

CENTRAL AREA PLANNING COMMITTEE
9 DECEMBER 2009

SUMMARY SHEET

Correspondence received and matters arising following preparation of the agenda

A1 WA/2009/1427 Shackleford Mushroom Farm

Description

Erection of 18 dwellings (including 7 affordable dwellings) together with landscaping, access improvements and associated works following demolition of existing buildings, structures and hard standing (as amended by plans and information received 06/11/09, 10/11/09, 18/11/09 and 03/12/09 and as amplified by information received 18/11/09).

Neighbour representations

18 letters of support have been received. These include letters from the Governors of Aldro School and Shackleford Cricket Club. Raising the following points:

- Inclusion of affordable housing within the scheme proposed is supported.
- Good re-use of a brown field site
- Previous use generated smells, noise and traffic
- Scheme enhances setting of the AONB

Additional information with regards to Hoppa Service

Reference to the applicants offer to fund the Waverley Hoppa Bus for 2 years means that the service will extend to Shackleford for the first time. The County Highway Authority have confirmed that the additional information has not altered their view, the Highway Authority is of the view that extending the Hoppa Bus service as proposed by the developer is not appropriate as this type of service is intended for existing communities built in non sustainable locations at a time when location was not an issue in transport and planning terms. It is not intended for new developments, which should be located in areas where there are a wide range of modes of transport, and where there is no need to travel in the first place.

Recommendation A

That subject to the completion of the legal agreement by 21/12/2009 to cover the points set out in the heads of terms listed below, at the applicant's cost, and subject to referral to GOSE permission be GRANTED subject to the conditions listed on the agenda paper with the alteration and addition and listed below.

1. **A contribution of £185,494.90 (this figure includes a monitoring fee but will need to be adjusted down because Surrey County Council have now confirmed that they can not justify the contribution towards secondary education)** towards the provision of physical and community infrastructure in both Waverley and Guildford Boroughs, in accordance the tariffs set out in Waverley Borough's Infrastructure Contributions SPD. (It should be noted that for reasons of consistency in this particular case where the site is

- split between two Councils that Waverley's adopted SPD would be used for calculating the contribution overall- which will be subsequently divided between both Boroughs).
2. The provision of 7 affordable houses –with both Councils having nomination rights.
 3. The grant of a lease to Shackleford Cricket Club of at least 10 years on a peppercorn rent to allow for the use of the ground and clubhouse by the local community.
 4. A contribution of **£30,000** towards the improvement of the Shackleford Cricket Clubhouse.
 5. The transfer of the village playground to Shackleford Parish Council.
 6. Providing rights of public access to the central open space within the site and signposted rights of way across the cricket ground to Shackleford Heath.
 7. A financial contribution of £30,000 towards the Waverley Hoppa Community Transport and a sum of £10,000 towards the Hoppa Hospital service to Waverley Hoppa Community Transport.
 8. Establishment of a Site Management Company to be responsible for implementing **and future maintenance of** the Environmental Management Plan and the Green Travel Plan **and on site play area.**
 9. Implementation of the Environmental Management plan prior to **commencement** of the development and thereafter for as long as the development is occupied.

Subject to the following conditions;

Conditions 1-25, 27-28, 31-32

Condition 30 to be amended to:

The drawing numbers relevant to this decision are SO1, SO2, P301G, P302G, P303, P310A, P311, P312B, PP313A, P314B, P315, P316A, P317A, P318A, P319A, P320A, P321A, P322A, P323B, P324, P325, P326A, P327A, P328A, P335, L90-022B, 25483 – P01, 25483-P02, 25483-P03, 25483-P04, 25483-P05, 25483-P06 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Additional condition

No development shall start until a statement has been submitted to, and approved in writing by the Local Planning Authority showing measure to waste and energy minimisation and a scheme for recycling/disposing of waste resulting from demolition and constructing works. The approved scheme shall be adhered to throughout the redevelopment.

Reason

To accord with policy CC4 of the South East Plan 2009.

Additional informative

The site shall be assessed for asbestos materials prior to the commencement of any works. Any asbestos must be removed and disposed of in accordance with the Asbestos at Work Regulations 2006 and approved Code of Practice (L143).

Recommendation B

In the events that the requirements of Recommendation A are not met, the Head of Planning be authorised to refuse permission on the following grounds:

1. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), the application has failed to comply with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and the Council's Planning Infrastructure Contributions SPD (April 2008) in relation to infrastructure provision.

A2 Application No.WA/2009/1511

The King Alfred Public House, 18 Quarry Hill, Godalming

Corrections to report:

P52 Subsection (f) - should refer to Ockford Ridge Social Club.

P63 Summary of Reasons should also refer to Policies D8, D13, D14, H4 and H10 of the Waverley Borough Local Plan 2002 and Policy H4 of the South East Plan 2009.

Updates:

The agent would like to apologise that he will be unable to attend and speak at tonight's committee meeting. Therefore, he would like the following additional comments to be made in support of the application:

"I note that the only third party objections to this planning application are on the grounds of parking provision, but they otherwise support the replacement of the public house with residential development.

The parking arrangements provided are in accordance with the standards laid down by Surrey County Council and there is no objection to the application by the Highway Authority.

It has been suggested by an objector that there was a proposal for car parking to the rear of the development, but we wish to clarify that our Clients have at no time considered such a proposal, and indeed we would view this as wholly inappropriate. There has also been no suggestion that the development should rely on parking on the road.

In fact, in the vicinity of the King Alfred, the parking currently takes place on the south side of the road, which is the opposite side to the site. Due to the width of the road at this point, it would be impossible to park on the north side as well, as this would block the entire road.

Therefore, I submit that the development would not lead to a loss of existing parking provision and that there is bound to be considerably less parking requirement than if the property were to remain as a public house".