

JOINT PLANNING COMMITTEE
UPDATE SHEET – 27 NOVEMBER 2018

Correspondence received and matters arising following preparation of the agenda

Amendments to the report

Page 20, paragraph 1 should be amended as follows:

Affordable Housing

- 30% affordable housing, including ~~49~~ **18** shared ownership units and ~~49~~ **18** social rented units.

Amendment to conditions

Condition 1

The plan numbers to which this permission relates are:

- 13230 /1023 - Red Line Plan;
- 3230/3020/R – Illustrative Masterplan;
- 13230/3170 F – Strategy Building Scale;
- 13230/3171.1F – Strategy Tenure Mix;
- 13230/3173G – Strategy Access and Movement;
- 13230/3174F – Strategy Refuse;
- 13230/3175I – Strategy Parking;
- 13230/3176F – Strategy Facing Material;
- 13230/3177F – Strategy Roof Material;
- 13230/3178H – Strategy Boundary Treatment;
- 13230/3600B – Street Elevations;
- 13230/5000B – Site layout;
- DR-5700 S4-P3 – Landscape Strategy;
- CREST21074-03C – Tree Protection Plan;
- DR-5709 S4-P0 – Typical detail – SuDS Batter;
- ~~DR-5708 S4-P1 No Dig Path Construction~~
- DR- 5708-S4-P2 Cycleway Link**
- 13230/6001.1B – House type Thatch;
- 13230/6001.2B - House type Thatch terrace;
- 13230/6001.3 - House type Thatch terrace;
- 13230/6002.1A - House type Darwell;
- 13230/6002.2A - House type Darwell;
- ~~13230/6003/1A House type Braxted 1.1~~
- 13230/6003.2B - House type Braxted 1.1 handed;

13230/6003.3B - House type Braxted 1.1;
13230/6003.4B - House type Braxted 1.1 handed;
13230/6004.1B - House type Braxted 1.2;
13230/6004.2B - House type Braxted 1.2 handed;
13230/6005.1B - House type Braxted 2.1;
13230/6005.2B - House type Braxted 2.1 handed;
13230/6006B - House type Braxted 2.2;
13230/6007.1A - House type Thatch / Braxted 2.2;
13230/6007.2A - House type Thatch / Braxted 2.2;
13230/6007.3A - House type Thatch / Braxted 2.2 handed;
13230/6008.1A - House type Leith;
13230/6008.2A - House type Leith;
13230/6008.3A - House type Leith detached;
13230/6009.1A - House type Sherwood;
13230/6009.2A - House type Sherwood detached;
13230/6009.3A - House type Sherwood detached handed;
13230/6010.1A - House type Orchard;
13230/6010.2 - House type Orchard;
13230/6010.3 - House type Orchard;
13230/6010.4A - House type Orchard handed;
13230/6010.5 - House type Orchard handed;
13230/6010.6 - House type Orchard handed;
13230/6010.7 - House type Orchard handed;
13230/6011.1 - House type Wordsworth;
13230/6011.2 - House type Wordsworth;
13230/6012B - House type 2 bed affordable;
13230/6013.1B - House type 3 bed affordable;
13230/6013.2A - House type 3 bed affordable;
13230/6013.3A - House type 3 bed affordable;
13230/6014B - House type 4 bed affordable;
13230/6015 - House type 1 bed affordable apartment terrace;
13230/6016.1A - House type 1 and 2 bed apartment block;
13230/6016.2 - House type 1 and 2 bed apartment block;
13230/6016.3A - House type 1 and 2 bed apartment block handed
13230/6016.4 - House type 1 and 2 bed apartment block handed
13230/6025 –Garage type;
13230/6026.1 – Bin and cycle store types;
13230/6026.2 – Bin and cycle stores types;
SK21638-01A – Pedestrian / Cycle Access onto Horsham Road;
2599-5-2-DR-5701 P0 – Planting Palette – trees and hedging;
2599-5-2-DR-5702 P0 – Planting Palette - shrubs;
2599-5-2-DR-5703 P0 – Planting Pallet – grasses and bulbs;
2599-5-2-DR-5704 P0 – Indicative materials;
2599-5-2-DR-5705 P0 – Indicative LAP play areas;

2599-5-2-DR-5706 P1 – LEAP play equipment;
2599-5-2-DR-5707 P0 – Play area – indicative planting palette

Tree documents:

CREST21074-01 Tree Reference Plan
CREST21074-03C Tree Protection Plan
CREST21074aia-amsC Arboricultural Impact Assessment and Method Statement
CREST21074trA Tree Report

Condition 2

The development hereby approved shall not be first occupied until space **for each relevant plot and any adjacent visitor parking spaces** have 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 purpose.

Condition 8

~~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 plans, including the materials submission, shall be made without the prior written consent of the Local Planning Authority.~~

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002. **This is a pre-commencement condition as the matter goes to the heart of the permission.**

Condition 14

Prior to the commencement of development details of how the Sustainable Drainage System will be protected and maintained during construction of the development, ~~during the operation for the system and for the lifetime of the system,~~ shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be maintained at all times in accordance with those details.

Condition 19

Prior to the commencement of **first occupation of the** development, a Landscape and Ecology Management Plan (LEMP) relating to the public open spaces within the site, shall first be submitted to and agreed in writing by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 11.0 of the submitted Ecological Appraisal report and should include adequate details of the following;

- Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal and loss of grassland habitats. It is recommended that wetland features are designed to retain some water year round.
- Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.
- This LEMP can incorporate above referenced measures relating to specific protected species.

The development shall be carried out in strict accordance with the agreed LEMP.

Condition 20

~~In this condition 'retained tree' means an existing tree, which is shown to be retained in accordance with the approved plans and particulars referred to in Condition 1 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.

In this condition 'retained tree' means an existing tree, which is shown to be retained in accordance with the approved plans and particulars referred to in Condition 1 and paragraphs (a) and (b) above shall have effect until the expiration of 5 years from the first occupation of the development.

Condition 25

Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no development within Schedule 2 Part 1 Classes ~~A to H~~ **B and C**, inclusive of that order, shall be implemented on the site without the written permission of the Local Planning Authority.

Condition 27

Prior to the first occupation of the dwellings hereby permitted the fences, walls and other means of enclosure shown on plan number 13230/3178H shall be provided and shall thereafter be retained. ~~details of all proposed walls, fences or other means of enclosure within and around the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the occupation of the dwellings and thereafter retained.~~

Revised Recommendation

That, subject to the completion of a Section 106 agreement to secure appropriate contributions in respect of **highway safety and capacity improvements; a travel voucher scheme**; early years and primary education; recycling containers; Arts and Leisure improvements towards Cranleigh Arts Centre; Leisure and Recreation sports pitch provision at Snoxhall Fields and a new MUGA; Environmental Improvements to public bridleway between Snoxhall Pavilion and Snoxhall Fields Car Park; provision of on site LEAP and LAPS; off site highway works; provision of 30% affordable housing; the setting up of a Management Company for open space, play space, landscaping, footpath and cycle links and SuDS; conditions ~~4—28~~ **1, 3 – 7, 9 – 13, 15 – 18, 21 – 24, 26, 28 and 29 on the Agenda report, conditions 2, 8, 14, 19, 20, 25 and 27 as listed above** and informatives 1- 22 on the Agenda report, permission be GRANTED