

**JOINT PLANNING COMMITTEE**  
**UPDATE SHEET – 27 NOVEMBER 2019**

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Correspondence received and matters arising following preparation of the agenda

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**Item A3**

**WA/2019/1168**

**LAND AT WEST CRANLEIGH NURSERIES AND NORTH OF KNOWLE PARK  
BETWEEN KNOWLE LANE AND ALFOLD ROAD, CRANLEIGH**

The Environment Agency has been consulted on additional information to demonstrate that all proposed ground levels associated with the park land application site will either be lowered or maintained at the existing current ground level.

The Environment Agency finds this to be satisfactory and has no objections to the partial discharge of condition 16 of the outline consent in relation to the application site (Site A).

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**Item B1**

**WA/2019/1171**

**LAND CENTRED COORDINATES 485710 148770 ON WEST SIDE OF GREEN  
LANE, BADSHOT LEA**

Amendments to the report – noted in **bold**

- On page 113 of the agenda report, the wording of RECOMMENDATION A has been amended as follows:

That, permission be GRANTED, subject to the applicant entering into a **Deed of Variation to the existing legal agreement** within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; amended contributions towards SANG, education infrastructure and subject to conditions and informatives.

On page 117 of the agenda report, the 'Total mix' table should read:

Unit Type	1 bed	2 bed	3 bed	4+bed	Total
Total number of units currently proposed	<b>13</b> <b>(12.4%)</b>	<b>29</b> <b>(27.8%)</b>	45 (42.9%)	18 (17.1%)	105 (100%)

Mix out forward under outline	23 (21.9%)	31 (29.5%)	36 (34.3%)	15 (14.3%)	105 (100%)
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- On page 120 of the agenda report, the planning history table should read:

WA/2019/1514	Construction of a swale and pond for drainage attenuation.	Full Permission 07/11/2019
S52/2019/0006	Request to modify a Section 106 legal agreement (WA/2015/2283 outline application) relating to the SANG contribution.	Decision Pending
WA/2015/2283	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 and amended location plan received 09/11/2017 and additional Certificate B received 24/11/2017)	<b>Outline Permission Granted 27/11/2018</b>
WA/1975/1641	Residential development for 100 houses (Outline)	Unknown
WA/1975/0694	Proposed residential development approximately 10 dwellings, acre	Refused 16/07/1975
FAR52/56	Residential Development	Refused 14/04/1956
FAR420A/68	132kv overhead line	Full Permission 08/08/1969
FAR420/68	Overhead Line	Full Permission 05/12/1968
FAR271/59	HV O/H extension	28/10/1959

- On page 129 of the agenda report, the second table should read:

Number of bedrooms	Number of units	% mix
1-bedroom	<b>13</b>	<b>12.4%</b>
2-bedroom	<b>29</b>	<b>27.6%</b>
3-bedroom	45	42.9%
4+-bedroom	18	17.1%

Total	105	100%
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- On page 137 of the agenda report, the second table should read:

Allocated off-street parking	200
Garage spaces	31
Unallocated visitor spaces	33
Space by pumping station	1
Total	265
Total (excluding garages due to resulting triple tandem)	<b>236</b>

This would exceed the minimum requirement by **7.5** spaces.

Amendment to conditions/informatives

- Condition 5 should read:

Condition:

Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (TWWL22444 20) further details relating to the equipment to be installed in the Local Equipped Area of Play and the Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided and made available for use in full accordance with the approved details prior to occupation of the **50<sup>th</sup> dwelling on the development, in line with the S106 Agreement**, and thereafter maintained.

Reason:

To ensure that the development makes appropriate provision for children's play in accordance with Policy LRC1 of the Local Plan (Part 1) 2018.

Revised Recommendation

The recommendation is revised in line with the small amendment noted above, and reads:

RECOMMENDATION

That, permission be GRANTED, subject to the applicant entering into a Deed of Variation to the existing legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; amended contributions towards SANG, education infrastructure, and subject to conditions 1-8 (with amended condition 5) and informatives 1-5.