

AREA PLANNING COMMITTEE
ADDENDUM UPDATE SHEET – 16/05/2016

Correspondence received and matters arising following preparation of the agenda

WA/2015/2163

GARDEN STYLE NURSERY, WRECCLESHAM HILL, WRECCLESHAM

Update to the report

The proposed density of development is 22 dwellings per hectare. This is based on the application site area but excluding the area of ancient woodland.

The following tables show updated details for the S278 agreement and the Planning Infrastructure contributions.

Highway works S278 agreement

Modified site access and new footway connections between site access and Wrecclesham Hill, connecting to existing footway provision on the north and south side of the carriageway.

Relocation of the 30/40mph speed limit terminal signs to the south west of the modified site access with a new gateway feature, in accordance with a scheme to be submitted to and approved by the Highway Authority.

Speed reduction measures on Wrecclesham Hill between the county boundary and the Echo Barn Lane/Wrecclesham Hill junction, comprising road markings and signs, in accordance with a plan to be submitted to and approved by the Highway Authority.
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Planning Infrastructure Contributions

Cycling infrastructure improvements between the site and Farnham Town Centre/Farnham Railway Station.	£30,000
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Upgrading the existing bus stops located to the north east of the Echo Barn Lane/Wrecclesham Hill junction comprising raising kerbing to improve accessibility, improvements to footways/kerbing to access bus stops more easily, provision of bus shelters and Real Time Passenger Information.	£30,000
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Offer to each household a voucher for the purchase of a bicycle (up to a maximum value of £100) or a bus pass (up to a maximum value of £100) and thereafter the developer shall monitor and report to the Highway Authority the uptake of the vouchers by each household.	£6,500
Surface and drainage improvements to Public Footpath no 22.	£20,000
Playing pitches at Weydon lane.	£39,812.50
Contribution to a community facility at Frensham Great Pond and Common.	£24,375
Secondary schools - a project at Weydon Academy, to provide a single storey extension, which will enable the school to increase its capacity and provide places for more children.	£229,190
Waste and recycling, provision of recycling bins/food waste.	£1,891
Total	£381,768.50

Amendment to conditions

Condition 1 has been updated following the receipt of updated coloured layout plans and site sections.

1. Condition

The plan numbers to which this permission relates are:

- Layout Plans: 13131(AP)00.03 P1, 13131(AP)00.06 P18, **Coloured site plan 13131(AP)00.08 P5**;
- Elevations and floor plans: 13131(AP) 11.01 P3, 13131(AP) 11.02 P4, 13131(AP) 11.03 P3, 13131(AP) 11.04 P4, 13131(AP) 11.05 P3, 13131(AP) 11.06 P3, 13131(AP) 11.07 P3, 13131(AP) 11.08 P4, 13131(AP) 11.09 P3, 13131(AP) 11.10 P4, 13131(AP) 11.11 P3, 13131(AP) 11.12 P3, 13131(AP) 11.13 P4, 13131(AP) 11.14 P4, 13131(AP) 11.15 P4, 13131(AP) 11.16 P4, 13131(AP) 11.17 P3, 13131(AP) 11.18 P5, 13131(AP) 11.19 P3, 13131(AP) 11.20 P5, 13131(AP) 11.21 P4, 13131(AP) 11.22 P5, 13131(AP) 11.23 P5, 13131(AP) 11.24 P5, 13131(AP) 11.25 P3, 13131(AP) 11.26 P3, 13131(AP) 11.27 P4, 13131(AP) 11.28 P4, 13131(AP) 11.29 P3, 13131(AP) 11.30 P5, 13131(AP) 11.31 P4, 13131(AP) 11.32 P5, 13131(AP) 11.33 P3, 13131(AP) 11.34 P4, 13131(AP) 11.35 P3, 13131(AP) 11.36 P3, 13131(AP) 11.37 P3, 13131(AP) 11.38 P3, 13131(AP) 11.39 P3, 13131(AP) 11.40 P4, 13131(AP)

11.41 P3, 13131(AP) 11.42 P4, 13131(AP) 11.43 P3 and 13131(AP) 11.44 P4;

- Site section/street scene plans: 13131(AP)40.01.P6, 13131(AP)40.02.P5, 13131(AP)40.03.P4, **13131(AP) 40.05 P4 (Colour Sections)**

- Garage Plans: 13131(AP)12.01 P2, 13131(AP)12.02 P2, 13131(AP)40.01 P6, 40.02 P5, 13131(AP)40.03 P4, 13131(AP)40.05 P3,

- Brick Built sub-station plan BS220277/01 Rev B

- Tree Protection Plan 8847/02

- Transport Improvements Plan J-D1820.00/01 **Rev 3**

- **Site Survey/Existing Plans & Elevations 13131(AP)00.03/P1**

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.

Condition 2 requiring closing up of the existing access is deleted as the proposal involves modifying the existing access.

4. Condition

No development shall commence until a Construction Transport Management Plan to include details of:

(a) on-site parking for vehicles of site personnel, operatives and visitors

(b) on-site loading and unloading of plant and materials

(c) on-site 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

(k) a scheme to, so far as is reasonably practicable, prevent the creation of dangerous conditions for road users on the public highway

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

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 and paragraph 32 of the National Planning Policy Framework 2012. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. This matter is in connection with the construction process and is therefore a pre commencement condition.

Condition 5 has been merged with condition 4 above and is therefore deleted.

35. Condition

In this condition 'retained tree' means an existing tree, which is shown to be retained in accordance with the approved plan numbers **8847/02 (Tree Protection Plan produced by Ian Keen) and 13131(AP)00.06 P18 (site layout plan)**; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

- a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.
- b) if any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of an appropriate size and species, and shall be planted at such time, as agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012.

Additional conditions/informatives

43. Condition

Prior to the first occupation of the development hereby permitted, full details of the proposed Local Equipped Area of Play (LEAP) to include scaled drawings, play equipment specifications and any means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The LEAP shall be provided prior to the first occupation of the development, and maintained in full accordance with the approved details.

Reason

To ensure that the proposal makes suitable provision for children's play to accord with Policy H10 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012.

Revised Recommendation A

That, subject to the completion of appropriate legal agreements by 07/07/2016 to secure 40% Affordable housing, S278 (off site) highway works, an Open Space, Play and Woodland/Ecological Management plan, planning infrastructure contributions relating to waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements, and SANG contributions that permission be GRANTED subject to ~~the following~~ **amended conditions 1 (drawing numbers), 4 (construction transport management plan) and 35 (retained trees), additional condition 43 (details of the LEAP) and conditions 3, 6 – 34, 36 - 42 and informatives 1 – 19 as set out on pages 79 - 99 of the agenda report.**

Recommendation B remains as set out on page 99 of the agenda report.
