

**EASTERN AREA PLANNING COMMITTEE**

**14 OCTOBER 2009**

**SUMMARY SHEET**

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**Correspondence received and matters arising following preparation of the agenda**

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**Item B1**

**WA/2009/1163**

Erection of two detached, three-bedroomed houses including formation of access from Guildford Road on land at Folds Cottage, 1 Thornsflush, Guildford Road, Cranleigh, GU6 8PA. As amplified by letter dated 11/09/09 and plans received 15/09/09

A. Highway Issues

County Highway Authority note the following:

1. The B2128 Guildford Road has a 40mph speed limit,
2. The proposal development has visibility sight lines from both accesses in both directions measuring 2.4m x 120m,
3. The proposed accesses (including the already permitted access under WA/2009/1162) are adequate and do not prejudice highway safety,
4. The proposed on-site parking accords with the relevant parking standards (2 spaces, 1 garage space and turning area).

B. Additional highway condition and informatives following re-assessment of the proposed development:

1. Condition

Before commencement of development, details for the removal of tree branches and vegetation between 0.6 metres and 2.0 metres high above the ground along a 70 metres stretch of verge alongside the north bound lane of the B2128 to provide forward visibility of 110 metres for drivers on the B2128 north bound lane to see vehicles waiting to turn right into the proposed accesses shall be submitted to the Local Planning Authority for approval after consultation with the Highway Authority. The approved forward visibility splays shall be implemented in accordance with the approved plan and there shall be no obstruction to vehicle visibility between 0.6 metres and 2.0 metres high above the ground.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

2. Informatives

- i. The permission hereby granted shall not be construed as authority to maintain trees and vegetation in the highway verge. The applicant is advised that a license must be obtained from the Highway Authority Local Transportation Service before vegetation is maintained.
- ii. Details of the forward visibility splay can be obtained from Transportation Development Control on telephone number 0208 541 7427.

C. Tree and Landscape Issues

The Tree and Landscape Officer raises no objection to the proposal subject to the following conditions:

1. Landscape Scheme Condition (Revision to existing landscape condition)

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted. It is noted that the approved 1:500 Block Plan shows the hedges along the east and west boundaries and the trees along the north boundary to be retained.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Tree Protection Condition

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837:2005, Trees in relation to construction) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take "off site" trees into consideration. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.