

JOINT PLANNING COMMITTEE
UPDATE SHEET – 12 NOVEMBER

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2018/0682

WEST CRANLEIGH NURSERIES, ALFOLD ROAD, CRANLEIGH

Update to the report

The following plans have been submitted following the drafting of the Agenda Report:

D0322_001 Rev K	Landscape Proposal Masterplan
D0322_002 Rev K	Hardworks Sheet 1 of 4
D0322_003 Rev H	Hardworks Sheet 2 of 4
D0322_004 Rev H	Hardworks Sheet 3 of 4
D0322_005 Rev H	Hardworks Sheet 4 of 4
D0322_006 Rev G	Softworks Sheet 1 of 4
D0322_007 Rev G	Softworks Sheet 2 of 4
D0322_008 Rev G	Softworks Sheet 3 of 4
D0322_009 Rev G	Softworks Sheet 4 of 4
D0322_011	Linear Park Layout
01332.W301 Rev D1	Window Sheet 01

Officers have reviewed the submitted information in respect of the Linear Park and Open Space specification as required by Schedule 2, Part 1, Clauses 4.1.1 and 4.2.1 of the Section 106 Agreement, and are satisfied that an acceptable specification has been put forward. As such, Officers recommend that details pursuant to this S106 requirement be approved. This will be reflected in the revised Recommendation B set out in this update sheet below.

Amendment to conditions

Further to the review of the submitted hard and soft landscaping plans, it is considered that sufficient detail has been submitted with regard to recommended Condition 16 (landscaping plans) set out on page 47 of the Agenda Report. As such, Officers propose that this condition be removed and the submitted landscaping plans be added to the plan numbers condition (recommended Condition 1) to ensure compliance.

It is proposed to amend Condition 1 (page 41 of the Agenda Report) to read as follows:

1. Condition

The plan numbers to which this permission relates are:

01332.MP1.S01 Rev P2	Site Location Plan
01332.MP1.01 Rev P2	Phase 1 Masterplan
01332.MP1.02 Rev P6	Phase 1 Masterplan - ground level
01332.MP1.03 Rev P2	Parking Allocation Plan
01332.MP1.04 Rev P1	Phase 1 Masterplan - Knowle Trust Apartments location plan
01332_P Rev D1	Western Site Phasing Plan
01332.MP1.C4 Rev P3	Phase 1 Phasing Plan
D0322_010	Landscape Proposal Play Areas
01332.MP1.C40.01 Rev P1	Phase 1 Existing levels
01332.MP1.C40.02 Rev P2	Phase 1 Proposed levels
01332.HT.2B1 Rev P1	HT.2B1 Plans & Elevations
01332.HT.3B1A Rev P1	HT.3B1A Plans & Elevations
01332.HT.3B1B Rev P1	HT.3B1B Plans & Elevations
01332.HT.3B2 Rev P1	HT.3B2 Plans & Elevations
01332.HT.3B3 Rev P1	HT.3B3 Plans & Elevations
01332.HT.4B1 Rev P1	HT.4B1 Plans & Elevations
01332.HT.4B2 Rev P2	HT.4B2 Plans and Elevations
01332.HT.4B3A Rev P1	HT.4B3A Plans & Elevations
01332.HT.4B3.B Rev P1	HT.4B3B Plans & Elevations
01332.HT.4B3C Rev P1	HT.4B3C Plans & Elevations
01332.HT.4B4 Rev P2	HT.4B4 Plans & Elevations
01332.HT.5B1 Rev P3	HT.5B1 Plans & Elevations
01332.AB1.01 Rev P1	Apartment Building 1 – Floor Plans
01332.AB1.02 Rev P1	Apartment Building 1 – Elevations & Perspective
01332.AB2.01 Rev P1	Apartment Building 2 Reprovider - Plans, Elevations & Views
01332.A.01 Rev P1	Bin Store for Apartments – Plans & Elevations
01332.A.02 Rev P1	Bike Store – Plans & Elevations
D0322_001 Rev K	Landscape Proposal Masterplan
D0322_002 Rev K	Hardworks Sheet 1 of 4
D0322_003 Rev H	Hardworks Sheet 2 of 4
D0322_004 Rev H	Hardworks Sheet 3 of 4
D0322_005 Rev H	Hardworks Sheet 4 of 4
D0322_006 Rev G	Softworks Sheet 1 of 4
D0322_007 Rev G	Softworks Sheet 2 of 4

D0322_008 Rev G
D0322_009 Rev G
D0322_011
01332.W301 Rev D1

Softworks Sheet 3 of 4
Softworks Sheet 4 of 4
Linear Park Layout
Window Sheet 01

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 Waverley Borough Local Plan 2002.

Further to the submission of details regarding the window types serving bathrooms and en-suites (Drawing No. 01332.W.01 – Window Sheet 1), it is proposed to amend recommended Condition 4 (obscure glazing, pages 42-43 of the Agenda Report) to read as follows:

4. Condition

All first floor windows serving bathrooms and en-suites in the dwellings hereby approved shall be formed of obscure glazing to the extent that intervisibility is excluded and shall be retained. The approved first floor bathroom and en-suite windows serving plots 15, 16, 19, 20, 21, 22, 23, 29, 30, 31, 33, 34, 36, 38, 40, 41, 42, 43, 44, 45, 49, 50, 51, 53, 54, 57, 58 and 60 shall be constructed in accordance with drawing 01332.W.01 (Window Sheet 01) setting out the window opening specification and shall be retained. The following first floor windows shall be formed of obscure glazing and fixed shut below 1.7m from finished floor level to the extent that intervisibility is excluded and shall be retained:

- Plot 8 – bathroom on western elevation
- Plot 9 – bathroom on eastern elevation
- Plot 46 – en-suite and bathroom on eastern elevation
- Plot 47 – en-suite and bathroom on western elevation
- Plot 58 – bedroom 2 on southern elevation
- Plot 60 – bedroom 1 and dining room on northern elevation

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Further to communication with the County Highway Authority, it is proposed to amend recommended Conditions 6 (bicycle storage, page 44 of the Agenda Report) and 7 (electric vehicle charging points, page 44 of the Agenda Report) to read as follows:

6. Condition

No dwelling hereby approved shall be first occupied until full details of the proposed cycle storage, as depicted on drawing 01332.MP1.02.P6 has been submitted to and approved in writing by the Local Planning Authority. The bicycle storage facilities shall be constructed in accordance with the approved details and installed prior to the occupation of the proposed dwellings.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan2 018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2018.

7. Condition

The development hereby approved shall not be occupied until details of the electric vehicle charging points identified in drawing 01332.MP1.02.P6 (including a strategy for their ongoing management and maintenance) has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging scheme shall be implemented prior to first occupation of the development in strict accordance with the approved details.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan2 018 (Part 1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2018

In light of the proposal to remove recommended Condition 16 (page 47 of the Agenda Report), it is proposed to re-number recommended Conditions 17 and 18 (page 48 of the Agenda Report) so that they become Conditions 16 and 17 as follows:

17. 16 Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

48. 17 Condition

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 enlargement or alteration to the roofs of the dwellings hereby permitted as defined within Part 1 of Schedule 2, Class B inclusive of that order, shall be undertaken on the site without the written permission of the Local Planning Authority.

Reason

Having regard to the character and amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Revised Recommendations

Recommendation A

That, subject to Conditions 2, 3, 5, and 8 – 15 as set out within the Agenda Report, amended Conditions 1, 4, 6, 7 and re-numbered Conditions 16 and 17 as set out on the Update Sheet, and Informatives 1 – 14 as set out within the Agenda Report, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

Recommendation B

That the details submitted with regard to conditions 4 (phasing), 5 (highways matters), 7 (highways matters), 10 (SuDS), 11 (surface water), 13 (SuDS), 14 (foul water), 15 (FRA), 26 (noise), 40 (levels) and 41 (highways matters) of WA/2016/2207 be agreed.

That the details submitted in respect of the Knowle Park Dwellings for WA/2016/2207 (as required by Clause 5.3.1 of Schedule 2 of the Section 106 Agreement) be agreed.

That the details submitted in respect of the Linear Park and Open Space Specifications for WA/2016/2207 (as required by Clauses 4.1.1 and 4.2.1 of Schedule 2 of the Section 106 Agreement) be agreed.
