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

Dear Councillor

**PLANNING COMMITTEE - WEDNESDAY 27 APRIL 2022**

Please find attached the following:

**Agenda No    Item**

8.    **Late Sheets - Amendments, Corrections and Updates/Late Representations - 27 April 2022 (Pages 1 - 4)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

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## Planning Committee

27 April 2022

### Update/Amendment/Correction/List

#### **21/P/00030 – (Page 51) – Yana Alpacas, Hawthorn Farm, Polesdon Place, Ripley, Woking, GU23**

##### **Proposal. (page 63)**

The applicant submitted an email dated 16.02.2021 with responses to the objections that have been raised (this is dated 16.03.2021 online and has been publicly available). There is no information in this document that is material to the determination of the planning application and these matters have been addressed in the officer report to the committee.

There is a copy of an undated letter to neighbours from the applicant, as above there is no information in this document that is material to the determination of the planning application and these matters have been addressed in the officer report to the committee.

Letters and reports regarding agricultural assessments dated 19.07.2021, 12.08.2021, 13.08.2021, 16.08.2021, as above there is no new information in this letter. These are listed in the report on page 63 under 'Supporting information'. As above there is no information in this document that is material to the determination of the planning application and these matters have been addressed in the officer report to the committee.

#### **21/P/02454 – (Page 81) – Land between Smugglers End and Merlins, Smugglers Way, The Sands, Farnham, GU10 1LW**

Updated report section: 'the impact on trees and vegetation'

The application site is located in an area which has a rural character, the site features several trees and mature vegetation. A TPO covering three individual trees and four groups of trees, on and in close proximity to the site, was made in September 2021. The Council's Arboricultural Officer has assessed the proposed scheme and submitted arboricultural information and is satisfied that the construction of a new dwelling in this location is possible. The construction phase will need to involve careful practice but subject to this the trees are suitably protected. The Arboricultural Officer has requested a condition to secure the submission of an updated Arboricultural Impact Assessment and Arboricultural Method Statement and Tree Protection Plan prior to the commencement of development. Therefore, a condition is attached in this regard.

As such, the proposal would be compliant with policy NE5 of the saved Local Plan, 2003, and the requirements of Chapter 15 of the NPPF, 2021.

Update to condition 5:

The development hereby approved shall be carried out in accordance with the details within the completed Climate Change, Energy and Sustainable Development Questionnaire (completed by James Deverill and Richard Payne); 'SAP 2012 "As Designed" Calculation for

Part L1A' by SBS Energy, Reference 3432A30/03/2022 and Sustainability Evidence Letter with calculations by Specialist Building Surveys, dated 30/03/2022, all received on 30/03/2022. These include measures to achieve a [24.4% carbon reduction] using an Air Source Heat Pump and Photovoltaic panels . The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate sustainable energy in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

## **Planning Committee**

**27 April 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**

No late representations.

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