

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 1 APRIL 2015

SUBMITTED TO THE COUNCIL MEETING – 14 APRIL 2015

(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr Brian Ellis (Chairman)	Cllr Diane James
Cllr Maurice Byham (Vice Chairman)	Cllr Stephen Mulliner
Cllr Brian Adams	Cllr Julia Potts
Cllr Elizabeth Cable	Cllr Stefan Reynolds
Cllr Mary Forszewski	Cllr Stewart Stennett
Cllr Richard Gates	Cllr Chris Storey
Cllr Christiaan Hesse	Cllr Jane Thomson
Cllr Simon Inchbald	Cllr Nick Williams
Cllr Peter Isherwood	

Apologies

Cllrs Paddy Blagden, Cllr Michael Goodridge, Stephen Hill, Bryn Morgan and Cllr Stephen O'Grady

69. MINUTES (Agenda item 1.)

The minutes of the meeting held on 30 March 2015 were confirmed and signed.

70. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 2.)

Apologies for absence were received from Cllrs Paddy Blagden, Michael Goodridge, Stephen Hill, Bryn Morgan and Stephen O'Grady.

71. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of Interest raised under this heading.

PART I – RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

Background Papers

The background papers relating to the following item in Part II are as specified in the agenda for the meeting of the Joint Planning Committee.

PART II – Brief summaries of other matters dealt with

72. APPLICATION FOR PLANNING PERMISSION - WA/2014/1565, LAND AT CRONDALL LANE, FARNHAM (Agenda item 5.)

Proposed development

Outline application for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping (as amended by additional information received 17/11/2014, 04/02/2015 and 19/03/2015 and amplified by email dated 20/03/2015) at Land At Crondall Lane, Farnham.

The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting.

Officers reminded Members that the application had been considered by the Committee on 18 February 2015 and they had resolved to defer the application for more information about providing SANG on the site, and for consultation with the Hampshire County Council Highways Authority. Members were advised that since that meeting they had consulted the Highway Authority and they had no objection to the proposal. In relation to the SANG, Natural England had confirmed that the field to the north of the application site was not a suitable size to be used as SANG so the proposal would have to stand. However, the applicant had agreed to amend the scheme and proposed the whole of the north field as designated public open space which would be open amenity space for the public to use in perpetuity.

With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the site, and the current plans and proposals. Officers showed pictures of the site and plans for the application.

Officers outlined the matters of principle/technical judgement and those matters of judgement and advised members of information received following the agenda being published and detailed in the update sheet. This included information about changes to the CIL Regulations, an amendment to condition 7 in relation to timings for construction deliveries, responses from Natural England, Hampshire County Council, Rushmoor Borough Council, the Council's Agricultural Consultants and the Council's Drainage Engineer. There were also 5 further representations against the application but these did not raise any new material considerations. Farnham Town Council had also written that day and confirmed their objection to the proposal. Officers presented a revised recommendation which amended reference to the views of outstanding consultees because these had been received.

Officers advised the Committee that the application was for outline planning permission with all matters reserved except for means of access. Members noted that the site was located in the countryside beyond the Green Belt and although the Council's preference would be for previously developed land to be developed first, they had not been able to identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. The Committee was advised that the applicant had put forward two sites for SANG, Farnham Park and Crookham Park which was 4.8km north of the application site and Members could agree a preference for this.

Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party was given the opportunity to speak for up to 5 minutes. The following people spoke to the application:

Mr S Edge and Mr J Williamson - Objector
Mr G Woolf - Applicant/Agent

Having heard the officers' presentation as well as the representations from the objectors and the applicant, Members were invited to ask any further questions or to seek clarification on areas of concern from the officers.

As before, the Committee noted that it was pleased the scheme would provide for affordable housing as this would improve the vitality of the Town Centre and help young people and families live and remain in Farnham. However, the scheme would result in an increase in traffic movements and Members were concerned about the impact this would have on Crondall Lane. It was noted though that the Country Highway Authority had assessed the transport assessment and concluded that the proposal would be sufficient to accommodate the increase in traffic and Members were pleased to note the mitigation measures and infrastructure contributions proposed. Furthermore, there was also some concern expressed about the vehicular access into the site although it was noted that there would be quite significant improvements made to Crondall Lane to alleviate any issues. There was also some concern raised about air quality and the increase of this as a result of more traffic movements. Although the air quality officer's advice was slightly unclear, mitigation conditions had been put forward which were endorsed.

There was concern raised about the size of the development and the impact on infrastructure, as well as it being on land located in the countryside beyond the Green Belt. However, it was noted that having regard to the immediate need for additional housing and the lack of alternative deliverable sites to achieve the level of housing required, it was considered that the benefits of the scheme, primarily the significant delivery of housing and the additional open space that would be provided as part of the proposal would demonstrably outweigh the adverse impacts of the scheme.

Members questioned the footpath access into the site and if there could be access onto Beavers Close and through the University into town to help avoid an increase in traffic movements. It was noted that the applicant had tried to explore this with the land owners but with no positive outcome. However, the routes were used informally already and it was felt that this would possibly continue. Officers confirmed that it would be unreasonable for them to enforce the applicant by way of condition to formalise these routes when the ownership of the footpaths was out of their control.

The Committee discussed the proposal for the delivery of SANG and was disappointed that no SANG could be delivered on site and residents would have to drive over the border some distance to visit this area or that space would need to be put forward on Farnham Park. Some Members did not feel that the alternative SANG proposed was appropriate but were pleased to note that the applicant had agreed the land to the North to be designated open space in perpetuity.

It was noted that the recommendation gave the Committee the option of Crookham Park or Farnham Park as SANG and, accordingly, a vote was taken on which area Members felt should be used. It was proposed and seconded that Crookham Park should be used as SANG and put to the vote, it was 8 in favour and 8 against (with 1 abstention). The Chairman used his casting vote for Crookham Park which was passed. Councillors Julia Potts and Diane James asked for their vote against this to be recorded. Having taken a vote on the SANG, Members moved to the vote on the application.

Decision

Following further discussion, moving to a further revised recommendation to the update sheet, 9 Members voted in favour, 2 against and 6 abstained to the following resolution:

(Councillors Mary Forszewski and Diane James asked for their votes to be recorded against this decision)

RESOLVED that, subject to amending Condition 7 (as noted below) and the applicant entering into a S106 agreement to secure: affordable housing, community facilities, education, libraries, playing pitches, play space, open space, sports/leisure centres, recycling and other environmental improvements, to provide for appropriate SANG to avoid a likely significant effect upon the SPA in respect of Crookham Park, including payment of appropriate contributions to SAMM, the open space and SANG provision to be made for the lifetime of the development, a S278 agreement with the County Highway Authority to secure means of access, pedestrian accessibility/safety improvements, highway infrastructure and sustainable transport improvements, a Travel Plan, repairs and improved access to Public Footpaths, the setting up of a Management Company for the management of on site and adjacent open space, to require the applicant to first secure any necessary planning permission or advertisement consent for the adjacent open space, and subject to the conditions and informatives noted below, permission be GRANTED

Conditions

1. Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 1. layout;
 2. scale;
 3. landscaping and
 4. appearance.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

2. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. The plan numbers to which this permission relates are: CSa/1887/111, CSa/1887/112 Rev D, CSa/1887/113 Rev C, CSa/1887/114, CSa/1887/115, CSa/1887/112 Rev D, 8309/01 Rev A (1,2 & 3 of 3), 70001673/SK/010 Rev A, 70001673-SK-011 Rev A. 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.
4. Prior to the commencement of works, a Construction Environmental Management Plan, to control the environmental effects of the construction work, shall first be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise;
 - (ii) control of dust, smell and other effluvia;
 - (iii) control of surface water run off;
 - (iv) proposed method of piling for foundations;
 - (v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site;
 - (vi) hours of working.The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
5. No burning of materials shall take place on site during the construction of the development
6. Prior to the commencement of development, full details of a scheme for the provision of Electric Vehicle Charging Points (EVP's) within the development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development and shall be maintained for as long as the development remains in existence.
7. Construction deliveries to and from the site shall not take place outside the hours of 09:30-17:00 on Monday to Friday, 09:00-13:00 Saturday, and no deliveries on Sunday and Bank Holidays. Construction works shall not take place outside the hours of 08:00 – 18:00 on Monday to Friday, 08:00 – 13:00 Saturday, and no works/activities on Sundays and Bank/Public holidays.
8. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority
10. Development shall not begin until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment Crondall Lane, Farnham, revised 16 July 2014, reference number 70001673, prepared by WSP has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Where the development is to be carried out in a phased approach a master drainage scheme shall be produced. This shall detail a drainage strategy for each phase that is independent of another so that should one phase not be implemented there will be no detrimental effect upon the scheme as a whole. The scheme shall include:
 - Detention and attenuation basins/swales/permeable surfaces and geo-cellular storage as outlined in the FRA;
 - Soakage and drainage testing results;
 - Retention of the Greenfield run-off rates to 4 l/s/ha;
 - A maintenance plan spanning the lifetime of the development
11. Prior to the commencement of the development, further bat surveys shall be carried out, to include a detailed assessment of trees which are proposed to be removed and, if required full details of mitigation and compensation works, shall be submitted and approved by the Local Planning Authority.
12. Prior to the commencement of the development full details of the hedgerow removal shall be provided to the Local Planning Authority to include detail on the impact on Dormice and any protection measures required to protect them. The proposal shall be carried out in accordance with the approved details.
13. Prior to the commencement of the development a method statement for the protection of reptiles shall be submitted to and approved by the local planning authority. This shall include details of how reptiles would be protected from the development process and how habitat on site will be maintained in an optimum condition to support these species, particularly on the retained western side habitat. The development shall be carried out in accordance with the approved details.
14. Prior to the commencement of the development, full details of a Landscape and Ecological Management Plan for the site, which will detail how new landscaping features will be provided, what species will be used and how the public spaces of the site will be maintained in an optimum condition for their biodiversity value shall be submitted and approved prior to the commencement of the development. This should include a monitoring program to assess the population levels of species on site (particularly bats and reptiles) and to identify and undertake any remedial action which may be required to prevent adverse effect to populations and habitat. The measures in the Landscape and Ecological Management Plan shall then be carried out as approved.

15. The development should be carried out in accordance with the recommendations to restore and enhance biodiversity outlined on pages 2-3 of the letter from Surrey Wildlife Trust dated 20/10/2014.
16. The development should be carried out in accordance with the conclusions outlined in section 7 of the Ecological Assessment dated June 2014 by Ecology Solutions Ltd.
17. The development hereby approved shall not be commenced unless and until a scheme for improving access to public footpath No. 181 from Crondall Lane is submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
18. Prior to the first occupation of the development the applicant shall undertake the Public Footpath access improvement works in accordance with the Highway Authority's technical requirements.
19. The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.
20. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) on-site parking for vehicles of site personnel, operatives and visitors
 - (b) on-site loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (includes measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) measures to prevent deliveries at the beginning and end of the school day
 - (k) on-site turning for construction vehicleshas been submitted to and approved by the Local Planning Authority. Only the approved details shall be submitted during the construction of the development.
21. No operations involving the bulk movements of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practical prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

22. 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 for:
 - (a) The secure parking of bicycles within the development site. Such facilities to be integral to each building/dwelling
 - (b) Providing safe routes for pedestrians/cyclists to travel within the development site
 - (c) Electric Vehicle Charging Points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012

23. Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with WSP's Travel Plan document dated June 2014. The approved Travel Plan shall then be implemented prior to the first occupation of the development, and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

24. Full details of the waste and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details.

25. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise coming from it does not at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142: 1997 at any adjoining or nearby noise sensitive premises.

26. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - i. An indicative programme for carrying out of the works
 - ii. The arrangements for public consultation and liaison during the construction works
 - iii. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - v. the parking of vehicles of site operatives and visitors
 - vi. loading and unloading of plant and materials
 - vii. storage of plant and materials used in constructing the development
 - viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - ix. wheel washing facilities

- x. measures to control the emission of dust and dirt during construction
 - xi. a scheme for recycling/disposing of waste resulting from demolition and construction works
27. Prior to first occupation of any dwelling hereby permitted, the applicant shall first implement the following measures:
- SANG to be delivered and operational prior to first occupation of any of the dwellings.
 - Information on the SANG to be provided to residents of the new development in the form of a leaflet and signage and information boards to be provided at the entry points.
 - Payment of the appropriate contribution towards the Strategic Access Management and Monitoring (SAMM) Partnership.
28. Prior to first occupation of any dwelling hereby permitted, the works outlined under Section 8 of Addendum to Ecological Assessment dated November 2014 shall be implemented and thereafter permanently retained.
29. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Informatives

1. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
2. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

3. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority. The alterations to the retaining wall to facilitate access to the site will require technical approval from the Highway Authority's Structures Team.
5. The Highway Authority has no objection in principle, subject to the above conditions but, if it is the applicants intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highways engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation development Planning Division of Surrey County Council.
6. Details of the highways requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation development Planning Division of Surrey County Council.
7. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergent-planning-and-community-safety/flooding-advice.
9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

10. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
11. The developer is advised that any works to Public Footpath No. 181 must be carried out in complete accordance with appropriate legislation.
12. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highways drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
13. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter but with no further notice of the precise survey dates. The developer would be expected to fund the survey validation and data entry costs.
14. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
15. The application is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>
16. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
17. 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 186-187 of the National Planning Policy Framework 2012.

The meeting commenced at 7pm and concluded at 8.39 pm

Chairman