

A2 WA/2018/1675

Reserved matters application pursuant to outline consent granted under WA/2016/1418 (as amended by consents WA/2018/1336 and WA/2018/1614) for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works at Woodside Park, Catteshall Lane, Godalming

Committee: Joint Planning Committee - 25/09/2019
Ward: Godalming Central and Ockford
Case Officer: Kate Edwards
Applicant: Crest Nicholson Operations Limited

RECOMMENDATION A

That consent be granted subject to conditions, informatives and:

1 – Completion of a Deed of Variation to the legal agreement to secure changes to the affordable housing mix which was previously secured

2 – Subject to a legal agreement being entered into for the provision of the LEAP pursuant to pending application WA/2019/0316

RECOMMENDATION B

That should the necessary legal agreement not be completed within 6 months of the date of the meeting, officers are delegated authority to refuse permission.

1. Summary

The application has been brought before the Joint Planning Committee because it was deferred by committee on 26/06/2019.

This report details and comments upon the amendments to the scheme since that committee, and does not detail all considerations in full. It is intended to be read alongside the original committee report which is appended to this report.

The concerns expressed at the committee which resulted in the deferral were:

- Parking levels (below guidance expectation)
- Concerns in relation to the design, and in particular massing and appearance

- Concerns regarding overlooking from the front balconies to the properties opposite
- Further detail requested regarding the existing lake and drainage
- Further detail requested regarding electric vehicle charging points

The applicant has subsequently responded in relation to each of these points, which is detailed below.

The assessment of the key planning issues concludes that the proposal is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

2. Location Plan



Layout Plan



3. Site Description

The application site measures 1.61 hectares and has a long established use, since the 1850's, for industrial purposes. The site is located on the south side of Catteshall Lane and slopes up from Catteshall Lane.

A number of light industrial and commercial buildings which previously occupied the site and were up to three storeys in height have recently been demolished.

The majority of the site (the northern part of the site closest to Catteshall Lane) is within the settlement boundary of Godalming. The southern part of the site, which until the recent demolition activities accommodated a number of buildings and large areas of hardstanding was used for parking and open storage and is located within the Green Belt.

Beyond the southern boundary of the site there is a wooded hillside and a small lake which are owned by the applicant and are also located within the Green Belt. This land is referred to as the blue line land. Trees provide screening along the western and

eastern boundaries of the site, with dense groups of trees to the east and forming the designated ancient and semi-natural woodland to the south.

4. Proposal

Additional information and details have been provided to support the proposal. The information submitted is considered fully in the relevant consideration section below.

The key amendments to the scheme since the previous committee are -

- the number of parking spaces has been increased by 6, which has been achieved minor alterations to the proposed parking layouts to improve efficiency.
- The number of balconies to the northern elevation of Blocks A and B facing Catteshall Lane has been reduced from 10 to 6.

5. Relevant Planning History

The site history remains as per the previous report. It is noted that two concurrent and directly associated applications for the same site are also on the agenda for the 25/09/2019 Joint Planning Committee meeting.

6. Relevant Planning Policy

Since the previous committee, the Godalming and Farncombe Neighbourhood Plan has been approved following a referendum and has subsequently been formally "made" by the Council. It is therefore formally part of the Development Plan in the area in which the site is situated. The Policies of the plan listed in the previous report now carry full weight.

All other relevant planning policy and constraints remain as outlined in the previous report.

7. Consultations

No additional consultation responses to report, beyond those outlined in the previous committee report and the update presented at that committee (Appended).

8. Neighbour Representations

Letters were sent to neighbours to notify them of the changes to the scheme and additional information in support of the proposal on 18/07/2019.

In addition to the 11 representations previously received and noted in the previous report and update to committee, a further 14 letters have been received raising objection on the following grounds:

- Size, height and design of blocks A, B, and E
- Intrusion on Godalming Hillside
- Concerns regarding parking provision and congestion on Catteshall Lane
- The flats should be sited to the south east of the site
- Other new developments now have unsold properties
- Balconies facing on to Catteshall Lane will lead to noise issues and impact on the privacy of those opposite
- The development would be sited too close to Catteshall Lane.
- The development would have an overcrowded appearance
- Overlooking to living spaces and amenity space of 1 Scizdons Climb and loss of light to that property
- Insufficient affordable housing
- Stress on existing transport, school, health and social provision for youth and open recreational and play spaces infrastructure.
- Density too high
- Potential flood risks
- Concerns regarding stability of bank adjacent to Scizdons Climb
- Questioning how public access to the LEAP, woodland and lake will be secured.

9. Additional considerations – Update to previous report

9.1 Principle of development

The Principle of development, planning history and differences with previous proposal, the acceptability of the proposed housing mix, affordable housing, impact on the Green Belt, quality of accommodation provided for future residents, play space provision, effect on the SPAs and impact on Biodiversity and compliance with Habitat Regulations 2017 remain as described in the previous report. The remaining considerations in relation to the additional supporting information and scheme amendments are therefore:

- Impact on visual amenity and the AGLV
- Impact on residential amenity
- Car parking and highways
- Flooding and drainage

The response on each of these points should be read in relation to the broader discussion on each point outlined in the original committee report (Appended).

9.2 Impact on the visual amenity and AGLV

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Policy RE3 of the Local Plan (Part 1) 2018 states that within the Area of Great Landscape Value (AGLV) special attention should be paid to the protection of the intrinsic character and beauty of the landscape.

Policy GOD5 states that developments should be sensitive to the scale, height, mass and form of neighbouring properties, and should respond to the character area in which they are located.

The impact of the development on the visual amenity and landscape in terms of its layout, scale and detailed design will now each be considered in relation to the amended scheme and additional supporting information provided by the applicant.

The proposed development would comprise flats adjacent to the front boundary of the site on to Catteshall Lane. It is noted that concern was raised at committee with regards to this, and particularly the provision of the taller buildings at the front of the site. The applicant has outlined the design justification for this approach, focusing on the need to develop the site in a fashion which responds to the significant change in level as the land slopes upwards to the rear of the site. They also express a concern with regards to locating more bulky development at the top of the site which is more environmentally sensitive and will have greater visual impact.

It is the officer's view that the provision of the taller buildings adjacent to Catteshall Lane is an appropriate design response for the site. If they were located further up the slope they would appear dominating within both the hillside and the streetscene when looking towards the development. In addition, the area to the south is more environmentally sensitive, being partly located within Green Belt and adjoining the naturalised space of the Woodland and lake. It is considered that the taller buildings proposed facing onto Catteshall Lane, while taller than those which they would immediately adjoin, would appear appropriate within the street scene. This form of development acknowledges the need to maximise the level of development provided and the established principle of up to 100 dwellings being provided on the site.

Apartments on the site are considered acceptable as they add to the unit mix in this accessible edge of town centre site.

The quality of the detailed design of the proposed dwellings was also questioned at committee. In response to this, the applicant has provided an update to their local area character study. They have indicated that the proposal would allow sufficient variability in design whilst also maintaining a cohesive approach over the development, with a palette comprising red and buff brick, hanging tiles and dark coloured boarding. They have also noted that these materials would be used to secure a different character within each of the 'levels' of the development.

The Officer considered that the detailed design of the proposed buildings would allow a good level of variety between individual dwellings. It is noted that, in addition to the individually designed from blocks, there are 7 different dwelling type designs, which each exhibit a different use of materials to create a varied street scene.

Overall, therefore, it is considered that the development would therefore have an acceptable impact upon the visual amenity of the area and the AGLV.

9.3 Impact on residential amenity

Following the previous committee, additional representations have been received expressing concern in relation to the impact on 1 Scizdon's climb, particularly in relation to impact on the privacy of that property. Given the changes in land levels present, the Officer has subsequently visited this adjacent site in order to appreciate the impacts. This property and its relationship with the proposed buildings are shown in the plan extract below.



Following the officer site visit, it is noted that this property has a side garden which is fully utilised as amenity space. It is acknowledged that there will be a level of harm to the privacy within the garden of this property. It is noted that the garden of 1 Scizdon's climb is already subject to a level of mutual overlooking due to the presence of adjoining properties with habitable room windows at a high level. It is considered that with mitigation, including through the use of conditions to ensure obscure glazing to some windows within the flank of blocks A and C, and some balcony side privacy screens, the adverse impact on the privacy of the amenity area of this one dwelling would not be such as to warrant refusal, when balanced against the strategic allocation of the site and the outline consent for 100 units which it holds.

Privacy screens to the first south west facing balcony of the flank elevation of block C would prevent any oblique overlooking of habitable rooms within No.1 Scizdon's climb.

Adjacent properties to the west of number 1 Scizdon's Climb would not be adversely impacted given the separation and the higher land level to these properties.

On this basis, it is considered that there would be no significant harm to residential amenity overall such as to warrant refusal of planning permission.

9.4 Car parking and highways

Policy ST1 of the Local Plan (Part 1) 2018 states that developments should make appropriate provision for car parking.

Policy GOD6 of the emerging Godalming and Farncombe Neighbourhood Plan states that within new developments, outside of the town centres, each one bedroom flat should be provided with 1 parking space, each two bedroom flat should be provided with 2 parking spaces and each dwelling of 3 or more bedrooms should be provided with 2.5 parking spaces. Although this plan does not yet form part of the formal development plan, at this stage in the process we have a statutory duty to have regards to it and it can therefore be afforded significant weight. The Waverley Borough Parking Guidelines 2013 state echo the parking provisions outlined in the Godalming and Farncombe Neighbourhood Plan.

Following scheme amendments since the previous committee, 177 parking spaces would be provided to serve the residential element of the scheme. This would now, therefore, meet the full required standard. The highways Authority was satisfied with the previous level of parking provision which was slightly deficient against the standard. The parking provision is therefore considered to be satisfactory.

It is noted that condition 8 of outline consent WA/2018/1336 requires the provision of Electric Vehicle Charging Points (EVCPs) in accordance with Surrey County Council's Car Parking Guidance. An additional condition is not therefore necessary for this reserved matters application. The applicant has confirmed that EVCPs will be provided in accordance with Surrey County Council's standards.

9.5 Flooding and drainage

The site is within an area at risk from surface water flooding, which for parts of the site is high. Policy CC1 of the Local Plan (Part 1) 2018 states that development will be supported when it mitigates and adapts to climate change, including through the use of Sustainable Urban Drainage Systems (SUDS) to reduce surface water run-off. Policy CC4 of the Local Plan (Part 1) 2018 states that SUDS will be required for all major developments.

The original consent requires the submission of details of Sustainable Urban Drainage as a flood mitigation strategy. These details have been submitted as a separate discharge of condition application. They are currently being updated in response to comments from the LLFA requesting additional information. The development has been agreed in principle at outline stage and the drainage systems remain in the control of the Local Planning Authority through means other than this reserved matters application.

The structural integrity of the lake retaining wall structure will not be compromised by the proposed development.

10. Conclusion

The proposed development of this site which is allocated for around 100 dwellings would make a significant contribution towards meeting the Council's housing targets. The planning balance assessment concludes that the detail contained within the reserved matters application is in accordance with the Development Plan and, as such, it is recommended that planning permission is granted.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are: [To follow]

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.

2. Condition

No development 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.

Reason

In the interest of the character and amenity 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.

3. 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)

4. Condition

All proposed walls, fences or other means of enclosure, shall be erected prior to the date of first occupation of each relevant dwelling in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Such matters shall thereafter be retained and maintained in the form specified for the lifetime of the development.

Reason

In the interest of the character and amenity 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.

5. Condition

The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade of business.

Reason

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies ST1 and TD1 of the Local Plan 2018 (Part 1).

6. Condition

No more than 50 dwellings shall be occupied until a post installation inspection has been carried out by a Competent Person for Health and Safety and the findings of the inspection have been submitted to the Local Planning Authority.

The LEAP shall not be used until such time that approval has been given by the Competent Person.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

7. Condition

No occupation of any dwelling shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority providing details of future inspections to be carried out by a Competent Person for Health and Safety and arrangements for future maintenance of the equipment provided. The LEAP shall be inspected and maintained in strict accordance with the approved scheme.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

8. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 Class A and Class B (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any of the dwelling houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason

To prevent adverse future impact upon the visual amenity and the amenity of adjoining occupiers in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

9. Condition

The floorspace approved for community use (use class D1) shall only be used between the hours of 7am and 7pm each day.

Reason

To prevent adverse impact through noise pollution and traffic and parking generation at unreasonable hours in accordance with Policies EP1 and ST1 of the Local Plan (Part 1) 2018.

10. No occupation of any dwelling shall commence on site until a scheme for the landscaping and replacement tree planting of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy NE2 of the Local Plan 2018 (Part 1) and retained Policies D6 and D7 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

11. The following windows shall be provided with obscure glazed and retained in this form for the lifetime of the development –
- All windows within the south western elevation of block A, at first and second floor level (excluding the north western most window serving a living area).
 - The northern most windows within the south western elevation of block C (1 at first floor level and 1 at second floor level) serving dining areas within living/dining/kitchen spaces.
12. Obscure glazed or none transparent privacy screens of at least 1.5m in height shall be provided to the following balconies and retained for the lifetime of the development –
- The southern most balcony on the north western elevation of block C
 - The northern most balcony on the south western elevation of block C

Reason: To prevent overlooking in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.
2. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk . For further information please see the Guide to Street and Property Naming on Waverley's website.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

4. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.