



GUILDFORD
BOROUGH

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Managing Director

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Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 2 DECEMBER 2020

Please find attached the following:

Late Sheet - Amendments/Corrections/Updates and Late Representations (Pages 1 - 6)

Yours sincerely

Sophie Butcher, Democratic Services Officer

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Planning Committee

2 December 2020

Amendment/Correction/Update List

Update to minutes - 19/P/02237 – (Page 16) – Land adjacent to, Pembroke House, 54 Potters Lane, Send, Woking, GU23 7AL

A correction has been made to the recorded vote, which in the printed version of the minutes as part of this agenda, it reads 2 abstentions when in fact it should read 3 abstentions, as correctly shown below:

A motion was moved and seconded to approve the application subject to a S106 and amended conditions 4 and 16, which was carried.

RECORDED VOTES LIST				
	Councillor	FOR	AGAINST	ABSTAIN
1.	Susan Parker		X	
2.	Christopher Barrass		X	
3.	Liz Hogger	X		
4.	Tony Rooth			X
5.	Caroline Reeves	X		
6.	Fiona White	X		
7.	David Bilbé	X		
8.	Marsha Moseley	X		
9.	Pauline Searle	X		
10.	Colin Cross		X	
11.	Chris Blow			X
12.	Jon Askew	X		
13.	Angela Gunning	X		
14.	Ruth Brothwell		X	
15.	Paul Spooner			X
	TOTAL	8	4	3

19/P/01994 – (Page 31) – Safeguard Bus Depot, 7 Ridgemount, Guildford, GU2 7TH

Planning considerations:

Sustainable design and construction

A Sustainability and Energy Statement prepared by Syntegra Consulting was submitted with the application which addresses the requirements of Policy D2. The applicant has also further clarified the proposed sustainability measures, stating the proposed development will achieve the following:

- internal water consumption rate of 105 litres/person/day or less
- permeable paving to avoid, reduce and delay the discharge of rainfall to public sewers and water courses
- the internal layout, windows have been designed to improve daylighting in all habitable spaces

- Each dwelling will incorporate internal blinds/curtains to reduce the solar heat coming into the building and thus can avoid high cooling demands for summer natural ventilation
- low energy efficient fittings
- Air Source heat pumps
- secure cycle storage

The application was accompanied by a Drainage Strategy and SuDS appraisal. The planning conditions 5 and 6 recommended by the LLFA deal with the further details of the drainage design.

The Sustainable and Energy Statement states that “construction waste will be considered to minimise, recycle and reuse on site where possible. A waste management plan will be formalised before construction works start and updates as the works continue on the site.” Condition 16 requires the submission and approval of a Site Waste Management Plan prior to commencement.

The application was accompanied with a NDSS compliance table and 4 of the units have been designed for level access with the capacity to be adapted to meet with Building regulations M4 (3) category 3.

EV charging outlets for the proposed parking spaces will be secured by condition 14.

Conditions:

Condition 2 to add drawing no. A271 received 2.12.20
Condition 11 should read drawing no. A202 rev 3

Corrections:

P52 of report – first paragraph amend to read: 28 secure cycle parking spaces are to be provided. Sheffield stands will be located within the southern part of the courtyard to allow 28 bikes to be securely parked following amendments to enlargement of bin store area within block 1.

20/P/01059 – (Page 71) – 12 Albury Road, Guildford, GU1 2BU

- Condition 15 on the agenda contains an error and should be replaced by the following condition:

The development hereby approved shall not be occupied until each of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to encourage more sustainable modes of transport.

- On p.86 of the agenda in the second paragraph under ‘Impact on neighbouring amenity’ there is a typo in the last sentence which states that ‘The bathroom windows are no habitable rooms.....’ This should read ‘The bathroom windows are **non** habitable rooms.....’

- The recommendation as stated on the top of p.75 of the agenda should be amended to read:
 - (i) That a S106 agreement be entered into to secure: A SANGS contribution and an Access Management and Monitoring Contribution in accordance with the adopted tariff of the SPA Avoidance Strategy to mitigate against the impact on the Thames Basin Heaths Special Protection Area
 - (ii) That upon completion of (i) above, the application be determined by the Director of Planning and Regeneration. The preliminary view is that the application should be granted subject to conditions.

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Planning Committee

2 December 2020

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

20/P/01059 – (Page 71) – 12 Albury Road, Guildford, GU1 2BU

Two late letters of representation have been received raising the following points / concerns:

- Condition 4 shows the hours of work to be 8am-9pm six days a week (Officer note: On 13 May 2020 the government published a written ministerial statement which expects local planning authorities to approve requests to extend construction working hours temporarily to ensure safe working in line with social distancing guideline, unless there are very compelling reasons against this. In this instance it is not considered that there are very compelling reasons to restrict the hours of construction beyond that specified by the government. As such, it is considered prudent to allow extended working hours to be conditioned at the grant of planning permission, avoiding the need for applicants to apply to extend working hours once permission has been granted delaying the implementation of the development. It should be noted that the condition only allows such extended hours until 13th May 2021 and that Environmental Health legislation would still apply if a statutory nuisance were to arise)
- Reference has been made to 20 parking spaces which does not relate to the level of parking shown on the plans (Officer note: a revised condition is proposed to correct this error – see below)
- No condition is imposed to ensure that all of the windows on the north-west elevation of the proposed building are obscure glazed and fixed shut (Officer note: it is not considered that there would be a material loss of privacy to the residents of Albury Court to warrant such a condition)
- The gate to the side access has not been referred to in the report; the provision of a gate will result in additional pollution from cars waiting for the gates to open with engines idling 5m from flat 1 Albury Court (Officer note: it is not considered that any material impact would occur as a result of the proposed gate)
- Increased landscaping hasn't been proposed for the boundary with 13 Warren Road (Officer note: Condition 9 requires details of a landscaping proposal to be submitted for approval together with a maintenance period for at least 10 years)
- Will the south-west first floor windows be obscure glazed and fixed shut? (Officer note: It is not considered necessary to impose a condition to secure this to ensure the privacy of the occupants of 13 Warren Road.

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