

19 August 2015		
Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
4 Page 15	15/0385 Sparks Garage, 2 London Road, Camberley	APPROVE
<p><u>UPDATE</u></p> <p>Following the completion of the Committee report, comments have been received from the Drainage Officer and an additional condition is proposed as follows:</p> <p><u>Condition 18</u></p> <p>The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:</p> <ul style="list-style-type: none"> a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); c) Flood water exceedance routes, both on and off site; d) A timetable for implementation; e) Site investigation and test results to confirm infiltration rates; <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Proposals Document 2012.</p> <p>An additional informative as detailed below is also required:</p> <p>The drainage details required by Condition 18 above should include full details of all foul water systems, to include cover levels, invert levels, pipe and chamber sizes, to be annotated upon a drainage layout plan. Details to indicate all connection points to buildings and to provide levels of any rodding eye or inspection point.</p> <p><u>Affordable Housing</u></p> <p>Government Guidance that schemes for less than 10 units should not be subject to contributions towards or the provision of affordable housing, was quashed by a High Court decision in early August. As such, the LPA is now reverting back to its Policy CP5 in respect</p>		

of affordable housing, which means that this development would be liable for on-site affordable housing provision of 30% if 10 units are provided or 20% if 5-9 units are provided.

It is therefore considered necessary to add the following condition to ensure that provision is made for affordable housing is at the reserved matters stage:

Condition 19

Prior to the approval of any reserved matters application, an affordable housing scheme compliant with the Surrey Heath Core Strategy and Development Management Policies Document 2012 Policy CP5 has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure affordable housing is provided in accordance with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

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UPDATE

Paragraph 6.1

The main reasons in support of the application are summarised below:

- The proposal is in keeping with the street scene and character of the area
- The proposal would add more variety to the street and improve the area
- Other houses have extended in a similar way which do not look out of place
- An extension sitting flush with the front elevation is preferred as it would look more natural

A neighbour has also queried who would be responsible if subsidence was caused

Officer's comment: In relation to other properties extending in the street each and every proposal has to be assessed on its own merits. Issues concerning the correct foundations and avoiding subsidence would be considered under the Building Control process.

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UPDATE

By email on 12 August the agent submitted details of vacant commercial units at Trade City. However this is not considered to go to the heart of the objection raised in terms of the loss of employment which would arise. This is because this information alone does not demonstrate that there is no need for this sized unit offering this range of employment opportunities, and that in the event the current occupiers vacate, the premises' could not be relet.

In addition the Environment Agency has confirmed its objection to the proposal is maintained.

Affordable Housing

Government Guidance that schemes for less than 10 units should not be subject to contributions towards or the provision of affordable housing, was quashed by a High Court decision in early August. As such, the LPA is now reverting back to its Policy CP5 in respect of affordable housing, which means that this development would be liable for on-site affordable housing provision of 30% if 10 units are provided or 20% if 5-9 units are provided. The applicant is to be advised of this by the addition of the informative below.

Additional Informative

The applicant is advised that following the change in government guidance pertaining to the threshold for the provision of affordable housing the Council will apply Policy CP5 of the Core Strategy and Development Management Policies 2012 to redevelopment proposal's giving rise to a net increase in residential units.

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