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**Tom Horwood**  
Joint Chief Executive of Guildford and  
Waverley Borough Councils

Dear Councillor

**PLANNING COMMITTEE - WEDNESDAY 2 FEBRUARY 2022**

Please find attached the following:

<b>Agenda No</b>	<b>Item</b>
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9.	<b><u>Late Sheets</u> (Pages 1 - 6)</b>
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Yours sincerely

Sophie Butcher, Democratic Services Officer

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## **Planning Committee**

**2 February 2022**

### **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**

##### **21/P/01811 – (Page 39) – Guildford Plaza (former Buryfield House), Portsmouth Road, Guildford, GU2 4DH**

One late letter of objection has been received raising the following points:

- proposal is too high and dense and would harm the conservation area and listed buildings;
- adverse impact on right to light to neighbouring properties;
- the extant assisted living scheme was disappointing, but this proposal is far worse;
- concerns regarding refuse collection;
- inadequate parking provided; and
- proposal will generate an unacceptable level of additional traffic.

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## Planning Committee

2 February 2022

### Update/Amendment/Correction/List

#### **Planning Agenda – Members of the Committee (Page 2)**

The Mayor, Councillor Marsha Moseley should be listed under the committee membership, not with the Chairman.

#### **21/P/01058 – (Page 29) – White Horse Yard, High Street, Ripley, GU23 6BB**

Condition 2 to be amended to read:

The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Drawing Title</b>	<b>Dwg. Ref (As Submitted)</b>	<b>Amended</b>
Location Plan	1366/PLN/200	-
Demolition Plan	1366/PLN/221	-

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Two additional conditions:

Condition 4:

No development shall take place until a full repair schedule and method statement for the alteration, repair and reinstatement of the curtilage listed wall including drawings as may be required for new openings (piers, gates etc.) has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the historic interest of the heritage asset. This pre commencement condition goes to the heart of the listed building consent.

Condition 5:

No works or demolition shall take place on the Coachworks Barn until a method statement for the dismantling of the building so that the works do not damage/harm the adjacent curtilage listed wall has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the heritage asset. This pre commencement condition goes to the heart of the listed building consent.

**21/P/01811 – (Page 39) – Guildford Plaza (former Burymead House), Portsmouth Road, Guildford, GU2 4DH**

- Condition 7 has been updated below to include the most up-to-date plans. The corrections are shown in bold and underlined.

*Window positions, balconies and juliette balconies shall only be located on the approved buildings in accordance with the details shown in the following drawings:*

1138\_210 p14 Block a elevation  
1138\_211 p14 Block b elevation  
1138\_212 p14 Block c elevation  
1138\_213 p14 Block d elevation  
1138\_301 p14 Sections aa & bb  
1138\_302 p14 Sections cc & dd

Reason: In the interests of residential amenity and privacy of the adjacent properties.

- Condition 8 has been updated below to correct a typographical error. The corrections are shown in bold and underlined.

No part of the development hereby approved shall be first occupied until further detail of the proposed hard and soft landscaping scheme, including; **amended** plans to show the **treatment of the** changes **to the layout of in levels between** the upper and lower ground floor levels and details and samples of the hard landscaping materials, walls/retaining walls and pedestrian gate/fencing, has been submitted to and agreed in writing by the Local Planning Authority. The agreed hard and soft landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented in full prior to the occupation of the development hereby approved. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality and to protect the character of the Conservation Area and setting of adjacent listed buildings.

- Please could Members note the small correction to the Victorian Society's comments (page 59 on the Agenda). Change highlighted below in bold and underlined.

*The Victorian Society: The Victorian Society in principle accepts the proposal to redevelop the site for housing and other uses. However, they have raised concerns about how the proposal will affect the setting of various listed buildings, chiefly the Wycliffe Buildings and Caleb Lovejoy Almshouses. They recommend that the massing*

of blocks C and D are reduced so that they react more sensitively with the scale of the Caleb Lovejoy Almshouses. **The Society** recommends that the height of block D is reduced to the same level, or less than that of the Wycliffe Buildings so the dramatic effect of its design can continue to be appreciated.

- Please could Members note the following in relation to air quality (page 77 of the Agenda).

To clarify, where it is not possible to source air for the ventilation system from a façade away from the A3100 for blocks A and D, it is recommended that all air is taken at a height no lower than the upper-ground floor (i.e. at least 4m from the ground). Where air is sourced at a height lower than the upper-ground floor / 4m from the ground, along the façades of blocks A and D closest to the A3100, NOx filtration should be applied. All NOx filters will need to be selected, installed and maintained appropriately.

- The planning application reference in the last paragraph on page 77 is incorrect. The correct reference is 17/P/00920.
- On page 44 of the agenda (sixth bullet point), the area of the land dedication should be 3 metres x 2 metres (i.e. 6 square metres in total).
- The beginning of the first sentence in the second last paragraph on page 81 should be amended to read: *'A car club with two cars and membership for all new residents (exact details to be agreed), the provision of an on-site cycle...'*

### **21/P/02257 – (Page 85) – Waterside Farm Cottage, Wharf Lane, Send, Woking, GU23 7EJ**

#### **Officers report:**

P109:

There is a sentence that reads “The proposal will introduce two new vehicular access points, which will be positioned opposite existing dwellings on the eastern side of Potters Lane”.

This is corrected to the following: “The proposal will introduce a new vehicular access point, which will be positioned opposite existing dwellings on the eastern side of Wharf Lane.”

Page 114 (Conclusion):

There is reference to the delivery of a net increase of “**eight new homes**”. However, the net uplift is **seven** new homes (existing demolished).

#### **Conditions**

The following conditions are amended to show the correct drawing numbers and the latest version of the Tree Report.

Condition 5:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan, Drawing No. P204B, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and 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 6:

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans Drawing No. P204B, for the secure parking of bicycles within the development site. Thereafter the parking for bicycles 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 13:

The development must accord with the Arboricultural Survey and Planning Integration Report (including all recommendations) prepared by Quaife Woodlands AR/4086a/jq . No development shall start on site until the protective fencing and any other protection measures shown on the Tree Protection Plan in the Arboricultural Report have been installed. At all times, until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

No development shall commence until a pre-commencement site meeting has taken place with the site manager, the retained consulting arboriculturalist and the LPA Tree Officer.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.