

JOINT PLANNING COMMITTEE

22 June 2016

UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2016/0268

LAND AT EAST STREET, FARNHAM

Amendments to the report

Amended description:

Application under Section 73 for the variation of Condition 3 (Plans) and removal of Condition 61 (Sustainability Statement) and Condition 60 (Combined Heat and Power Scheme) of WA/2012/0912 (East Street Redevelopment) to allow: 106 sq m increase in size of extension to Brightwell House, realignment of rear of Building D21, removal of Gostrey Centre community use from Building D20 resulting in space to be occupied by Use Class A1/A3 Retail/Food and Drink, internal alterations and amendment to landscaping scheme; revision to heating strategy, omitting energy centre and changes to comply with current Building Regulation and other regulation requirements with subsequent revisions to Sustainability Statement; amendment to affordable housing provision to provide 100% shared ownership flats. This application is accompanied by an Addendum to the Environmental Statement (as amplified by emails and plans received 21/03/2016 and 01/06/2016 in relation to flood risk and as amended by email and viability information received 06/05/2016 in relation to the proposed affordable housing mix).

Proposal:

On page 11 of the agenda the following amendment should be included: amendment to housing mix to replace two one bedroom units with two bedroom units (market housing).

Housing Mix:

The table with the housing mix should be amended to the following:

Type	Affordable	Private	Overall Total
1 bed flat	32 (44%)	58 (35%)	92
2 bed flat	40 (56%)	88 (53%)	126
3 bed flat	0	21 (12%)	21
Total	72	167	239

This change does not alter the overall conclusions with regard to the acceptability of the housing mix, the standard of accommodation and the provision of amenity space.

Leisure and community uses:

On page 46 the report refers to the Memorial Hall being located 260m to the east of the Town Centre. This is an error and should read to the west of the town centre.

Financial contributions:

The infrastructure providers have confirmed in response to the proposed application that the following contributions are justifiable, under the tests set out within the NPPG and CIL Regulations:

Infrastructure	Payment	Project
Education	£750,175	Hale Primary School to allow the setting to provide an additional 8 places for 2 year olds & Farnham Heath End Secondary School to allow adaptations to increase its capacity to provide more places
Highways	£75,000	New and improved bus stops/passenger waiting facilities
	£120,000	Real time passenger information, intelligent bus priority and printed public transport information
	To be determined subject to the detailed design of the respective traffic signal	Commutated payments for the increase in future maintenance requirements

	installations	of all signal installations over and above the current maintenance costs of signals affected by the development
	£275,000	Park and Ride Scheme
	£100,000	Town Centre Traffic Reduction Contribution
	£47,800	Travel Vouchers
Libraries	£35,484.40	Alterations to the internal layout of Farnham library
Leisure	£322,386	Provision of new soft play centre and climbing wall
Public Art	£100,000	Public art in the East Street development
Community Facilities	£800,000	Farnham Memorial Hall Redevelopment

Affordable Housing:

Members should be aware that the contributions are £1,332 lower than the assumptions made in the viability statement (due to a slight reduction overall in Educational Contributions and monitoring fee). This figure is not considered to be significant and would not alter the overall conclusions of the viability assessment that concluded that the viability of the scheme could not deliver any affordable rented affordable housing.

Additional representations

10 additional representations have been received raising the following issues:

- No complete up to date Environmental Statement for the whole East Street/Brightwells project and in particular the reconfiguration of the Royal Deer junction.
- Assessment does not include the in-combination effects of the Railway Level Crossing and changes to the layout and traffic phases, nor the increase in traffic flow since the initial consent
- With new condition 63 which ties the Memorial Hall, the Environmental Statement is required to be updated
- No complete masterplan including:
 - The configuration of the Dogflud Way access currently shows a 2m land level difference from the level at the sports centre

- New masterplan shows the 2008 three lane Dogflud Way access and no applications/assessments have been provided for the equally impractical replacement designs of 2009 and 2013
- The cycle routes have not been planned or assessed as required by condition 50
- No non-technical summary for the scheme as required by Schedule 4 of the EIA Regulations
- Condition 63 confirms the non-technical summary is required to include the Memorial Hall development
- No appropriate assessment of the cumulative effect of the project on the Thames Basin Heath and Wealden Heaths SPA as required by the NPPF
- Not possible for the Councillors or the public to assess the likely significant effects of the projects.
- Change in land values since the original land contract was signed is effectively a prize to Crest Nicholson for not keeping their side of the contract
- Uncompetitive bias towards Crest Nicholson by the incremental removal of conditions from the original tender.
- Use of public funds from Surrey County Council to support a retail scheme that could not find backers is a questionable and risky outlay of taxpayer funds
- Removal of public facilities to the towns periphery flouts one of the key tenets of the original planning brief
- No further amendments should be allowed. Start again and produce something that will enhance Farnham
- Scheme is entirely unsuited to Farnham. There are excellent alternatives.
- Not minor amendments
- Damage to the Grade II Listed Building

The majority of comments have been covered in the Officers report. The following additional comments are required:

- Issues regarding the land sale contract are not planning considerations to be taken account of in the determination of this application
- Any Surrey County Council investment is not considered to be a planning consideration to be taken account of in the determination of this application
- An addendum to the Environmental Statement (ES) has been submitted with the application which is considered to adequately address the environmental impacts of the proposal. Although a 'Non – Technical Summary has not been submitted with the application, the current submission is provided in summary form. The Government document entitled 'Greater Flexibility for Planning Permissions' states that the planning authority will need to consider if further information is required to be added to the original Environmental Statement to satisfy the EIA regulations. The Council are satisfied that no additional information is required to supplement the original ES.

- The amendments set out in the application are considered to be minor material amendments in the context of the overall scheme
- The Council have assessed the in combination impacts of the proposal with the Memorial Hall scheme (WA/2015/1146). The environmental impacts are not considered to be significant and would not warrant any further mitigation over and above that already secured
- The proposal is considered to not have a likely significant effect on any SPA's due to the provision of an appropriate financial contribution towards Farnham Park. An appropriate assessment is not therefore required.

Amendment to conditions

Condition 2 should be amended to the following:

2. Condition

The development shall be carried out in accordance with the approved plans 13512 – TPN-D6-051 01, 13512 – TPN-D6-052 01, 13512 - TPN-D6-053 01, 13512 – TPN-D8-001 01, 13512 – TPN-D8-002 01, 13512 – TPN-D8-003 01, 13512 – TPN-D8-004 01, 13512 – TPN-D8-005 01, 13512 – TPN-D8-006 01, 13512 – TPN-D8-007 01, 13512 – TPN-D8-050 01, 13512 – TPN-D8-051 01, 13512 – TPN-D8-052 01, 13512 – TPN-D8-053 01, 13512 – TPN-D12-001 01, 13512 – TPN-D12-004 01, 13512 – TPN-D12-050 01, 13512 – TPN-D12-052 01, 13512 – TPN-D12-053 01, 13512 – TPN-D15-001 01, 13512 – TPN-D15-002 01, 13512 – TPN-15-050 01, 13512 – TPN-D20-001 01, 13512 – TPN-D20-002 01, 13512 – TPN-D20-003 01, 13512 – TPN-D20-004 01, 13512 – TPN-D20-005 01, 13512 – TPN-D20-006 01, 13512 – TPN-D20-050 01, 13512 – TPN-D20-051 01, 13512 – TPN-D20-052 01, 13512 – TPN-D20-053 01, 13512 – TPN-D21-001 01, 13512 – TPN-D21-002 01, 13512 – TPN-D21-050 01, 13512 – TPN-D4A-050 01, 13512 – TPN-MP-007 01, 13512 – TPN-MP-008 01, 13512 – TPN-MP-009 01, 13512 – TPN-MP-010 01, 13512 – TPN-MP-011 01, 13512 – TPN-MP-014 01, 13512 – TPN-D12-052 01. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

Condition 63 should have the following reason:

Reason

To ensure appropriate provision for community facilities is provided in accordance with Policy CF1 of the Waverley Borough Local Plan.

Revised Recommendation A

That, having regard to the environmental information contained in the application, the accompanying Environmental Statement and responses to it, together with mitigation of environmental effects, ~~and subject to the consideration of the views of the infrastructure providers and any further representations by 17/06/2016, the and~~ subject to the completion of an amendment to the original legal agreement by 22/08/2016 ~~and conditions, permission be GRANTED~~ and conditions 1 to 62 on the agenda report **and amended conditions 2 and 63 on the Update Sheet**, permission be GRANTED

Recommendation B

That, if the requirements of Recommendation A are not met permission be REFUSED

Item A2

WA/2016/0456

BRIGHTWELLS HOUSE, BRIGHTWELLS ROAD, FARNHAM

Additional representations

One additional representation has been received commenting as follows:

10 additional representations have been received raising the following issues:

- No complete up to date Environmental Statement for the whole East Street/Brightwells project and in particular the reconfiguration of the Royal Deer junction.
- Assessment does not include the in-combination effects of the Railway Level Crossing and changes to the layout and traffic phases, nor the increase in traffic flow since the initial consent
- With new condition 63 which ties the Memorial Hall, the Environmental Statement is required to be updated
- No complete masterplan including:
 - The configuration of the Dogflud Way access currently shows a 2m land level difference from the level at the sports centre
 - New masterplan shows the 2008 three lane Dogflud Way access and no applications/assessments have been provided for the equally impractical replacement designs of 2009 and 2013
 - The cycle routes have not been planned or assessed as required by condition 50

- No non-technical summary for the scheme as required by Schedule 4 of the EIA Regulations
- Condition 63 confirms the non-technical summary is required to include the Memorial Hall development
- No appropriate assessment of the cumulative effect of the project on the Thames Basin Heath and Wealden Heaths SPA as required by the NPPF
- Not possible for the Councillors or the public to assess the likely significant effects of the projects.

None of these comments specifically relate to this Listed Building application and have instead been addressed in the planning application report reference WA/2016/0268.

Recommendation (Remains as set out in the Report)

That, subject to conditions 1 to 6 as set out on the Report, Listed Building Consent be GRANTED
