

**Late Sheets
Planning Committee
Wednesday, 22 May 2019**

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Planning Committee

22 May 2019

List of Public Speakers

In accordance with the Council's adopted scheme to allow the public to address meetings of this Committee on planning and related applications and on site specific matters, the following persons have given notice of their wish to speak at this meeting on the applications/matters listed in the table below.

These applications/matters will be considered ahead of the other applications/matters on the Agenda and will be taken in the order indicated. Unless stated otherwise, the page number in the first column of the table refers to the page number on the List of Planning and Related Applications on the Agenda (Item 5).

In each case where an objector has given notice to speak, the applicant (or the applicant's agent) will have been informed and offered the opportunity to address the Committee in accordance with the scheme.

The Committee will deal with tonight's applications in the following order:

ITEM 5 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS
9.	18/P/01771	15 Hillier Road, Guildford, GU1 2JG	<ol style="list-style-type: none"> 1. Ms Fazia Cater (to object) 2. Ms Amanda Mullarkey (to object) (Cranley Road Area Residents Association) (CRARA) 3. Mr Matt Hill (Planning Agent)
19.	18/P/01950	Land to East of White Lane and West of Chestnut Lodge, Drovers Way, Ash Green, Guildford, GU12 6HY	<ol style="list-style-type: none"> 1. Mr Tim Henderson (to object) 2. Ms Gill Squibb (secretary) (Ash Green Residents Association (to object) 3. Mr Kieran Wheeler (Savills) (Planning Agent)
97.	19/P/00362	Holy Trinity Parish Office, 5 Trinity Churchyard, Guildford, GU1 3RR	<ol style="list-style-type: none"> 1. Mr Stephen Marriott (in support) 2. Rev Canon Robert Cotton (in support)

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Planning Committee

22 May 2019

Amendment/Correction/Update List

The Planning Committee membership was agreed by the Council at its Selection meeting held on 15 May 2019:

Chairman	Councillor Marsha Moseley
Vice-Chairman	Councillor Jan Harwood
Other members of the Committee	Councillor Jon Askew Councillor David Bilbe Councillor Chris Blow Councillor Dennis Booth Councillor Colin Cross Councillor Angela Gunning Councillor Liz Hogger Councillor Bob McShee Councillor Susan Parker Councillor Caroline Reeves Councillor Tony Rooth Councillor Paul Spooner Councillor Fiona White
Substitutes	Councillor Tim Anderson Councillor Christopher Barrass Councillor Joss Bigmore Councillor Richard Billington Councillor Graham Eyre Councillor David Goodwin Councillor Gordon Jackson Councillor Steven Lee Councillor Nigel Manning Councillor Ramsey Nagaty Councillor Jo Randall Councillor Will Salmon Councillor Pauline Searle Councillor Patrick Sheard Councillor James Steel Councillor James Walsh Councillor Catherine Young

Local Plan Policies

Please find attached a list of superseded and retained policies from the 2003 Local Plan.

<https://www.guildford.gov.uk/newlocalplan/examination> - link to the new Local Plan

<https://www.guildford.gov.uk/newlocalplan/localplan> - link to 2003 Local Plan

18/P/01771 – (Page 9) – 15 Hillier Road, Guildford, GU1 2JG

The committee index should read 15 Hillier Road and not 16 Hillier Road.

Policy update: Following the adoption of the Guildford Borough Local Plan: strategy and sites, until the local plan Development Management Plan Policies DPD is produced and adopted some of the policies (parts of the policies) contained within the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 2007) remain part of the development plan.

The applicant has confirmed that they are happy to accept the reduced hours of the use of the amenity area as recommended in condition 1 on p.12 of your agenda, from the extended hours originally sought by the application.

18/P/01950 – (Page 19) – Land to East of White Lane and West of Chestnut Lodge, Drovers Way, Ash Green, Guildford, GU12 6HY

(Please also find attached an appendix in relation to the above application).

Conditions and reasons:

Condition 2 amended as follows (page 23-24)

Drawing No.	Drawing Description	Date Submitted
Layouts		
071709-BEL-TV-01-G	Presentation Planning Layout	21.05.2019
071709-BEL-TV-02-G	Supporting Planning Layout	21.05.2019
071709-BEL-TV-03-G	Storey Heights Layout	21.05.2019
071709-BEL-TV-04-G	Tenure Plan	21.05.2019
071709-BEL-TV-05-G	Unit Types Layout	21.05.2019
071709-BEL-TV-07-G	Materials Layout	21.05.2019
071709-BEL-TV-08-F	Refuse Strategy Layout	21.05.2019
Affordable Houses		
071709-3BD-E1	3BD Housetype - Elevations	21.05.2019
071709-3BD-P1	3BD Housetype - Floor Plans	21.05.2019

Condition 18 amended as follows (page 29):

Dwellings within the development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plan, Drawing No. *071709-BEL-TV-02 Rev G* for vehicles/cycles to be parked for that plot 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 purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Condition 19 amended as follows (page 29):

The development hereby approved shall not be first occupied unless and 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 Electrical Charging Points to be provided at each house (where practicable), 20% of parking spaces for flats (including maisonettes) and passive infrastructure be provided for a further 20% of car parking spaces for the flats. This shall all comprise a fast charge socket (current minimum requirements - 7 kw Mode 3with

Type 2 connector - 230v AC 32 Amp single phase dedicated supply). Once implemented these shall be retained and maintained for their designated purposes.

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

Condition 24 amended as follows (page 30):

No development above ground level shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels *included a surveyed site section from Station House to plot 1* have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In order to ensure the height of the development is appropriate to the character of the area.

Condition 29 amended as follows (page 31):

The development hereby approved shall have 1 affordable rent 3-bed house which shall be constructed to meet Building Regulations M4(3)(2)(b) 'wheelchair accessible dwelling' standards and 10% of the units hereby approved shall be designed to be meet the Building Regulations 'accessible and adaptable dwellings' M4(2). These shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points, where practicable. Thereafter these features shall be retained and maintained for the life of the development.

Reason: In order to provide a flexible housing stock to meet a wide range of accommodation needs.

Informatives:

Informative 3 amended as follows (page 32):

In the event that the package of improvement measures set out in condition 17 above are not implemented by the developer, a contribution shall then be paid to the County Highway Authority so that they can carry out the works. The contribution shall cover the full cost of the works, including the design and implementation costs

Proposal.

Corrections to parking numbers (page 36):

Figures

- Total = 143
- 97 = Allocated
- 10 = Unallocated
- 10 = Visitor parking
- 26 = Garage Parking Spaces (not including those counted in the allocated parking spaces).

Consultations.

Third party comments: (page 40)

One additional letter of objection has been received. The additional concerns raised are summarised below:

Agenda item number: 7
Appendix 1

- Retention of proposed planting to dismantled railway
[officer comment: the new planting is on the land under the control of the applicant and suggested condition 13 requires its maintenance and replacement of trees of plants in the first 5 years]
- Lack of surveyed site sections/levels information from adjoining land
[officer comment: suggested condition 24 amended and requires levels details to be submitted]

Planning considerations.

Amendments and corrections.

Housing need and the mix of dwellings proposed (page 43)

With regards to housing mix, Policy H1 is not prescriptive instead seeks a mix of tenure, types and sizes of dwelling, which shall be guided by the Strategic Housing Market Assessment (SHMA) and appropriate to the site size, characteristics and location.

The table compares the SHMA guidance with the proposed scheme:

	SHMA requirement	Proposed
Affordable	1 bed – 40%	29.2%
	2 bed – 30%	58.3%
	3 bed – 35%	12.5%
	4 bed – 5%	0.0%
Market	1 bed – 10%	0.0%
	2 bed – 30%	14.3%
	3 bed – 40%	42.9%
	4 bed – 20%	37.1%

The housing mix would comprise a greater mix of larger market units and 2-bed affordable units. 1 and 2 bed units are expected to be delivered in a town/district centre location or adjoining a transport hub and 2-4 beds units delivered in the out of town settlements. This is an out of town location, where there is greater demand for: family units, downsizers, first time buyers and relations of people who have grown up in the area. The proposal would meet the demand for a range of 2-4 bed homes by these types of groups. So whilst not strictly complying with the SHMA the mix of units would be appropriate given the location.

On residential development sites of 25 homes or more, 10% of new homes will be required to meet Building Regulations M4 (2) category 2 standard (to be 'accessible and adaptable dwellings'), and 5% of new homes will be required to meet Building Regulations M4 (3) category 3 ('wheelchair user dwellings'), under policy H1(4). This requires 6 homes to be 'accessible and adaptable dwellings' which shall be secured by condition. A further 3 units would be required to be 'wheelchair user dwellings', in this case the Housing Team have reviewed the this with the Disability Panel and confirmed that there is only a need for one, this shall be the one of the 3 bed units to be a M4(3)(2)(b) - a wheelchair accessible dwelling. Therefore, given that there only demand for one wheelchair user dwelling the lower provision would be acceptable and shall be secured in the legal agreement and with a planning condition.

As a result, amended plans have been submitted for an enlarged dwelling on plot 17 to meet the requirements for a wheelchair accessible dwelling. The amendments to the approved plans are reflected in condition 2.

Living environment for future occupiers (page 46-47)

Policy H1 of the 2019 Local Plan requires all new development to conform to the nationally described space standards. The proposed internal floor areas of the dwellings would comply with the 'Technical housing standards – nationally described space standard.' The storage areas would comply with all units, except 4 (market) units which are all the same house type (Thatcher – 2 storeys, 3 beds for 4 persons). Since the storage area would be 0.5sqm under the 2.5sqm requirement, however, as overall the unit size is 1.53sqm would be over the requirement; this would be acceptable in this instance.

See Appendix 1 for a technical housing standards schedule.

Highway and parking issues

Parking, highway network and highway safety (page 50)

The 89% of the traffic movements from the site would travel north on White Lane and 26% of journey from the site would continue north over the existing level crossing, thereby increasing traffic over the Ash level crossing, as well as contributing to the associated rat running issues where motorists use the rural road network to avoid the level crossing. It is therefore appropriate that the Council seek appropriate contributions to go towards an improvements over the railway line which shall be secured by the S106.

Legal Agreement Requirements

Heads of Terms (page 56)

- A contribution of £39,710 towards early years education;

18/P/02068 - (Page 59) - 8 Meadow Road, Guildford, GU4 7LW

Policies attached for Burpham Neighbourhood Plan 2015 -2035

- Policy B-EN1: Residential Gardens
- Policy B-FD1: General Development Standards

Agenda item number: 7
Appendix 1

Local Plan 2003 policies superseded by the emerging Local Plan

New Local Plan policy	LP2003 Superseded policy
S1	
S2	H1
S3	G5(6)
H1	H5, H7, H13, H14
H2	H11
H3	H12
P1	RE5, RE6
P2	H6, H9, RE1, RE2, RE3, RE9, RE10, RE15
P3	RE4, R11
P4	G1(6), G1(7)
P5	NE1
D1	G1(5), G5(1), G5(6)
D2	G1(9), G1(10)
D3	HE1, HE3, HE6
E1	E1, E2, E3, GT5
E2	E1, E4
E3	E2, E3
E4	
E5	RE8
E6	T1, T2, T3, T4, T5, T6, T7, T8, R1
E7	S2, S3, S4, S5, S6, S7
E8	S8
E9	S9, S10
ID1	G1(7), G2, G6, M3, M5, M6
ID2	
ID3	M1, M2, M4, G1(1), G1(2), G12, G13
ID4	G5(10), R1, R5, NE1, NE2, NE3
SITE ALLOCATIONS	H2, H3, H15, M7, GT3, GT6, GT7, GT8, CF6
None	M8

Local Plan 2003 policies retained

LP2003 Retained policy	
G1(3)	RE13
G1(4)	RE14
G1(8)	HE2
G1(11)	HE4
G1(12)	HE5
G1(13)	HE7
G3	HE8
G4	HE9
G5(2)	HE10
G5(3)	HE12
G5(4)	NE4
G5(5)	NE5
G5(7)	NE6
G5(8)	R2
G5(9)	R3
G6	R4
G7	R6
G8	R7
G9	R8
G10	R9
G11	R10
H4	R12
H8	R13
E5	CF1
GT1	CF2
GT2	CF3
RE11	CF4
RE12	CF5

Nationally Described Space Standards (NDSS) Audit - Land east of White Lane, Ash Green

	House Type	Storeys	Designed Occupancy	NDSS GIA (sqm)	Actual GIA (sqm)	Actual GIA (sqft)	NDSS Storage (sqm)	Actual Storage (sqm)	Bed 1	Bed 2	Bed 3	Bed 4	Comments
PRIVATE	POTTER	2	2B3P	70.00	71.43	769.00	2.0	2.0	✓	✓			Storage area 0.5m ² under but overall unit size is 1.53m ² over requirement
	CHANDLER	2	3B4P	84.00	88.39	951.00	2.5	3.0	✓	✓	✓		
	THATCHER	2	3B4P	84.00	85.53	921.00	2.5	2.0	✓	✓	✓		
	MASON	2	3B4P	84.00	98.35	1059.00	2.5	2.9	✓	✓	✓		
	SCRIVENER	2	4B5P	97.00	112.75	1214.00	3.0	3.3	✓	✓	✓	✓	
	MILLINER	2	4B5P	97.00	119.70	1289.00	3.0	3.2	✓	✓	✓	✓	
	BOWYER	2	4B5P	97.00	125.95	1356.00	3.0	3.0	✓	✓	✓	✓	
	WEAVER	2	4B5P	97.00	156.80	1688.00	3.0	3.9	✓	✓	✓	✓	
	SPINNER	1	1B2P	50.00	51.00	549.00	1.5	1.5	✓				
	LACEMAKER	1	2B3P	61.00	64.00	699.00	2.0	2.0	✓	✓			
AFFORDABLE	BAKER	2	2B4P	79.00	81.34	876.00	2.0	2.0	✓	✓			
	FARMER	2	3B5P	93.00	95.28	1026.00	2.5	2.5	✓	✓	✓		
	HARVESTER	2	3B5P	93.00	95.28	1026.00	2.5	3.0	✓	✓	✓		
	3BD	2	3B4P	93.00	108.25	1165.00	2.5	2.5	✓	✓	✓		

Environment Policies

Policy: B-EN 1: Residential Gardens

Permission will not be granted for back garden development where the site makes an important contribution to the character and appearance of the surrounding area or where the inappropriate development of the site would adversely affect the amenities of future occupiers of the site or those currently occupying adjoining or nearby properties.

Individual cases will be assessed on the basis of the character of the area. Any development that exceeds 50% of an existing garden, where the original house floor plan (including garages and out buildings) is left exceeding 33% of the remaining plot size or any new building covers more than 33% of the new plot, will need to be clearly justified with reference to the existing character of the area and the effect on living conditions in both the new dwelling and neighbouring dwellings.

Note 1: See Appendix 2 for village character guidance and housing densities.

Note 2: "Adversely" means the remaining undeveloped site size is less than 67% of the overall site size including the buildings.

Future Development Policies

Policy: B-FD 1: General Development Standards

All development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and which does not preserve or enhance the character and quality of an area will not be acceptable development. Proposals for new development, extensions and alterations to existing buildings and structures will be expected to:

- have regard to the character assessments set out in Appendix 2 (part of this policy); and
- make efficient use of land while respecting the density, street patterns, plot sizes, building lines, character, landscape, and biodiversity of the surrounding area; and
- be suitably designed within the context for which they are set; and
- retain existing important landscape and natural features; and
- ensure that the scale, height and massing of buildings relate sympathetically to the surrounding area; and
- create safe environments addressing crime prevention and community safety; and
- use traditional and vernacular building materials where such treatment is necessary to protect the context of the development concerned.

Note 1: Public consultation has highlighted the importance of maintaining the character of the different parts of Burpham and not introducing development that undermines this. The policy aims to ensure that new development respects local distinctiveness in accordance with the NPPF, paragraph 55.

Note 2: Character Descriptions of Burpham Ward are attached as Appendix 2 to the Plan and form part of this Policy.

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Planning Committee

22 May 2019

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 5 – Planning Applications

18/P/02068 - (Page 59) - 8 Meadow Road, Guildford, GU4 7LW

An additional letter of objection was received on 13/05/2019, which is summarised below:

- The location of access on to Marlins Drive opposite a traffic calming measure would have harmful impact on highway safety
- Inappropriate development for the location and not in keeping with neighbouring properties
- Access to the property across the grass verge should not be allowed as it is not owned by the applicant and it appears that the applicant has encroached the property boundary onto the grass verge [officer note: land ownership is not a relevant planning matter]
- The development would set a dangerous precedent for future developments
- The shrubs and boundary hedges should be protected

19/P/00330 – Land- (Page 81) adjacent to Northrepps Cottage, Green Lane East, Normandy, GU3 2JL

One additional letter of representation has been received raising objections to the development, these are summarised as follows:

- Site near to the remains of a Roman Temple (officer note: the application site does not lie within an Area of High Archaeological Potential)
- Ecological concerns
- Inappropriate development in the Green Belt
- Excessive size
- Increased traffic

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