

AREA PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2017/1250

LAND WEST OF SWEETERS COPSE, LOXWOOD ROAD, ALFOLD

Update to the report

The following minor amended plans have been received following the drafting of the Agenda Report:

- Drawing No. 17-967-086-A (Proposed Bungalow Units 23 & 24)

This plan sets out amendments to the proposed elevations and floorplans of the two proposed bungalow units. The width, depth and height of the units would remain unchanged. The amendment would result access to both units being to the side of the building, and the floor plan would be mirrored for each unit. Bay windows would be introduced for each unit and there would be an alteration to the roof form.

Amended Proposed Plan:



Original Plan as shown in the Agenda Report:



- Drawing No. 17-967-001 Rev L (Site Layout Plan)

This plan sets out the addition of a substation to the west of the site, adjacent to the access point. The Applicant has advised that the building would be a brick built structure with a hipped roof. The materials would match the dwellings. Whilst proposed elevational details have not been submitted, officers consider that full details could be secured by means of planning condition should the Reserved Matters be approved. The agent has confirmed that, as more certainty has been gained on the proposed layout, they have been also working up the requirement for, and technical details of, the substation. The siting of the substation at the front of the site has been chosen to prevent maintenance vehicles having to enter/exit the internal roads.



- CALA2121612B Sheet 1 (Hard Landscape Proposals)
- CALA2121612B Sheet 2 (Hard Landscape Proposals)
- CALA2121612B Sheet 3 (Hard Landscape Proposals)
- CALA2121612B Sheet 4 (Hard Landscape Proposals)
- CALA2121611B Sheet 1 (Soft Landscape Proposals)
- CALA2121611B Sheet 2 (Soft Landscape Proposals)
- CALA2121611B Sheet 3 (Soft Landscape Proposals)
- CALA2121611B Sheet 4 (Soft Landscape Proposals)

The above drawings are in respect of the proposed hard and soft landscaping on site, and have been submitted in relation to recommended Condition 4 on the Agenda Report. The Council's Tree Officer has been consulted on the revised landscaping proposals and any comments received will be reported orally.

Additional representations

1 additional letter of representation has been received since the drafting of the Agenda Report. The letter makes the following general observations:

- The design is still unattractive – the flyer distributed has not changed this opinion.
- The views of the local residents have not been listened to.
- New homes are needed but they should be in keeping with the village.
- 2 token 1-bed bungalows are not good enough.

In response, officers would refer to the assessment which has taken place within the Agenda Report. Comments made by Third Parties have been carefully considered as part of the assessment of the proposal set out in the Agenda Report.

Additional consultee comments

Comments have been sought from Surrey County Council in their capacity as the Lead Local Flood Authority and these will be reported orally. However, it should be noted that Conditions 9, 10, 11 and 22 relating to drainage matters on the outline consent have already been discharged. It is not anticipated that any objection will be raised by the LLFA in relation to the current Reserved Matters application.

Additional comments from the applicant/agent

In an email to officers and Members on 11/11/2017, the agent attached an update flyer summarising the key amendments made to the design submission. The information included within this flyer is as follows:

- Natural surveillance to the children's play area has been improved through the re-orientation of three dwellings. A number of habitable rooms face on to the space, providing an active frontage and improved natural surveillance.
- The footprint of the proposed flatted units has been reduced and the amenity space for residents of these units has been increased. All dormer windows have been removed from the central flats. The proposed flats to the west are now 2 storey and have a domestic scale akin to the heights of the proposed dwellings.
- 2 bungalows have been provided in the north western corner of the site.
- All street lighting has been removed. The dwellings will have motion sensor lighting only.
- All flats will have designated refuse stores integral to the building. Dwellings will have bin store areas in rear gardens and bins will be brought to the front of the site for collection.

- 3 Flats have been relocated to the south eastern corner of the site, designed as a small unit approximately the size of a 4 bed dwelling.
- Parking provision accords with the Council's Parking Guidelines.

Amendment to conditions/informatives

In light of the amended plans received, it is proposed that Condition 1 be amended to read as follows:

1. Condition

The plan numbers to which this permission relates are:

17-967-SUV	Topographical Survey
17-967-LOC	Location Plan
17-967-001 Rev L	Site Layout
17-967-003	Site Layout – Refuse and Parking
17-967-020	Single garage
17-967-021	Double garage
17-967-030 Rev B	House Type 3
17-967-031 Rev B	House Type 4
17-967-033 Rev B	House Type 6
17-967-034 Rev B	House Type 7
17-967-037 Rev B	House Type 9
17-967-038 Rev B	House Type 10
17-967-039 Rev B	House Type 11
17-967-040 Rev B	House Type 12
17-967-041 Rev B	House Type 13
17-967-045 Rev B	House Type 8
17-967-047 Rev B	House Type 9 handed
17-967-078 Rev B	House Type 10 handed
17-967-049 Rev B	House Type 11 handed
17-967-050 Rev B	House Type 12 handed
17-967-051 Rev B	House Type 13 handed
17-967-060 Rev C	Floor plans units 9 - 12
17-967-061 Rev C	Elevations units 9 - 12
17-967-062 Rev C	Floor plans units 13 -16
17-967-063 Rev C	Elevations units 13 - 16
17-967-064 Rev B	Apartment layout
17-967-085 Rev A	Apartment Units 49 - 51
17-967-086 Rev A	Bungalow units 23 & 24
17-967-087	House Type 8

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.

Additional conditions/informatives

The following additional condition is proposed:

12. Condition

Prior to the commencement of development, details to include the size, height, form, design and materials of the proposed substation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

In the interests 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 as it relates to the construction process.

Revised Recommendation

Recommendation A

That, subject to consideration of the views of the Lead Local Flood Authority, conditions 2 – 11 as set out on pages 50-53 of the Agenda Report, amended Condition 1 and additional Condition 12 as set out on the Update Sheet, informatives 1 – 16 as set out on pages 54 – 56 of the Agenda Report, and a S106 Agreement to secure a deed of variation to the original legal agreement to amend the adorable housing mix and education contributions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.
