

Planning Committee

9 October 2019

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 6 – Planning Applications

18/P/02456 – (Page 51) – Land at Ash Manor, Ash Green Road, Ash Green, Guildford, GU12 6HH

A further seven letters of objection have been received. The majority of the concerns have already included in the summary of objections in the Committee Report. The additional points raised are summarised below:

- the amended plans reshape the pond meaning it would be closer to the listed buildings. Therefore, the changes do not overcome the issues with the setting of the listed buildings;
- the roads in the development should be adopted by the Council;
- the proposal along with others will result in an extension to the urban area of Ash;
- there are enough houses on the market already;
- further concerns have been raised with regard to the SuDS scheme being proposed and the accuracy of the applicant's technical documents [Officer Note: This issue has been specifically addressed by the Lead Local Flood Authority and they confirm that the SuDS and drainage scheme being proposed by the applicant is acceptable]; and
- high grip road surfacing should be used on both sides of the road.

Ash Parish Council have submitted additional comments which reiterate the concerns already summarised in the Committee Report.

A letter has also been received from the MP for Surrey Heath who notes that his constituents have raised profound concerns about the impact of this proposal on Ash Manor. He also states that constituents have raised concerns about the other housing developments already under way in the village and that this proposal would add to the over-development of the area. It has been asked that these concerns are brought to the attention of the Planning Committee.

19/P/01234 – (Page 115) – Land to the south of Champney Cottage, Cranmore Lane, West Horsley, Leatherhead, KT24 6BW

Additional non-statutory consultee comment

Surrey Wildlife Trust (SWT):

- The tree felling undertaken in May should be considered the 'recent past' and that the proposed development will result in a net loss of trees.
- The application does not provide sufficient appropriate ecological information to ensure that the proposed development will result in a net gain for biodiversity.
- Little public amenity space, majority being private garden. If permission is granted then it is recommended that a planting plan should be submitted to specify the location, species and amount of planting.

[Officer note: The biodiversity net gain considerations are set out within the report, on pages 131/132 of the agenda. For the purposes of assessing net gain the concept of 'recent past' is used if it is believed that there was deliberate harm to biodiversity value, the issue surrounding whether the felling of the trees is constituted as 'recent past' is dealt with in the report and justified appropriately. Further, SWT recommend a planting plan, should the application be approved, conditions regarding submission of landscaping and planting have already been included in the report.]