

29 June 2017

**Planning Applications Committee
Update**

Item No.	App no. and site address	Report Recommendation
4 Page 7	17/0202 Land north of Beldam Bridge Road, West End	GRANT subject to conditions

UPDATE

Nine further representations raising an objection have been received making the following new objections:

- Impact on traffic from excessive traffic speeds on Beldam Bridge Road and up to Penny Pot bridge to the east [See paragraph 7.3 of the officer report]
- Impact on health services [Officer comment: This would not be a reason to refuse this application]
- Impact on local wildlife [See paragraph 7.3 of the officer report]
- Impact on road maintenance [Officer comment: This is a highway matter]
- Impact on community spirit from in combination effect of all local housing schemes [Officer comment: This would not be a reason to refuse this application]
- Access onto Beldam Bridge Road is in a dangerous location [See paragraphs 7.3 and 7.6 of the officer report]
- Loss of green space and urbanisation [See paragraphs 7.3 and 7.5 of the officer report]
- Provision of access road onto land to the north and future proposals on this site [Officer comment: This application is considered on its own merits, noting the content of paragraph 7.3 of the officer report]
- Pavement access is to one corner of the site which will increase traffic journey as on local roads [See paragraphs 7.3 and 7.6 of the officer report]

AMENDED CONDITIONS:

3. Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority, which should build upon the provided landscape drawings CSA/2943/102 Rev. A, CSA/2943/103 Rev. A, CSA/2943/104 Rev. A, CSA/2943/105 Rev. A and CSA/2943/107, and these works shall be carried out as approved, and implemented within the planting season prior to first occupation.

The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the which should build upon the submitted Arboricultural Impact Assessment by Ian Keen Limited (Ref: JTK/8169/APP2/so) and will be in accordance with British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction". It would be expected that the soft landscaping shall include plant material which would reflect and enhance the landscape character of the wider area as opposed to the use of high ornamental species.

All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the

approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of **ten** years.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development including site clearance shall take place until a detailed arboricultural method statement, with tree protection plan, has been submitted and approved in writing by the Local Planning Authority. The arboricultural method statement, which should build upon the submitted Arboricultural Impact Assessment by Ian Keen Limited (Ref: JTK/8169/APP2/so), will be in accordance with British Standard 5837:2012 “Trees in Relation to Design, Demolition and Construction” and shall contain details of pruning or removal of trees, specification and location of tree protection fencing and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for any hard surfaces within root protection areas. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. This site supervision should include a mechanism to include a pre-commencement meeting with the Council’s Arboricultural Officer (or other nominated officer) to agree the tree protection fencing and ground protection required for the duration of the construction period. All works to be carried out in strict accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. Details of the play area scheme, including details of the safety surfacing, play equipment, surrounding fencing and seating, building upon the details shown on Drawing No. CSA/2943/106, shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to the occupation of the 50th dwelling development hereby approved and retained in perpetuity.

Reason: To ensure a satisfactory play area is provided for the occupiers of the development and in accordance with Policy DM16 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

ADDITIONAL CONDITION:

6. The parking and garage spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5 Page 49	17/0095 Windlesham Garden Centre, London Road, Windlesham	GRANT subject to conditions
<p><u>UPDATE</u></p> <p>The legal agreement to secure affordable housing provision and SAMM and SANG payments has been finalised and signed.</p>		
6 Page 77	17/0293 Magnolia House, Westwood Road, Windlesham	
<p><u>UPDATE</u></p> <p>This application is proposed to be DEFERRED at the request of the Chair of the Planning Applications Committee.</p>		

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