

JOINT PLANNING COMMITTEE

30 JULY 2018

UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item B1

NMA/2018/0049

LAND AT EAST STREET, FARNHAM

Amendments to the report

On 24th July 2018, an amended National Planning Policy Framework (NPPF) was published. The NPPF is a material planning consideration in planning decisions. The NPPF does not contain any reference to non-material amendments and the document does not alter the conclusions of the agenda report.

The “Development Plan Policies and Proposals” section of the report should be amended to remove reference to the NPPF 2012 and replace it with NPPF 2018 and remove the reference to paragraph 215 which has now been replaced with paragraph 213.

Remove references to the NPPF 2012 in the Development Plan Policies and Proposals section. However it is not considered that the amended text within the new NPPF alters the amount of weight that should be given to retained policies in the Development Plan or the overall conclusions in any of these sections.

P. 9, amend the suggested wording of condition 1, to reflect an amended drawing, as follows:

The development shall be carried out in complete accordance with the agreed Phasing Programme Sketch Number 10002-CNR-SK-0005 **Rev 8**, Sheets 01-33, unless otherwise agreed in writing by the Local Planning Authority.

P. 22, in the second paragraph under the bullet point, Brightwell House, replace the date ‘week of 20th January 2019 and replace with ‘week of 20 January 2020’.

Revised Recommendation

That the Non-Material Amendment application be APPROVED to provide for an amended condition 1 upon WA/2016/0268 as follows:

The development shall be carried out in complete accordance with the agreed Phasing Programme Sketch Number 10002-CNR-SK-0005 ~~Rev 7~~ **Rev 8**, Sheets 01-33, unless otherwise agreed in writing by the Local Planning Authority.

Item B2

WA/2018/0460

HEWITTS INDUSTRIAL ESTATE, ELMBRIDGE ROAD, CRANLEIGH,

Responses from Consultees

Health and Safety Executive (HSE):

HSE would not advise against the grant of planning permission for the application so long as a condition is imposed on the permission requiring the Hazardous Substance Consent for the storage of LPG to be revoked.

Environmental Health Officer:

“The layout for the proposed development should not affect their ability to adhere to the condition outlined below in your email. In order to discharge the condition the developer would be required to provide information, as a pre-commencement condition, to demonstrate that compliance can be achieved.

In order to minimise nuisance arising from the site I would recommend that the recommended conditions from Environmental Health in our original response (numbered 1, 2 and 4) be applied.

It is also recommended that the following condition be included;

- There shall be no burning of any waste or other materials on the site.”

(Note: Condition 1 of the original EH consultation related to a construction management plan, this is secured via condition 5 of the outline consent. Condition 2, related to a scheme to agree details of internal ambient noise levels, this was secured via condition 13 of the outline consent. With regards to condition 4, details of lighting were secured via condition 14 of the outline consent. With regards to the burning of waste, such a condition is not necessary given the on site conditions.)

Additional comments from the agent

The agent has clarified the position with regards to the provision of vehicle charging points.

“we had previously submitted an application to discharge the electric vehicle charging points condition (ref: CD3/2014/2384), it was agreed as part of this process that it was appropriate to locate a 3 pin, 13amp socket to the front elevation of each house on the site, but this condition could not be approved at that stage as our working drawings were not sufficiently progressed to identify the location of the socket on the elevation. You will see from the email thread below though that Richard Cooper at SCC was consulted and confirmed that this approach is acceptable. I have spoken with our technical coordinator about the houses served by the parking court and he has confirmed that a socket can be located to the rear boundary of those plots to provide for electric vehicle charging for these plots convenient with their parking.”

Amendment to conditions

The applicants have requested revisions to a number of the conditions. The majority of the changes suggested are considered reasonable, and in order to ensure that we are working in a positive manner, the following revised conditions are suggested:

Condition 2:

No development of dwellings above slab level 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. Development shall be carried out in accordance with the approved details.

(note: this changes the condition from being prior to commencement, to no development above slab level)

Condition 5:

Prior to first occupation of the development hereby approved, full details of the specification of the acoustic fencing along the northern boundary shall be submitted to and approved by the Local Planning Authority. Once approved, the acoustic fencing along the northern boundary shown on plan 59719-101 Rev. G shall be erected prior to first occupation of plots 11-14, and shall be retained at all times in accordance with the approved details.

(note: this has been amended so that details are required prior to occupation of plots 11-14 rather than, occupation of the whole development)

Condition 7:

No dwelling hereby approved shall be first occupied unless and until space serving that dwelling has 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 / turning areas shall be retained and maintained for their designated purpose.

(note: this condition originally required all parking spaces to be provided before any occupation of the development, this would not be feasible on such a large development and therefore it is reasonable to change the wording so that it ensures no dwelling is occupied until the space for that dwelling has been provided)

Condition 9:

The development hereby approved shall not be first occupied unless and until the pedestrian and cycle links within the site and between the site and Elmbridge Road have been laid out in accordance with the approved plans and thereafter they shall be retained and maintained for their designated purpose. The connection to the Downs Link shall be laid out in accordance with the approved plans prior to the occupation of the 100th dwelling and thereafter shall be retained and maintained.

(note: this condition is proposed to be amended in order to comply with the applicants phasing)

Additional conditions

The Health and Safety Executive (HSE) have advised that they raise no objection subject to a condition being imposed requiring the revocation of the Hazardous Substance Consent on the site. At the time of writing the report Officer's agreed with the applicant that the change in ownership has lead to a revocation of the consent. However, as the change in ownership related to the whole rather than part of the site, the consent would still need to be formally revoked. The HSE have confirmed that in their opinion the condition should be imposed. Therefore, the following additional condition is recommended:

16. Condition

Until the hazardous substances consent for the storage of LPG at the former Waverley Gas Sales site at Hewitts Industrial Estate, Cranleigh, has been revoked in its entirety under the provisions of the Planning (Hazardous Substances) Act 1990, and written confirmation of the necessary revocation has been issued by the hazardous substances authority no dwellings shall be occupied on the site.

Reason

In the interests of safety on site, to accord with the objectives of retained Policy D1 of the Local Plan 2002.

Revised Recommendation

That subject to conditions 1, 3, 4, 6, 8, 10, 11, 12, 13 and 15 as contained in the Officers report and conditions 2, 5, 7, 9 and 16 contained within this addendum the application is recommended for APPROVAL.