

AREA PLANNING COMMITTEE
UPDATE SHEET 2 – 8 AUGUST 2018

Correspondence received and matters arising following preparation of the agenda

Item 7

WA/2018/0151

LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

Amendments to the report

On page 27 in paragraph 3 should replace 'up to' with 'estimated' and read;
'Area A of the application site is included within the Draft Local Plan Part 2: Site Allocations and Development Management Policies document as a site allocation (Ref: DS 15: Longdene Field) for an estimated 25 dwellings.'

The date which the Council refused application WA/2016/1226 on page 29 of the agenda report should read 20/09/2016.

The appeal decision associated with WA/2016/1226 is attached as an appendix.

Amendment to conditions/informatives

The word general has been removed from recommended condition 23.

23. Condition

Full details of the proposed market housing mix shall be submitted to, and agreed in writing by, the local planning authority either alongside or prior to the determination of the first Reserved Matters Application. The housing mix shall be in accordance with the SHMA. The development shall be carried out in accordance with the approved market housing mix.

Reason

To ensure that the development meets the housing needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA) and to accord with Policies AHN1 and AHN3 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the permission.

Additional conditions/informatives

The following additional condition is recommended for the outline part of the scheme:

- 43. Condition
 The development hereby approved shall not be first occupied unless and until a scheme for the provision of Electrical Vehicle Charging Points (EVP's) within the development has been provided in accordance with a scheme to 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 interest of air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

The following informative is recommended:

- 16. The reserved matters application should take into consideration the design guidance contained within the Haslemere Design Statement.

Revised Recommendation

Recommendation A

That, subject to the consideration of any further representations by 22/08/2018 that raise further material consideration that have not yet been considered and subject to a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, SuDS and open space management/maintenance and conditions 1-10 inclusive, 12, 13, 15-22 inclusive, 24-30 inclusive and 32-42 inclusive in the agenda report and condition 43 on the update sheet published 08/08/2018, permission be GRANTED.

Recommendation B

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED.

