

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 12 NOVEMBER 2014

SUBMITTED TO THE COUNCIL MEETING – 9 DECEMBER 2014

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

**Present**

Cllr Maurice Byham (Vice Chairman)	Cllr Simon Inchbald
Cllr Brian Adams	Cllr Peter Isherwood
Cllr Paddy Blagden	Cllr Bryn Morgan
Cllr Elizabeth Cable	Cllr Stephen Mulliner
Cllr Mary Forszewska	Cllr Julia Potts
Cllr Richard Gates	Cllr Stefan Reynolds
Cllr Michael Goodridge	Cllr Chris Storey
Cllr Stephen Hill	Cllr Jane Thomson

**Apologies**

Cllr Brian Ellis, Cllr Christiaan Hesse, Cllr Stephen O'Grady, Cllr Stewart Stennett, Cllr John Ward and Cllr Nick Williams

30. MINUTES (Agenda item 1.)

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

31. APOLOGIES FOR ABSENCE (Agenda item 2.)

Apologies for absence were received from Councillors Brian Ellis, Christiaan Hesse, Stephen O'Grady, Stewart Stennett and John Ward.

32. DISCLOSURE OF INTERESTS (Agenda item 3.)

Councillor Julia Potts declared a non-pecuniary interest in the application for consideration because she was a member of Farnham Town Council. However, she had not taken part in any discussion at Farnham Town Council on this matter.

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

There were no questions from members of the public.

**PART I – RECOMMENDATIONS TO THE COUNCIL**

There were no matters raised under this heading.

**Background Papers**

The background papers relating to the following item in Part II are specified in the agenda for the meeting of the Joint Planning Committee.

**PART II – Brief summaries of other matters dealt with**

34. APPLICATIONS FOR PLANNING PERMISSION (Agenda item 5.)
35. WA/2014/1603 - LAND AT RIVERSIDE, FARNHAM (Agenda item 5.1)

Application under Regulation 3 for the construction of an additional car park for a temporary period together with associated works (as amended by addendum to Flood Risk Assessment dated 06/10/2014) This application is accompanied by an Environmental Statement.

The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting. With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the site, outlining the detail of the previous permission WA/2007/1967, and the current plans and proposals. Officers showed pictures of the application site and indicated to Members indicative locations of proposed lighting columns.

Officers outlined the matters of principle/technical judgement and those matters of judgement and advised members of information received following the agenda being published and detailed in the update sheet. This included a further 40 representations but these did not raise any additional material considerations.

Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party was given the opportunity to speak for up to 5 minutes. The following people spoke to the application:

Objectors

Mr Jerry Hyman

Farnham Town Council

Cllr David Beaman

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

The Committee raised concern about whether or not work on the site had already commenced and also expressed concern about the possibility of flooding on the site and whether it was lawful. Members were advised that the Environmental Statement satisfactorily addresses the potential cumulative effects of both the proposal and the implementation of the Brightwells scheme. Certain elements (tennis courts, pavilion and footpath/cycle path) of planning permission WA/2007/1967 had lawfully commenced on site and construction of the car park had not.

The Committee noted that the FRA July 2014 and Addendum FRA October 2014 satisfactorily addressed flood risk on the site. A Flood Compensation Scheme had also already been previously agreed for the site under planning permission WA/2007/1967 and the Environment Agency had outlined that it remained satisfied

this scheme was still appropriate for the site and that no flood modelling changes had occurred in the area since the scheme was previously agreed. Furthermore, to address a Members concerns about the loss of grassland, officers advised that an up-to-date Ecological Survey dated May 2014 provided an assessment of the site for the presence of protected species.

Having concluded its deliberations, the Joint Planning Committee **RESOLVED** that: planning permission be **APPROVED** with the following conditions and informatives:

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as described in the application on drawing number 13777 TP-003 A, unless otherwise first agreed in writing by the Local Planning Authority.
2. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 10 July 2014 and FRA Addendum dated 6 October 2014 prepared by Peter Brett Associates and the submitted flood storage compensation scheme, drawing number 15009/001. The flood storage compensation scheme drawing number 15009/001 shall be implemented and thereafter maintained as agreed for the lifetime of the development.
3. Prior to the temporary use for the proposed development expiring on the date stated by the Local Planning Authority a scheme for the restoration and landscaping of the land shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the approved flood storage compensation scheme and not raise land levels unless otherwise agreed in writing by the Local Planning Authority. The restoration and landscaping scheme shall subsequently be implemented and maintained as agreed.
4. No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the River Wey shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping and could form a vital part of green infrastructure provision. The scheme shall include:
  - plans showing the extent and layout of the buffer zone. The 8m must be measured from the edge of the development to the top of the river bank;
  - details of any proposed planting, which should be of appropriate native species of UK provenance;
  - details demonstrating how the buffer zone will be protected during development;
  - details demonstrating how the buffer zone will be managed/maintained over the longer term;
  - details of any proposed new footpaths, fencing, lighting etc.
5. The artificial lighting scheme hereby permitted should be directed away from the river corridor and buffer zone, and should be focused with shields and lighting levels shall be 2 Lux or less at ground level within the designated buffer zone.

6. Within 6 months of the public car parking on the Brightwells scheme (Land at East Street - application reference WA/2012/0912) being completed and being made available for use, or within 5 years of the date of this decision, whichever is the sooner, the car parking hereby permitted shall be removed and the land restored or landscaped in accordance with a scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority. The land shall be restored or landscaped in full accordance with the agreed details.

7. Prior to first use of the car park hereby permitted a flood risk management plan shall be submitted to and approved in writing by the Local Planning Authority. The agreed management plan shall be implemented in accordance with the approved details.

8. Prior to first use of the car park, 6 disabled car parking spaces shall be provided and thereafter retained for the life of the development.

9. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing any proposed fencing boundary treatment. The development shall be carried out in strict accordance with the approved details.

10. Prior to the commencement of development a detailed surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

11. The plan numbers to which this permission relates are 15857-TP 001, 13777 TP-003 A, ME001, ME002 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.

#### Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

3. The applicant is advised to include the following measures during the construction phase: Site activities:

- Minimise dust generating activities
- Use water as a dust suppressant where applicable o Keep any stockpiles for the shortest possible time

Construction traffic:

- Where possible vehicles should switch off engines - no idling vehicles
- All loads entering or leaving the site should be covered
- All non road mobile machinery (NRMM) to use ultra low sulphur tax-exempt diesel (ULSD) where available.

4. Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Bylaws (1981, as amended), prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Wey designated a 'main river'. This is a separate process from seeking planning permission.

5. The County Highway Authority advises that the existing ramp on the approach to the existing car park from Mike Hawthorn Drive should be provided with 'ramp warning' markings; with all other white lining within Mike Hawthorn Drive refreshed.

6. The County Highway Authority advises that the temporary car parking spaces should be decommissioned in a way that either retains some of the proposed parking spaces for users of the tennis courts, or provides a means of pedestrian access from the existing car park to the Tennis Courts.

7. The applicant is advised to consider the erection of additional car park directional signage on Dogflud Way and Mike Hawthorn Drive in order to maximise the use of the temporary car parking during the construction of the Brightwells development.

8. The applicant is advised that it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

9. Thames Water recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

10. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

11. 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.

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

**Chairman**