

**JOINT PLANNING COMMITTEE**  
**UPDATE SHEET**

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Correspondence received and matters arising following preparation of the agenda

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**Item B1**

**WA/2018/0544**

**SITE B, EAST STREET REGENERATION, EAST STREET, FARNHAM**

Update to report

In the Planning History section, at the top of the planning history table, WA/2018/0308 (provision of 3 bat poles) amend decision to Full Permission 20/06/18.

Amendments to the report

Under the bullet points on p.27 add the following:

- Provision and design of temporary underpass (with slight change to its position within embankment)
- Provision of storm water management system (with slight amendment due re-positioned pedestrian underpass).

Responses from Consultees

A further response from the Environment Agency following re-consultation on the development raising no objection, subject to conditions.

A further response from Environmental Health raising no objection, subject to conditions.

Amendment to conditions

Amend condition 1 to read:

The plan numbers to which this permission relates are Drawing No. TPN-TCA-001B, *TPN-TCA-002E*, TPN-TCA-003E, *TPN-TCA-004J*, TPN-TCA-005D, *TPN-TCA-006D*, TPN-TCA-007A, 100002/3017 (*with the exception of the sections labelled Construction Access Detail Option 1 and Construction Access Detail Option 2*). 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.

Amend condition 5 as follows:

The proposed road and vehicular access to the A31 Farnham Bypass and South Street, including the temporary vehicular bridge over Borelli Walk and the River Wey, shall be designed and constructed prior to *the demolition works* approved by WA/2012/0912 and WA/2016/0268. *No demolition or other works that fall within these planning consents that constitute development* shall begin before the South Street and A31 accesses, the bridge, access road and site compound have been completed in accordance with the application drawings and the requirements of the County Highway Authority. Once constructed, the accesses and bridge shall be retained free of any obstruction to its use in accordance with a duration to be agreed with the Local Planning Authority.

Amend condition 6 to read as follows:

The proposed access road including its junction with the A31 Farnham by-pass shall be closed and all kerbing, verges, replacement trees, landscaping and highway margins shall be fully reinstated by the applicant, in a manner to be agreed in writing by the Local Planning Authority, *by 30<sup>th</sup> November 2022 or an alternative date to be agreed in writing by the Local Planning Authority.*

Amend condition 7 to read as follows:

The proposed South Street (Borelli Walk) access shall be closed and fully reinstated and all kerbing, verges, replacement trees, landscaping and highway margins shall be fully reinstated by the applicant in a manner to be agreed in writing by the Local Planning Authority, *by 30<sup>th</sup> November 2022 or an alternative date to be agreed in writing by the Local Planning Authority.*

Amend condition 10 to read:

No development shall commence until a Method of Construction Statement has been submitted to, and approved in writing, by the Local Planning Authority. The development shall be carried out in complete accordance with this approved method statement throughout the duration of construction.

Amendment to condition 14 to add the following:

s) An ecological survey, to enable the assessment of the level of risk posed by the South St access road to include the following:

- i. The identification of any rare, declining protected or otherwise important flora and fauna habitats;
- ii. Identification of the impacts of the access road on those features;
- iii. Demonstration of how the access road will avoid adverse impacts;
- iv. Detail of mitigation for any adverse ecological impacts or compensation for loss;

- v. Detail of wildlife/habitat enhancement measures;
- vi. Provision of plans for the management of any compensation areas.

- t) Details of surface water run-off;
- u) Details of construction and demolition working hours;
- v) Information on the person/bodies responsible for particular activities associated with the method statement that demonstrates that they are qualified for the activity they are undertaking. This should include Ecological Clerk of Works (ECoW).

Amend condition 18 to read:

18) The proposed development shall not commence until full details of a Borelli Walk Management Plan for the closure of Borelli Walk, details of the route's reinstatement during the construction of the East Street development (WA/2012/0912 or WA/2016/0268) and details of the construction site facilities and programme for the removal of the bridge and the construction of the pedestrian bridge have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with *the* approved details.

Additional informatives:

- 2) The granting of this permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. Further information please contact the Environmental Health Service on 01483 523393.

**Revised Recommendation**

That, subject to the consideration of any further representations and consultee responses received by 6<sup>th</sup> July 2018 that raise further material planning matters that have not already been considered, permission be granted, subject to amended conditions 1, 5, 6, 7,10, 14 and 18 and informative 2 above and conditions 2, 3, 4, 8, 9, 11, 12, 13, 15, 16, 17 and informative 1 in the agenda report.