the proposal should be resisted.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the approved deposited plan shall be made without the prior written consent of the Local Planning Authority.

Reason

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

2. 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 in the south elevation of the extension hereby permitted without the written permission of the Local Planning Authority.

Reason

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

3. Condition

The windows in the south elevation of the extension hereby permitted shall be non-opening and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

4. 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 and turning areas shall be retained and maintained for their designated purposes.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy M2 of the Waverley Borough Local Plan 2002.

5. 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)

shall be 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

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy M2 of the Waverley Borough Local Plan 2002. This is a Pre-Commencement Condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

6. Condition

Prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Plan shall be implemented on occupation of the development and thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy M2 of the Waverley Borough Local Plan 2002. This is a Pre-Commencement Condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

7. Condition

The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in Section 4 of the Flood Risk Assessment dated June 2015 and thereafter retained.

Reason

in the interests of mitigating flood risk on and off the site, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

8. Condition

The development hereby permitted shall be carried out in accordance with the recommendations of the Drainage Strategy Report dated May 2015 and thereafter retained.

Reason

In the interests of securing appropriate drainage for the site, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

9. 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

In the interest of the preserving archaeological deposits that could be present on site, in accordance with Policy HE15 of the Waverley Borough Local Plan 2002. This is a Pre-Commencement Condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

10. Condition

Prior to the commencement of works, a Construction Environmental Management Plan, to control the environmental effects of the construction work, shall first be submitted to and agreed 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 strict 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. This is a pre commencement condition to ensure that the effects of the construction works do not impact upon the environment.

11. Condition

Prior to first occupation of the development hereby approved, a detailed landscaping scheme 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 interests of the visual amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

12. Condition

Prior to the commencement of development and before any alteration of the existing condition of the site takes place, in accordance with the details submitted within the arboricultural method statement by Challice Consulting Ltd dated May 2015, a pre-commencement meeting will be held with the LPA Tree Officer and designated arboriculturist to agree on-site in-situ tree protection measures and method and sequencing of the development process. Works shall be carried out in accordance with the agreed arboricultural method statement, tree protection plan (ref: TPP-CC/1402

AR2577) and scheme of site supervision for the entire development process. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To safeguard the retained trees in the interests of the visual amenity and character of the area, in accordance with Policies D1 and D7 of the Waverley Borough Local Plan 2002. This is a pre-commencement Condition because the details cannot be reasonably discharged after the permission has been implemented. The matter goes to the heart of the permission.

13. Condition

The plan numbers to which this permission relates are 1508_01, 1508_02 Rev a, 1508_01, 1508_10 Rev a, 1508_12 rev b, 1508_04, 1508_05, 1508_06, 1508_14 Rev a, 1508_15 rev a, 1508_11 rev b, 1508_17 rev a, 1508_16 rev b, 1508_13 Rev a, 1508_07 Rev a, 1508_08, 15-1461/01, 1508_07 Rev a, 1508_05, 1508_06, 1503_03, TPP-CC/1402AR2577 Rev 0. 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 Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.