

JOINT PLANNING COMMITTEE – 6TH FEB 2019

ADDITIONAL UPDATE SHEET

Item 7

WA/2018/2071

LAND SOUTH OF HIGH STREET BETWEEN ALFORD ROAD AND KNOWLE LANE, CRANLEIGH

Amendment to the detailed wording of condition 3

Further detail is necessary within this condition to ensure the applicant is aware of requirements. It is therefore proposed to amend the wording to –

“The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority and the Council’s Environmental Health Officer for:

- (a) Electric Vehicle Charging Points within the development in accordance with Surrey County Council’s Vehicular and Cycle Parking Guidance (January 2018). Charging points should be 7kw as a minimum, and shall as a minimum be provided for each dwelling and for 20% of spaces for flats.
- (b) Details confirming that the publically accessible Electric Vehicle Charging Points will be registered with a national scheme to ensure availability of Electric Vehicle Charging Points to a wider network of users

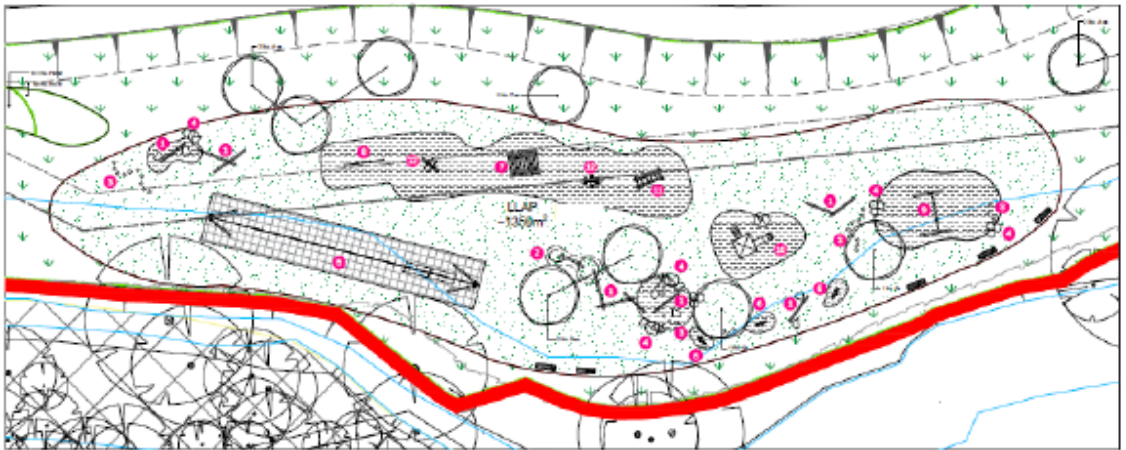
These facilities shall thereafter be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.”

Landscape Management and maintenance plan and playspace

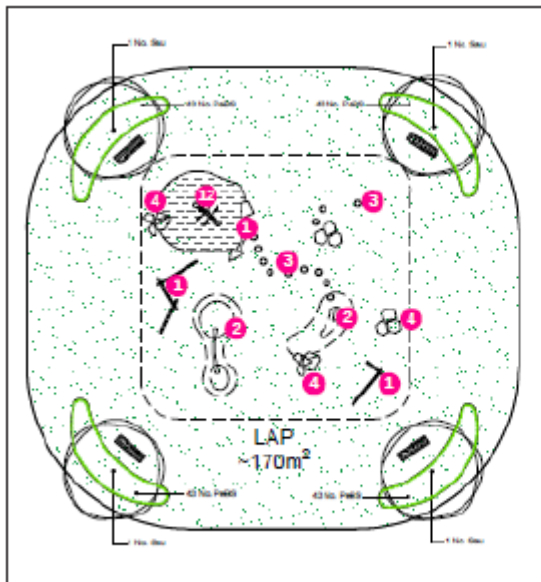
Recommendation B relates to the approval of details pursuant to the S106 agreement. The play space specifications and proposed Landscape management and Maintenance plan is described on page 34 of the Officers’ report.

The submitted plan which is referred to on page 34 is drawing number: EXA_1635_PH2.2_300 Rev C entitled ‘Laps & Leaps’. This plan shows the following:

Proposed LLAP layout and equipment

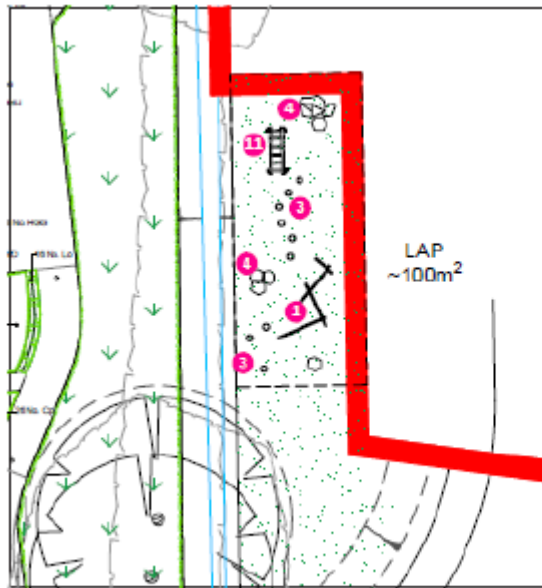


Proposed LAP layout and equipment (northern area of site)



- 1 Balance Beams/ Logs: 5 No.
- 2 Informal mounds: 2 No.
- 3 Timber stepping logs: 13 No.
- 4 Play Boulders: 12 No.
- 12 Quad Springs: 1 No.

Proposed LAP and equipment (eastern area of site)



- 1 Balance Beams/ Logs: 4 No.
- 2 Timber stepping logs: 9 No.
- 3 Play Boulders: 7 No.
- 11 Clatter Bridge: 1 No.

The submitted Landscape Management & Maintenance Plan is dated November 2017, reference EXA_1635_PH2.2_8000. Section 15.0 of this report refers to the 'Maintenance and Inspection of Play Areas/Public Open Spaces' and sets out the following information:

15.1 General

All open spaces and play spaces are to be transferred, under terms of the S106 Agreement, to the Landscape Maintenance Contractor (LMC).

There are two areas of local areas of play (LAPs) within the Phase 01 Boundary. These comprise of informal and natural play elements to be in keeping with the aesthetic of the development. Both of the proposed LAPs are 100+m² and utilise the public open space in which they are located to increase the amount of available play space.

15.2 Litter

Play areas shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated, and in accordance with Section 14 of this specification.

15.3 Play Elements

(i) Play equipment comprises of balance beams/logs, informal turfed mounds, timber stepping log and play boulder by Hand Made Place (www.handmadeplaces.co.uk) or similar approved.

(ii) All play equipment is to be installed by a certified contractor and signed off by a certified RoSPA inspector before being opened to the public.

(iii) It is the Contractors responsibility that during construction the designated LAP areas are fenced off to ensure no use of the play space happens before the site is ready.

(iv) All items of play are to be installed by a qualified and approved specialist and installed strictly to the manufacturers specification.

15.4 Play Areas Inspection

- (i) The Contractor shall allow a sum to maintain that the play area is inspected fortnightly in accordance with RoSPA Information Sheet Number 24, and any work is carried out.
- (ii) In addition to (i) the Contractor shall allow a sum to maintain ensure that the play area is inspected annually in accordance with RoSPA Guidance and EN1176/7.
- (iii) A report should be written covering site safety and condition of equipment, surfacing and ancillary safety items and compliance with EN1176 where relevant. The report should include any remedial action required with an assessment of the degree of risk.
- (iii) If at any stage any equipment is found to be damaged in a way that poses a risk to the users safety these are to be rectified immediately or closed off until such remedial actions can be made.

15.5 Tree, Hedge & Shrub Planting with LAP's

- (i) All planting within LAP's are to maintained and managed in accordance to sections 10, 11 & 12 of this document.
- (ii) Any planting to deem a risk to public and child safety to be dealt with immediately or fenced off until remedial action can be undertaken.

15.6 Treatment of Play Bark

- (i) Inspection of the bark surfacing is to be carried out by the Contractor/LMC fortnightly to ensure the surface is clean, tidy and free of any foreign objects – glass, needles, general litter etc. In the event that any of the play surfacing is found in a condition that poses a risk to public safety these are to be rectified immediately or closed off until such remedial actions can be taken place.
- (ii) Inspection and grading of the bark safety surface is to be carried out by the LMC monthly to ensure the nominal depth is maintained at a minimum of 300mm. If the depth is found to be less than 300mm additional bark to the original specification must be applied to the effected zones immediately by a qualified contractor.

The Council's Parks Project and Playspace Officer confirmed in relation to the previous application that they consider the specification to be acceptable.

On this basis, Officers have recommended (Recommendation B) that the details pursuant to Schedule 4, Clause 1.1.1 of the Section 106 Agreement be approved.

Concurrent application to vary Section 106 legal agreement

Concurrent application S52/2018/0007 described on page 14 incorporates the proposed changes to the affordable housing described in the report and recommendation A. It also relates, however, to the detailed wording of the playing field contribution clause and definitions. The playing field contribution proposed alterations are not the subject of this application and will be the subject of detailed consideration under submission S52/2018/0007.

Planning Service Performance on Speed (Government Target)

	Majors*	Non Majors**
Targets	60% (or more)	70% (or more)
Performance = % of applications determined in statutory or agreed time period. Last Assessment Period 1 st October 2015 to 30 th September 2017	97.79%	97.47%
1st April 17 to 31st January 2019	95.21%	95.04%

Planning Service Performance on Quality (Government Target)

	Majors*	Non Majors**
Targets	10% (or less)	10% (or less)
Performance = Major appeals that were allowed, as a % of all major decisions that were made in the Assessment Period. Last Assessment Period 1 st April 2015 to 31 st March 2017	10.40% Final figure following Folly Hill Appeal decision.	1.56%
Best Estimate*** 1st April 2017 to 31st January 2019	5.48%	1.86%

*A Major application is defined as development which involves any one or more of the following:-

The provision of dwellings when the number proposed is 10 dwellings or more or where the number of dwellings is not known but the site area is 0.5 hectares or more; Provision of building(s) creating over 1,000 square metres of floor space; Site areas in excess of 1 hectare;

There are also some Waste and Mineral applications which are County matters not determined by the Council.

Town and Country Planning (Development Management Procedure) (England) Order 2015 Para 2, Interpretation.

