

JOINT PLANNING COMMITTEE
UPDATE SHEET – 19 September 2018

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2017/1778

GARDEN STYLE NURSERY, WRECCLESHAM HILL, WRECCLESHAM

Update to the report

Additional plans:

Additional colour street scenes/site sections have been submitted. These will be included within the committee presentation and are reflected in an update to the plan numbers within condition 1.

Planning Infrastructure:

The Council's Greenspaces Manager has requested the following change to the infrastructure projects for leisure/parks & countryside:

Existing heads of terms:

- £44,100 towards Weydon Lane youth football pitch provision and
- £27,000 towards Heathland Hub project at Frensham Great Pond and Common (provision of new and improved visitor facilities)

Proposed project:

- £71,100 towards Heathland Hub project at Frensham Great Pond and Common (provision of new and improved visitor facilities)

Given the timescales, and current funding position for each of the above projects, the Heathland Hub project is a greater priority for prompt delivery. As such, the Greenspaces manager wishes to focus the contributions on that project. This does not change the overall level of contributions sought on the project. This change would be secured by a legal agreement. The applicant has agreed to this change to the Heads of Terms.

Amendment to conditions/informatives

Condition 1 (drawing numbers) is updated to reflect additional street scene / site sections that have been submitted. These plans do not alter the proposal.

1. Condition

The plan numbers to which this permission relates are

- Layout plans: SL01 rev F, LP01 rev B, AHL01 rev A;
- Street scene/proposed section plans: **SE.02A, CSE01 A, SE.03A**, SE-01 rev H, SE-02 rev F, SE-03 rev H; Flat blocks proposed plans: FB-Ae rev B, FB-Ap rev A, FB-B.e rev A, FB-B.p rev A, FB-C.e rev A, FB-C.p rev A;
- Plot Elevations: P1-2.e rev D, P1-2.p rev B, P3-4.e rev C, P3-4.p rev B, P5.e rev A, P5.p rev A, P6-7.e rev C, P6-7.p rev B, P7a-7b.e1 rev B, P7a-7b.e2 rev B, P7a-7b.p rev A, P8_36b.e rev A, P8_36b.p rev A, P9-10.e rev D, P9-10.p rev C, P10a.e rev B, P10a.p rev A, P11-12.e rev C, P11-12.p rev B, P13-14.e1 rev E, P13-14.e2 rev E, P13-14.p rev C, P15-16.e rev A, P15-16.p rev A, P17.pe rev C, P18.e rev C, P18.p rev B, P19.e rev B, P19.p rev A, P20.e rev B, P20.p rev B, P21-22.e rev B, P21-22.p rev A, P23-24.e rev B, P23-24.p rev A, P25-26.e rev B, P25-26.p rev A, P34-35.e rev B, P34-35.p rev B, P36-36a.e rev B, P36-36a.p rev B, P37.e rev D, P37.p rev B, P38.e Rev B, P38.p rev A, P39-40.e1 rev A, P39-40.e2 rev A, P39-40.p rev A, P41-42.e rev B, P41-42.p rev A, P43-44.e rev B, P43-44.p rev A, P45-47.e B, P45-47.p rev A, P48-49.e rev B, P48-49.p rev A, P50-51.e rev B, P50-51.p rev A, P54.e rev B, P54.p rev B, P55-56.e rev A, P55-56.p rev A, P57-58.e rev D, P57-58.p rev C, P59.e rev A, P59.p rev A, P60-61.e1 rev D, P60-61.e2 rev D, P60-61.p rev C, P62_62a.e1 rev B, P62_62a.e2 rev B, P62_62a.p1 rev B, P62_62a.p2 rev B, P62b.e rev C, P62b.p rev B, P63.e B, P63.p rev B, P64.pe rev B, P65.e rev C, P65.p rev A,
- Substation, garage and cycle plans: SS.01.pe rev A, GAR.01.pe rev A, Bins.01.pe rev A, Bins.02.pe rev A, Bins.03.pe rev A, Cycles.01.pe rev A.
- Existing Site Plans: 13131(AP)00.03.P1, unnumbered Site Location Plan produced by Neame Sutton at scale 1:2500,
- Proposed Cross Sections and Levels: FA E-F1709.00 350 (rev P6), FA E-F1709.00 351 (rev P6) and FA E-F1709.00 352 (rev P8) showing site levels.

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.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1

of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Condition 28 requires compliance with mitigation and enhancement actions set out in the Ecology Report. The original condition wording is corrected to include the correct date on the report.

6. Condition

The development shall be undertaken in full accordance with the mitigation and enhancement actions set out in the **Ecological Impact Assessment dated June 2017**.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Local Plan Part 1 2018.

11. Condition - **DELETED**

This condition sets out the processes to be followed in the event that unexpected contamination is discovered. Appropriate processes are already secured however by condition 9, which relates to compliance with a Remediation Implementation plan reference 38414-004 July 2018. The Council's Pollution control has confirmed that removal of condition 11 is appropriate because it duplicates the requirements of condition 9.

Condition 25 - The trigger point for the provision of the LEAP has been revised to be later in the building programme. This reflects the need for a construction compound to be sited in the position of the proposed play area and due to health and safety issues associated with the provision of the play area at an earlier point in the build.

25. Condition

Prior to the first occupation of the **50th unit** of the development hereby permitted, a Local Equipped Area of Play (LEAP) shall be provided in accordance with the following plans: 1706.16385 (siting of Equipment), FT_J491 (Swing), FT_J839 (Springers), FT_J2403 (Rotating Equipment), FT_J4907 (Climbing and Balancing trails), FT_J4920, FT_RBA1 (Bench) and JBA 16_197_07 (rev M) Play Area. Thereafter, the LEAP shall be maintained in full accordance with the approved details.

Reason

To ensure that the proposal makes suitable provision for children's play to accord with Policy LRC1 of the Local Plan Part 1 2018.

28. Condition – **DELETED**

This condition requires compliance with mitigation and enhancement actions set out in the Ecological Impact Assessment is a duplication of condition 6 and as such is not required.

Revised Recommendation A

That, permission be GRANTED subject to the completion of an appropriate legal agreement by 22/02/2019 to secure affordable housing, planning infrastructure contributions, contributions towards Farnham Park SANG, a Landscape Ecological Management Plan and conditions 2-5 and 7- 10, 12-24, 26-27 and 29 as set out on the agenda report and amended conditions 1, 6 and 25 set out on this update sheet

RECOMMENDATION B remains as set out on the agenda report.

Item: A2

WA/2015/2283

LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA

Additional Information

The relevant minutes from the Joint Planning Committee on 26/07/2018, during which this item was previously considered, are set out below:

22. APPLICATION FOR PLANNING PERMISSION - WA/2015/2283 - LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA (Agenda item 5.)

Proposed development

Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017).

With reference to the report circulated with the agenda, Officers presented a summary of the planning context for making a decision on the application, and the proposed development including site plans and the layout. Officers outlined the determining issues and those matters of a more subjective nature.

Officers advised that there had been 1 additional letter of representation received raising objection to the scheme, however this did not raise any additional material matters that were not already covered in the report.

Public speaking

In accordance with the Council's arrangements for public participation at meetings, the following made representations in respect of the application, which were duly considered:

Ian Shanks - Objector

Ian Sowerby - Applicant/Agent

The Committee was advised that the planning application sought outline permission for the development proposal with all matters reserved except access. Councillor Brian Adams raised concern about the access to the site being rather narrow and whether this was suitable. Officers advised that the proposed development would result in an increase of traffic movement to and from the site. However, the County Highways Officer had considered the evidence put forward in the Transport Assessment and had concluded that the access and highway improvements, along with the mitigation methods, would accommodate the increase in traffic. No objection had been raised regarding the access and 4.8metres was the minimum requirement and this exceeded this at 5.5metres.

Councillor Carole Cockburn referred to the neighbourhood plan which had recently been consulted on and adopted by Farnham Town Council. Officers confirmed that the Council's Draft Local Plan relied on around 100 homes being delivered at Land West of Green Lane in the next 5 years (likely to be modified to 105 homes), allocating this site for development under Policy SS2. The Farnham Neighbourhood Plan Policy FNP1b also allocated this site for development. Given the stage each of these plans had reached, it was considered that Policy SS2 and FNP1b held greater weight than Policy C2 in this instance. The Committee noted that this was an outline application and Members raised the importance of ensuring at reserved matters that the developers worked with local ward councillors, neighbours and community groups to ensure a high quality design in fitting with design standards. It was agreed that this would be added as an informative to the application if agreed as follows:

"In relation to the subsequent reserved matters pursuant to the outline permission hereby granted, the applicant (for reserved matters) is requested to:

- 1) Engage in pre-application discussions with the Local Planning Authority prior to submission;
- 2) Engage in community consultation in the development of the design and layout of the proposal;

3) Ensure that the reserved matters details have particular regard to the policies in the Farnham Neighbourhood Plan and the guidance in the Farnham Design Statement”.

Further concern was expressed by Councillor Jerry Hyman regarding the SANG and felt that this should be referred to in the contributions within the recommendation/decision if agreed. The Committee accepted the additional wording of “Thames Basin Heaths avoidance strategy for provision of SANG” to the recommendation.

Following further discussion, the Committee moved to the recommendation A as amended above, and the recommendation was approved with 19 in favour and 1 against. Moving onto recommendation B, it was approved with 19 in favour and none against or abstentions (Cllr Jerry Hyman did not vote on recommendation B).

Accordingly, the decisions were as follows:

Decision A

RESOLVED to GRANT permission, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards education infrastructure, Thames Basin Heaths avoidance strategy for provision of SANG, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions 1-18 and informatives 1-30, plus an additional informative in relation to preconsultation, permission be GRANTED

Decision B - That, in the event that an appropriate legal agreement is not completed within 6 months of the date of the resolution to grant planning permission, permission be REFUSED for reasons 1-4 in the agenda report.

Recommendation

Remains as set out on pages 73-87 of the agenda.

Item B1

WA/2018/0830

UNIVERSITY FOR THE CREATIVE ARTS, FALKNER ROAD, FARNHAM

Amendments to the report

The report makes reference to the provision of 252 parking spaces as part of the proposal. This should read 258. This error is on pages 184 and 208 of the agenda report.

The dedicated preview session for local stakeholders was held on 15th March 2018 not 5th March 2018, as stated on page 188 of the report.

Revised Recommendation

Remains as set out on pages 221-232 of the Agenda report.
