

Planning Committee

24 April 2024

Update/Amendment/Correction List

21/P/01882 – (Page 33) – North Moors Allotment Site, North Moors, Worplesdon, Guildford, GU1 1SE

1. Revised Conditions

Following further communication with the County Highway Authority, it is proposed to amend Condition 9. The applicant has requested that the requirement for the dropped kerb at the bellmouth of Dennis Way (Condition 9 (ii)) is removed as there is an existing dropped kerb crossing point providing access to the existing footway heading south. Having reviewed the applicants request and the photos submitted in support, the County Highway Authority has confirmed that it would be happy to remove the need to deliver a tactile paving crossing at this location as there is an existing dropped kerb in the form of a VCO to access the substation) and the VCO means that tactiles would not be deliverable on both sides of Dennis Way. The County Highway Authority has instead recommended that a dropped kerb (without tactiles) is provided on the south side of Dennis Way to provide a level access to the site. This has been agreed with the applicant and it is proposed to amend the wording of Condition 9 as follows:

9. The development hereby approved shall not be first opened for use unless and until informal crossing points in the form of dropped kerbs and tactile paving have been provided at the following locations:

- (i) across the proposed access road where it meets the proposed parking area;*
- (ii) ~~across the bellmouth of Dennis Way~~ on the southern side of the bellmouth of Dennis Way (dropped kerb without tactiles); and*
- (iii) across the proposed access road where Footpath 438 meets the proposed new carriageway*

in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the informal crossing points shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

2. Liaison with Allotment Users

The applicant has provided some further amplification of the liaison which has taken place with the Guildford Allotments Society (GAS) and allotment users. Alongside the technical team's meetings with GAS, the Council appointed a designated Liaison Officer in February 2023 to manage the transition from Bellfields into the new Allotment sites. The Liaison Officer will remain in position until North Moors is fully handed over. The Liaison Officer attends regular Project Meetings to keep up to date on project/delivery progress and has been in regular contact with GAS and the individual allotment holders since February 2023 and has fed back any concerns or requests to the GBC Project Team. The applicant advises that through the Liaison Officer, amendments have been made to the design of the allotment facilities to reflect GAS's aspirations for the site.

23/P/01965 – (Page 65) Streamside, Harpers Road, Ash, Guildford, GU12 6DB

4. Changes to conditions:

The following changes are proposed to the suggested conditions. The amended conditions below can be compared to the original conditions on pages 70-80 of the agenda.

None of the dwellings hereby approved shall be occupied until the Ash road bridge (as approved through planning application 19/P/01460) is open to public traffic.

Reason: To ensure the delivery of essential infrastructure required to enable the development in accordance with Policy ID1(1-5) of the Guildford Local Plan.

6. The approved dwellings (plots 1-16) to be served by the vehicle access shown to the south of the stream, on approved drawing 231684/TS/04, shall not be occupied until that particular proposed vehicular access to Harpers Road has been constructed and provided with visibility zones in accordance with the approved

drawing 231684/TS/04, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

New Condition The approved dwellings (plots 17-24) to be served by the vehicle access to the north of the stream, shown on approved drawing 231684/TS/04 shall not be occupied until that particular proposed vehicular access to Harpers Road has been constructed and provided with visibility zones in accordance with the approved drawing 231684/TS/04, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

7. The approved dwellings identified as plots 1-16 to the south of the stream on approved drawing PL-01 Rev M shall not be first occupied unless and until space has been laid out within that part of the site, in accordance with the approved drawing PL-01 Rev M, 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.

New condition The approved dwellings identified as plots 17-24 to the north of the stream on approved drawing PL-01 Rev M shall not be first occupied unless and until space has been laid out within that part of the site, in accordance with the approved drawing PL-01 Rev M, 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.

8. Delete – duplicate of condition 11 – as amended below.
11. No development above damp proof course level (excluding any demolition and site clearance works) shall take place until a scheme, including a timetable, for the provision of pedestrian and cycle links from the site to the surrounding area (generally as shown on plan PL-01 Rev M) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details and shall be retained for the lifetime of the development.

Reason: To encourage travel by means other than private motor vehicles and to ensure that the development has adequate cycle and pedestrian links to the surrounding developments and the wider area.

15. No development shall commence, including any works of demolition, until a Site Waste Management Plan and Demolition Strategy of the existing building as identified in the Outline Building Survey (drawing 4924/02) and the removal of foundations and hard standing including details of the disposal of any waste off site and receptor sites has been submitted to and approved in writing by the Local Planning Authority. Demolition materials and debris that are not to be reused in the construction of the development hereby permitted shall be removed from the site in accordance with the approved strategy.

Reason: To ensure that any waste generated by the site is used / disposed of in a sustainable manner.

Other corrections:

Page 87: The beginning of the second last paragraph should read:

The proposal is for the demolition of the existing Streamside bungalow and its replacement with 24 new homes, ~~ten~~ **nine** of which would be affordable.

Page 103: Second paragraph should be corrected to read:

Apart from the harm already identified to Oakeside Cottage and those dwellings on Leyscroftes Road, the proposal would not lead to any harm to the amenity of any other residential properties in the immediate area, including those on the opposite side of Harpers Road.