

AREA PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2020/1213

LAND AT RED COURT, SCOTLAND LANE, HASLEMERE

Additional Representations

Two additional neighbour representations, and one further representation from the Surrey Hills AONB Advisor have been received.

The following additional points were contained in the two neighbour representations:

- The distance between the amenity space at 8 Scotland Close and the new dwellings at Plots 14 – 21 falls below the 18 metres set out in the Council's SPD. Taking into account the distance of separation and the change in levels there would be a loss of privacy.

Officer comment:

This is covered adequately on page 64 of the officer report and Page 132 of the agenda. *"intervening landscape and significant distances maintained between windows associated with these neighbouring properties would prevent any opportunities for clear and direct overlooking."*

It should be noted that Plots 20 and 19 which face towards the boundaries with 8 Scotland Close have a separation of between approximately 19 and 17 metres from the boundary, and this distance would increase to the main amenity space at the rear. For this reason Officers are satisfied that the proposal would comply with the separation distances in the SPD in relation to 8 Scotland Close.

- TPO tree within the garden of 8 Scotland Close, close to the boundary with the site would be harmed.

Officer comment:

This tree would be located on the boundary with the substantial rear garden of plot 20, with space to ensure that it is treated appropriately during the development. The applicant's Tree Protection Plan takes into account this tree, and the fact that it is covered by a TPO. Further details in terms of the Arboricultural Method Statement are recommended to be secured via condition 30.)

The Surrey Hills AONB advisor has provided a further representation which reiterates his position of objection, and provides a bit more information about the timetable for reviewing the AONB boundary. The current timetable put forward by the AONB advisor suggests that the statutory consultation would take place no later than October 2022 with submission to the Secretary of State in Summer 2023 (subject to going through Natural England Board). Officers maintain that this timetable does not change the "limited weight" afforded in the officer report to the proposed AONB review. It would be unrealistic to delay a decision for that period of time.

Updates to the report

- The applicant has clarified that one Local Equipped Area of Play (LEAP) and one Local Area of Play (LAP) would be provided. The report had referenced the LAP but not the LEAP. Page 57 of the report and 125 of the agenda (4th paragraph should now read):

The proposal would provide an on site LAP and LEAP. Furthermore, the site is located within close walking proximity to the Haslemere War Memorial Recreation Ground, with a pedestrian link to be provided from the site to the recreation ground forming part of the proposal. Therefore, the proposal would provide for a good level of play space provision.

- Page 83 of the report and 151 of the agenda references injury caused to wildlife from the erection of a 2 meter high fence. It should be noted that this has not been confirmed by any authority or wildlife body.

- Page 83 of the report and 151 of the agenda, second bullet point should read:

There have been many discussions with Natural England in respect to the boundary of the AONB on this site. After careful consideration of the definitive boundary maps and in discussion with the Surrey Hill AONB Officer, Natural England confirmed the proposal would not affect the setting of the AONB.

Amendments to conditions:

Condition 1 should be amended to remove some of the plans for which further details are to be submitted via condition, such as the SuDS and Levels Plans. It is therefore

proposed to omit plan references 49215/2001/001 and PL09A from the plans condition.

Condition 2 should be amended so that it is not "prior to commencement of development", and should now read:

No development above ground level 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 interests of the character and amenity of the area, in accordance with Policies RE1, RE3 and TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002.

Condition 3 should be amended so that the access is provided prior to first occupation, and should now read as below:

Prior to first occupation of the development hereby approved, the proposed modified vehicular access to Scotland Lane hereby approved shall be constructed and provided with visibility zones in accordance with the approved plans, Drawing No. 17054-011 Rev A, and thereafter and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1m high. Reason In the interests of highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018.

Conditions 4 (provision of parking) and 8 (provision of bicycle parking) should be amended to ensure that the parking is provided prior to occupation of the dwelling it relates to, and they should now read as below:

Condition 4

The **individual residential dwellings hereby approved** shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans 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 and turning areas shall be retained and maintained for their designated purposes. Reason In the interests of highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018

Condition 8

The **individual residential dwellings hereby approved** shall not be first occupied unless and until facilities for the secure, covered parking of bicycles within the development site, have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said

approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Condition 11 refers to the provision of a travel statement, this should be a travel plan statement, the amended condition is provided below:

Prior to the occupation of the development a Travel **Plan** Statement 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 2019 and Surrey County Council's 'Travel Plans Good Practice Guide'.

Condition 27 contains a typographical error and should be amended as below:

Condition 27

The development hereby permitted shall be carried out in strict accordance with the Ecological Enhancement Plan (Figure 7-2) of the Full Ecological Assessment, prepared by Engain, reference eg1812.002, dated 21 July 2020, **unless** otherwise agreed in writing by the local planning authority.

An additional condition is recommended to ensure that the development is implemented without harm to the Ground Water Source Protection Zone. The recommended wording for condition 39 is below:

Condition 39:

Prior to the commencement of any Piling, creation of any roads, parking areas or SUDS features full details of the treatment of the surface water in relation to the source protection zone shall be submitted to and approved by the Local Planning Authority. Once approved the development shall be completed at all times in accordance with the agreed details.

Reason: To ensure that development does not adversely impact on the source protection zone. To comply with Policy D1 (Environmental Implications) of the Local Plan 2002 (as saved).

Updated Recommendation

That subject to amended conditions 1, 2, 3, 4, 8, 11, 27 and additional condition 39 along with all other conditions contained in the committee report the application is recommended for approval (subject to the completion of a legal agreement within 6 months of the date of the committee, as set out in the committee report).