

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
27TH MAY 2008

SUBMITTED TO THE COUNCIL MEETING – 22ND JULY 2008

(To be read in conjunction with the Agenda for the Meeting)

Cllr Mrs J I Arrick	* Cllr Ms D M-R Le Gal
Cllr C R Baily	Cllr Dr N Lee
Cllr M H W Band	* Cllr A Lovell
* Cllr M W Byham	* Cllr P J Martin
* Cllr Mrs E Cable	* Cllr T E Martin
* Cllr Mrs C Cockburn	* Cllr B J Morgan
* Cllr S P Connolly	Cllr S N Mulliner
* Cllr J H B Edwards	Cllr S J O'Grady
* Cllr B A Ellis	Cllr S L Pritchard
* Cllr Mrs P Ellis	* Cllr K T Reed
* Cllr Mrs L J Fleming	* Cllr S Renshaw
* Cllr R D Frost	* Cllr S N Reynolds
* Cllr Mrs P M Frost	Cllr I E Sampson
* Cllr R J Gates	Cllr Mrs C E Savage
* Cllr M R Goodridge	Cllr J M Savage
* Cllr Mrs J P Hargreaves	Cllr R J Steel
* Cllr N P Holder	Cllr A E B Taylor-Smith
* Cllr J P Hubble	* Cllr Ms J R Thomson
* Cllr S R E Inchbald	Cllr A P Thorp
* Cllr D C Inman	* Cllr J A Ward
* Cllr P B Isherwood	Cllr Mrs N Warner-O'Neill
Cllr Mrs D M James	Cllr R A Welland
* Cllr Mrs C A King	* Cllr Mrs L Wheatley
* Cllr R A Knowles	* Cllr A Wilson

*Present

7. MINUTES (Agenda Item 1)

The Minutes of the Meeting held on 13th May 2008 were confirmed and signed.

8. APOLOGIES FOR ABSENCE (Agenda Item 2)

Apologies were received from Councillors Mrs D M James, Dr N Lee, S J O'Grady, I E Sampson, Mrs C E Savage, J M Savage, R J Steel, A E B Taylor-Smith and Mrs N Warner-O'Neill

9. DECLARATIONS OF INTEREST (Agenda item 3)

Councillors Mrs Wheatley and Wilson declared Personal Interests in agenda item 5, Godalming Key Site, as they were members of Godalming Town Council.

Councillor Mr P J Martin declared a Personal Interest in item 5, Godalming key Site as he was the Surrey County Council Executive Member for Schools Children and Youth Services.

PART I – RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

PARTS II AND III- MATTERS OF REPORT

Background Papers

The background papers relating to the following items in Parts II and III are as specified in the Agenda for the meeting of the Joint Planning Committee.

PART II – Matters reported in detail for the information of the Council

There were no matters raised under this heading.

PART III – Brief summaries of other matters dealt with

10. APPLICATION WA/2007/1390 – GODALMING KEY SITE (Agenda Item 5)

Members were reminded that an appeal for non-determination was lodged against a mixed-use development at the Godalming Key Site and the Joint Management Planning Committee, on 18th December 2007, resolved that, had it been able to determine the application, it would have refused the application on 10 grounds.

The Committee was advised that during the appeal, the Planning Inspectorate had accepted revised plans as part of the appeal process and instructed the Council to formally consult all neighbours, objectors and statutory consultees on the revisions. The Inspector requested that a view was obtained from the Joint Planning Committee as to whether the revised scheme overcame any of the reasons for refusal.

The Committee considered the report, comments from the planning officer, statutory consultees and members of the public and considered, of the 10 original reasons for refusal, reasons 5 and 9 had been overcome by the revised scheme. However, reasons 1,2,3 and 10 had not been overcome and reasons 4,6,7 and 9 had not been addressed as the appellant had not yet confirmed a willingness to make the contributions and requirements requested.

At 8.59pm, it was

RESOLVED That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The meeting resumed in open session with the press and public present at 9.11pm when the Committee continued with questions and debate on the planning application.

In accordance with the guidance for public participation at meetings, the following representations were made in respect of the application and were duly considered:

Giles Paterson	Objector
Cllr Steve Cosser	Godalming Town Council
Derek Horne	Applicant

After careful consideration, the Committee RESOLVED that had the Council been able to determine the application, then permission would have been REFUSED for the following reasons:

1. The scale, bulk, height and built form of the proposed development adjacent to the town centre is inappropriate and would detract from and compete with the prevailing character of the locality and setting of the Conservation Area in conflict with Policies SE4 and SE5 of the Surrey Structure Plan 2004 and Policies D1, D4, TC6 and HE8 of the Waverley Borough Local Plan 2002.
2. The design by reason of the palette of materials, over complex variety in the detailing would fail to provide a development that is locally distinctive and would be inappropriate to the site contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the principles of Surrey Design 2002.
3. The proposed development would be detrimental to the amenity of neighbouring properties by reason of its overbearing impact in conflict with Policy SE4 of the Surrey Structure Plan 2004 and Policies D1, D4 and TC6 of the Waverley Borough Local Plan 2002.

4. It has not been satisfactorily demonstrated that the transportation implications of the proposed development can be adequately accommodated by the transportation infrastructure within the area contrary to Policy DN2 of the Surrey Structure Plan December 2004, and Policy M2 of the Waverley Borough Local Plan 2002.
5. The development does not make provision for affordable housing in accordance with Government Guidance and Policy DN11 of the Surrey Structure Plan 2004 and Policies H5 and D14 of the Waverley Borough Local Plan 2002.
6. The development does not make adequate provision for equipped play space and indoor sports in conflict with Policies DN1 and DN13 of the Surrey Structure Plan 2004 and Policies H10 and D14 of the Waverley Borough Local Plan 2002.
7. The development does not make provision for a contribution to Education provision in the area in conflict with Policy DN1 of the Surrey Structure Plan 2004 and Policy D14 of the Waverley Borough Local Plan 2002.
8. In the absence of information to clarify the improvements required to the drainage infrastructure the Council is concerned that a Grampian Condition may be inappropriate as there is uncertainty about the prospects of such improvements being achieved to make the development acceptable and therefore conflicts with Policy DN1 of the Surrey Structure Plan 2004 and Policy D13 of the Waverley Borough Local Plan 2002.

Informatives:

1. The drawing numbers relevant to this decision are: D114003-4202-001, D114003-4202-007B, D114003-4202-008B, D114003-4202-009C, D114003-4202-020A, D114003-4202-021A, D114003-4202-150B, D114003-4202-151B, D114003-4202-152A, D114003-4202-153A, D114003-4202-154B, D114003-4202-155A, D114003-4202-156B, D114003-4202-157, D114003-4202-200A, D114003-4202-220A, D114003-4202-221, D114003-4202-240B, D114003-4202-241B, D114003-4202-242A, D114003-4202-260, D114003-4202-300A, D114003-4202-320, D114003-4202-340A, D114003-4202-341A, D114003-4202-342A, D114003-4202-360, D114003-4202-361, D114003-4202-600A, D114003-4202-601, D114003-4202-610A, D114003-4202-611, D114003-4202-612, D114003-4202-613, D114003-4202-614, D114003-4202-615, D114003-4202-620, D114003-4202-621A, D114003-4202-622A, D114003-4202-623A, D114003-4202-624A, D114003-4202-625A, D114003-4202-626A, D114003-4202-627A, D114003-4202-628A, D114003-4202-629,

D114003-4202-640, D114003-4202-641, Viewing Position T1-4 and A-H dated April 2008, 4576-01-027A, 4575-02-032C.

The meeting commenced at 8.26pm and concluded at 9.44pm

Chairman