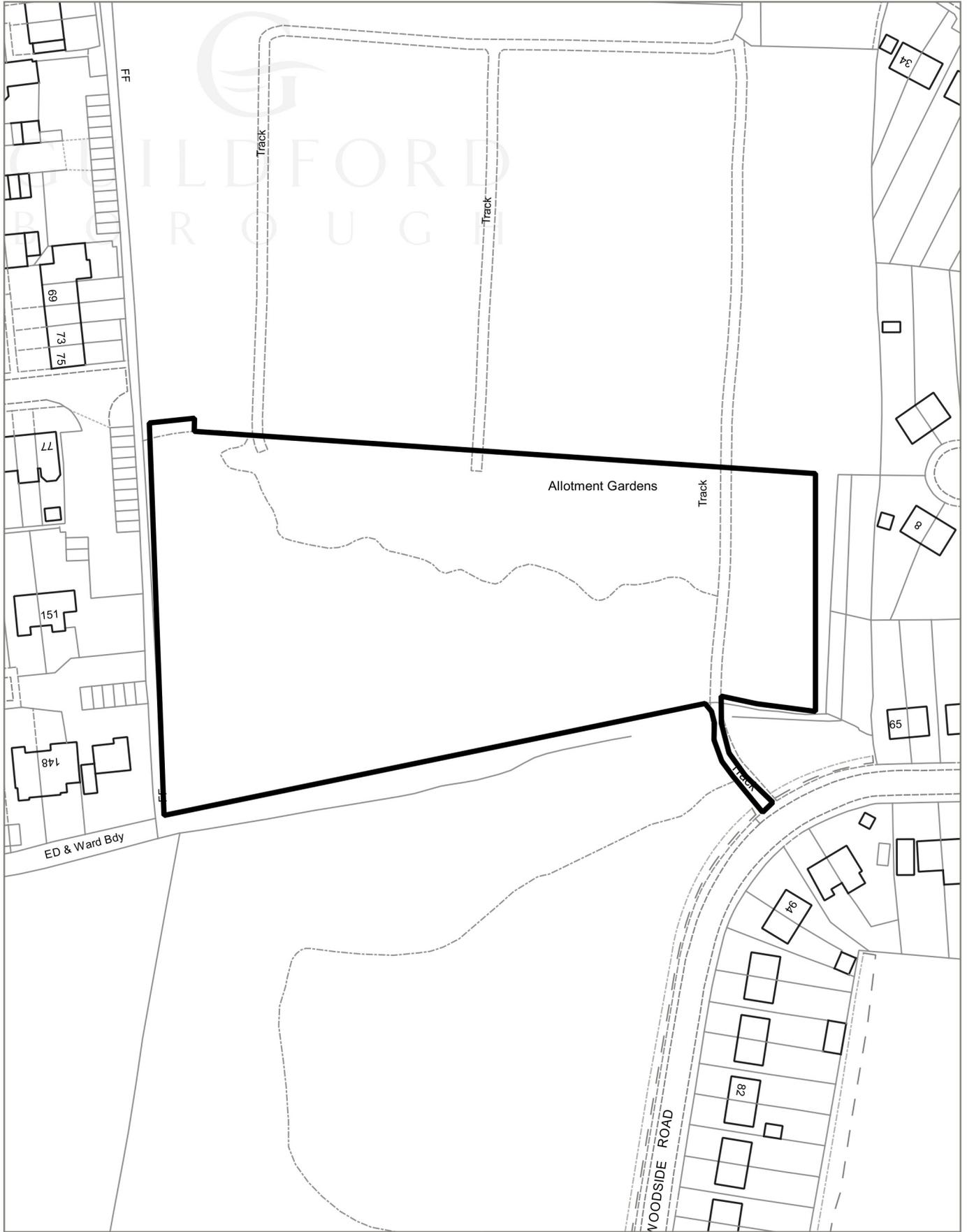


21/P/00542 - Aldershot Road Allotment Site, Woodside Road



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Not to Scale



GUILDFORD
BOROUGH

21/P/00542 – Aldershot Road Allotment



Not to scale

App No: 21/P/00542
Appn Type: Full Application
Case Officer: Paul Sherman
Parish: Westborough
Agent : Mr. Jim Beavan
Savills
2 Charlotte Place
Southampton
SO14 0TB

8 Wk Deadline: 10/05/2021

Ward: Westborough
Applicant: Mr. Leigh Edwards
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB

Location: Aldershot Road Allotment Site, Woodside Road, Guildford
Proposal: Variation of conditions 2 (approved plans) and 3 (arboricultural method statement) of planning permission 20/P/00478, approved on 20/05/2020, to allow the creation of a footpath alongside the approved access and the submission of an updated arboricultural method statement.

Executive Summary

Reason for referral

The application has been referred to the Planning Committee as the Council is the applicant and, in the opinion of the Head of Place, the proposal is not 'minor' development. While this application is made under s73 of the Town and Country Planning Act it seeks to vary a planning permission which was a major application.

Key information

The application site comprises approximately 0.95ha of land directly to the south of the Aldershot Road allotment site. The site comprises grassland, scrub and broadleaf woodland however it was previously used as allotments as part of the Aldershot Road site.

The original application sought the change of use of the land to allotments which would provide an additional 35 plots (287 Rods) with associated vehicle and cycle parking and new landscaping. This application seeks to increase the width of the proposed access road so as to facilitate a pedestrian footpath from the site to Woodside Road.

Summary of considerations and constraints

The site is located within the urban area of Guildford, is a Protected Open Space and is allocated for allotment use by Policy A21 of the Local Plan which applies to the application site and the existing Aldershot Road allotment site. The woodland on site is identified as a Priority Habitat.

The development would not result in any great tree removal and would not impact on the character or the appearance of the area. The development would deliver an improved access for pedestrians and would not give rise to conditions prejudicial to highway safety.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the 20th May 2023 .

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004 and to ensure that this consent does not extend the time limit for the implementation of the planning permission.

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

Drawing Title
Drawing Number

Site Location Plan
42287/3125/002 Rev A
Proposed Car Park Access
19319-MA-XX-XX-DR-C-0001 P01, and P03
Landscape Proposals
42287/3125/003 Rev B
Landscape Proposals Planting Schedule
42287/3125/003a
Supplementary Proposed Fencing Plan
42287/3125/003b Rev A
Supplementary Landscape and Ecological Mitigation GA
42287/3125/003c Rev B
2.44m High Securimesh Fence Detail
J6/04030
Tree Constraints Plan
200309-1.1-ARAG-TCP-Site Design B-NC

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

3. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2005 (or any later revised standard) and in general accordance with the submitted Arboricultural Impact Assessment (Ref: 200317-1.3-ARAG-AIA-LF) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan.

Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. This is required to be a pre-commencement condition to ensure that tree protection is installed before work commences.

4. The development shall be undertaken in accordance with the approved Landscape Proposals. There shall be no variation from the approved details and the landscaping scheme shall be fully implemented before the allotments hereby approved are first brought to use. Any of the proposed trees, shrubs or plants that die, become damaged or diseased within 10 years of planting shall be replaced by replacement of a similar size and species to those that are to be removed.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no buildings, structures, fences or hard surfaces shall be erected or created on the site other than those shown on the approved plans.

Reason: In the interests of visual amenity and to control further development within the site.

6. The development hereby approved shall be carried out in accordance with the mitigation measures detailed in the Ecological Assessment Report (dated March 202) and the Landscape and Ecological Management Plan (dated May 2020) and there shall be no variation from the approved details unless first agreed in writing with the Local Planning Authority. Following the completion of the development the site and the proposed replacement landscaping areas shall continue to be managed in accordance with the recommendations of these documents.

Reason: To mitigate against the loss of existing biodiversity and natural habitats

Informatives:

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

Pre-application advice was not sought prior to submission and the application was acceptable as submitted.

2. The applicant is advised that the details required by condition 3 should include details of any trees to be retained on the western boundary and the method for protection of these trees during construction.
3. The applicant is advised to explore the possibility of providing one or more electric vehicle charging points on the site to support the use of electric vehicles and sustainable modes of transport.

Officer's Report

Site description

The application site comprises approximately 0.95ha of land directly to the south of the Aldershot Road allotment site. The site originally comprises grassland, scrub and broadleaf woodland however work to clear the site has now commenced following the grant of an earlier planning permission. Access to the site is from a narrow track from Woodside Road.

The site is located within the urban area of Guildford, is a Protected Open Space and is allocated for allotment use by Policy A21 of the Local Plan which applies to the application site and the existing Aldershot Road allotment site. The woodland on site is identified as a Priority Habitat.

Proposal

The application seeks a Minor Material Amendment to planning permission 20/P/00478 and is made under s.73 of the Town and Country Planning Act 1990.

Planning permission was granted in May 2020 for the change of use of the land to provide an extension to the existing Aldershot Road Allotments site to provide 35 new allotment plots with associated landscaping works, cycle storage and car parking. The current application seeks to widen the access to the site to provide a footpath.

Relevant planning history

20/P/00478 - Proposed change of use of land to provide an extension to the existing Aldershot Road Allotments site to provide 35 new allotment plots (287 Rods), landscaping and associated cycle storage and car parking.

Approved (20/05/2020)

Consultations

Statutory consultees

County Highway Authority: No objection subject to conditions [Officer Note: The requirement for the proposed development has been identified in discussion with SCC as part of the highway works agreement associated with the previous application]

Environment Agency: No comments to make on proposal

Internal consultees

Arboricultural Officer: No objection subject to replacement planting, tree protection and suitable future management.

Non-statutory consultees

Surrey Wildlife Trust: No comments received. [Officer note: The proposed minor amendment is not considered to have a greater impact on biodiversity subject to the reimposition of the conditions set out in the previous planning permission]

Parish Council

Worplesdon Parish Council: No comments received.

Third party comments

No representations received

Planning policies

National Planning Policy Framework (NPPF):

Chapter 8. Promoting healthy and safe communities

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

Chapter 15. Conserving and enhancing the natural environment

Guildford Local Plan: Strategy and Sites (2015-2034)

Policy S1: Presumption in favour of sustainable development

Policy D1: Place shaping

Policy D2: Climate change, sustainable design, construction and energy

Policy ID4: Green and blue infrastructure
Policy A21: Aldershot Road allotments

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

Policy NE4: Species Protection
Policy NE5: Development Affecting Trees, Hedges and Woodlands

Supplementary planning documents

Climate Change, Sustainable Design, Construction and Energy SPD
Vehicle Parking Standards SPD 2006

Planning considerations

The application seeks a Minor Material Amendment to an existing planning permission which approved an extension to the Aldershot Road Allotments site to provide 35 new allotment plots. The proposed amendment seeks to widen the proposed access to create a footpath into the site.

As this is an application under s.73 of the Town and Country Planning Act the planning considerations must be limited those arising from the proposed amendment. Accordingly, the principle planning considerations in assessing this application are;

- the impact on trees, vegetation and the character of the area
- the impact on highway and pedestrian safety

The impact on trees, vegetation and the character of the area

At the time of the previous application the site included an area of broadleaf deciduous woodland as well as areas of scrub and grassland. The woodland primarily contained Ash, Oak and Sycamore with an understory of Goat Willow, Hawthorn and Blackthorn that had naturally generated over the past 20-30 years. This consent granted required the removal of this woodland to enable the allotment plots to be created.

Following the grant of the previous planning consent this area of the site has now largely been cleared for the proposed development. The current application seeks solely to increase the width of the proposed access so as to include a footpath into the site from the new junction with Woodside Road. The development would not require any further trees to be removed but would require an alteration to the previously agreed Arboricultural Method Statement (AMS) which detailed how trees would be protected throughout the construction program. The updated AMS submitted for this application shows a reduction in the protection area afforded to the trees in the vicinity of the access however the Councils Arboricultural Officer has concluded that the scheme would continue to allow these trees to be retained and that the additional impact of the amended access would be minimal.

Having regard to the above, the proposed amendment is not to have a greater impact on the trees, vegetation or that character of the area than the consent scheme subject to the reimposition of the conditions previously imposed. This will include details of replacement planting and measures to secure the better management of the woodland surrounding the site. Subject to these conditions the proposal is considered to comply with the objectives of Policy ID4 of the Local Plan and the guidance set out in the NPPF.

The impact on highway and pedestrian safety

The application site is accessed via a narrow private access track which would lead to a small car park. The access is located on the inside of the bend in the road and has good visibility in both directions. The original application included a modified access to Woodside Road, this was secured by a planning condition and was to be delivered through a s278 agreement with Surrey County Council. During the detailed design stage of the s278 agreement it has been determined that an additional section of footpath should be created from the new access into the site.

This application therefore seeks to deliver the amended access arrangement which would include a new section of footpath within the site which would link from the proposed car park to the new access to be created on Woodside Road. The County Highway Authority have advised that the proposed new access would not give rise to conditions prejudicial to highway safety and it is acknowledged that the proposed amendments would result in a safer and more convenient route for pedestrians wishing to access the site on foot from Woodside Road.

The development would therefore not give rise to a condition prejudicial to highway safety, would not inconvenience existing users of the highway and would continue to provide a suitable quantity of off-street car parking.

Conclusion

The application site forms part of a protected Open Green Space which is allocated in the Local Plan for allotments, including the creation of additional plots. The proposed development would continue to deliver 35 new plots, this would be a significant benefit to the local community and would support local and national objectives for healthy and active lifestyles.

Given that application is made under s73 of the Town and Country Planning Act only the implications of the proposed changes to the scheme should be considered, these matters principally relate to the impact on the retention of the trees in the vicinity of the access and the implications on highway and pedestrian safety. It is concluded that the development would not have a materially greater impact on the retention of trees than the consented scheme and would result in an improvement in the access arrangement for pedestrians.

For these reasons it is considered that the application should be approved.