

Planning Committee

8 September 2021

Update/Amendment/Correction/List

18/P/02456 and 20/P/02042 (Pages 27 and 111) – Land at Ash Manor, Ash Green Road, Ash Green, Guildford, GU12 6HH

It is recommended that condition 29 be amended to read as follows (addition highlighted by underlining):

No development shall take place, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- precautionary working methods for reptiles, including GCN;
- details of how the ecological value of the pond (including its re-modelling) will be protected during construction (as far as is reasonably possible) and improved and protected once construction has been completed;
- risk assessment of potentially damaging construction activities;
- practical measures to avoid and reduce impacts during construction;
- location and timing of works to avoid harm to biodiversity features;
- responsible persons and line of communication; and
- use of protected fences, exclusion barriers and warning signs.

Reason: To ensure that satisfactory measures are put in place for addressing potential contamination and ecological issues before and during development to protect important local ecological features. It is considered necessary for this to be a pre-commencement condition because the management of the construction needs to be considered before construction commences.

20/P/01359 – (Page 99) - Land North of Hambledon Cottage and East of Ripley Lane

- The red line plan within the committee agenda has been corrected to reflect the proposed site plan submitted. An amended version has been added to the committee presentation.
- Officers are aware that there are ongoing issues relating to unauthorised development on the site which fall outside the scope of the current planning application which is only for the material change of use of the land. All other matters relating to unauthorised development is being investigated by the Council's Planning Enforcement Team.

21/P/00404 – (Page 177) – Goodhart-Rendel Community Hall, Cranmore Lane, West Horsley, Leatherhead, KT24 6BT

A revised Sustainability and Energy Statement has been received. Demonstrating the following:

Energy hierarchy

The houses now achieve a carbon reduction through fabric of just over 10% each. This is policy compliant.

Carbon reduction

Calculations are provided showing that each of the buildings will achieve a carbon reduction in excess of 20% through fabric and solar PV. The hall now has solar to deliver a final 35.7% carbon reduction. This is policy compliant.

Waste

No new information is provided – this could be conditioned.

Condition 9 be amended to read:

“The development hereby approved shall not be first occupied unless and until space has been laid out within the site for covered bicycles to be parked in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the parking areas for bicycles shall be retained and maintained for their designated purposes”