

WESTERN AREA PLANNING COMMITTEE
16th December 2009
SUMMARY SHEET

Correspondence received and matters arising following preparation of the agenda

Item SO1
WA/2009/1272
Daneshill, The Reeds Road, Frensham

An additional letter of objection has been received commenting on the presence of bats on site.

(There is now a total of 23 objections, as set out in the report and the previous update sheet).

Update sheet from the previous Committee meeting is shown below (and still applies):

There is a typing error on western 58, 4th paragraph down – the word ‘not’ should be omitted on the third line down. Sentence should read:

“Notwithstanding this, the proposal is considered to satisfactorily preserve the historic character of the village by virtue of its scale, form and design”.

Additional representations:

13 additional objections from 11 address points – one letter represents the recently established ‘East Millbridge Sustainable Development Association’ (formed of local residents)

- Harm to AONB
- Too large and out of character
- Identi-kit houses
- Impact on road infrastructure
- Bungalow should be replaced with only a single bungalow
- Concerns over vehicular access safety and traffic
- Proposal needs an environmental survey as bats are present on the plot and within building.
- Potentially slow worms and common lizards on site
- Concerns over lack of on site parking
- Concerns over deterioration of boundaries and increases in housing density
- Developers history of ignoring planning decisions on nearby sites
- Local Plan policies indicate development should be in towns and villages and replacement houses should be on a one for one basis.
- Overlooking to neighbouring occupants
- Reference made to trees being felled previously
- Reference made to problems incurred throughout redevelopment of adjacent property Daneswood.
- Concerns over setting of a precedent
- Houses should be smaller to encourage younger families into the area.
- Conflict with local, regional and national planning policy
- Effect on adjacent conservation area
- Layout of buildings
- Landscaping
- Concerns over waste disposal throughout construction
- Request that any new building development in East Millbridge be conditioned regarding the proper disposal of excavation and building waste, the avoidance of private nuisances and parking of all non-works vehicles not instantly engaged in building operations not to be along the highways, footpaths or fields of East Millbridge.

- Proposal is not socially useful, economically useful or affordable housing and is therefore in conflict with local and national policy.
- Proposal is too high in an area with height restrictions where only bungalows are allowed.
- Conflict with BE6
- Proposal relies upon moving of driveway which occupiers of 'House on a Hill' would not allow. (House on a Hill is shown as Rooks Roost).
- Site is elevated and proposed houses are too large.
- Only sensible method of development would be the construction of bungalows.

Several objection letters, received since the report was written, have raised the issue of bats on site. No bat survey has been submitted with the application as the applicant was not aware of this potential issue. Nevertheless, a preliminary officer level simple survey has not revealed any indication of bat roosts in the dwelling. However, as a precautionary measure it is recommended that a condition be imposed.

Condition

Prior to the commencement of development a survey shall be carried out by a consultant licensed by Natural England to determine whether bats are present and to ensure that any recommendations to protect the bats are implemented. Development to be carried out in strict accordance with any mitigation measures recommended in the survey.

Reason

Having regard to the potential presence of protected species on site and to comply with Wildlife and Countryside Act 1981.

Additional consultation responses:

Parish Council:

The Parish Council objects on the following grounds:

- a. Plot 2 does not meet with Frensham Parish Council Supplementary Planning Guidance in respect of car parking.
 - b. Concerns with increased traffic onto Reeds Road, therefore request that a Condition be attached stating that access and sightlines onto Reeds Road be improved.
 - c. Request that a Condition be attached stating that the garage and its accommodation above, remains ancillary to the main house and non-commercial.
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Recommendation

A completed, signed and sealed legal agreement has now been received in accordance with the tariff set out in the Council's SPD on Planning Infrastructure Contributions and as such the **recommendation is for approval subject to the conditions set out under Recommendation A.**

Item A1

WA/2009/1407

Land at Hale Road, Farnham

Additional Consultation responses

The County Archaeologist has objected to the application on the basis that the site is a large area within an area known to be of considerable archaeological potential. The applicant has not submitted any archaeological information with the application. The county Archaeologist considers that the information should have been submitted with the application in accordance with Local Plan Policy HE15 and the advice in PPG16. The County Archaeologist would require a desk top assessment and or results of a filed investigation.

Additional Representations - revised totals

37 letters of objection received which includes 12 who have written twice and raising the following additional points:

- large trees to be planted within 10m of property boundaries - buffer zone should be increases
- access could be blocked
- what happens if the company goes out of business?
- no public access
- burials should be away from dwellings

32 letters of support

4 other letters

Additional and amended conditions

Amended condition 1:

No development shall take place **further details of the** planting scheme have been submitted to and approved by the Local Planning Authority in writing. The **further details shall include the size, spacing and number of trees/whips to be used in the copse planting, the time scale for the planting and the future management of the site.** The planting shall be carried out strictly in accordance with the agreed details and timescale or as otherwise agreed in writing with the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of 10 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.

Additional condition:

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 local Planning Authority.

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002 and Policy BE6 of the South East Plan 2009.

SUMMARY OF REASONS FOR GRANTING PERMISSION

Add WBLP Policy HE15

SE Plan Policy BE6

Item A2

WA/2009/0428

86 Boundstone Road, Farnham.

A total of 10 letters now in support.

Applicants solicitor reports a Unilateral Agreement is being drafted to return part of the site outside the new dwelling's garden area to open pasture or paddock. It is stated the applicant is serious about completing the agreement and has paid solicitors fees and the council's legal costs. The agreement is not yet completed and if it is resolved to grant permission this should be subject to such an agreement first being completed at the applicants expense within 2 months of the resolution.