

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
1ST DECEMBER 2008

SUBMITTED TO THE COUNCIL MEETING – 16TH DECEMBER 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 (Vice Chairman)	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 (Chairman)	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

Also in attendance: Cllr K Webster

39. MINUTES (Agenda Item 1)

The Minutes of the Meeting held on 29th October 2008 were confirmed and signed.

40. APOLOGIES FOR ABSENCE (Agenda Item 2)

Apologies were received from Councillors Mrs Arrick, Mrs Fleming, Mr Frost, Mrs Frost, Mrs Hargreaves, Mrs King, Ms Le Gal, Mr Lovell, Mr Peter Martin, Mr Morgan, Mr Mulliner, Mr O'Grady, Mr Pritchard, Mr Renshaw, Mr Sampson, Mrs Savage, Mr Steel, Ms Thomson, Mr Thorp, Mr Ward, and Mr Welland.

41. DECLARATIONS OF INTEREST (Agenda item 3)

Cllr Holder declared a personal interest as a Witley Parish Councillor.

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

42. LEGAL ADVICE RELATING TO PLANNING PERMISSION WA/2007/1962

- 42.1 The Council's Solicitor presented legal advice regarding an application for Judicial Review in respect of planning permission WA/2007/1962, and the implications of this in relation to the determination of the applications now before the Committee.
- 42.2 Members were reminded that on 28th November 2007 the Committee had granted planning permission (reference WA/2007/1962) to Hall Hunter Partnership for the erection of up to 20ha of polytunnels at Tuesley Farm. Consent in respect of this permission was issued on 28th August 2008, following completion of a Section 106 agreement between Waverley and Hall Hunter Partnership.
- 42.3 Waverley had recently received notification from the "Tuesley Farm Campaign Group" that it had applied for leave for a Judicial Review of the decision to grant planning permission WA/2007/1962. A decision was now awaited from the High Court as to whether this would be forthcoming.
- 42.4 Peyto Law, the solicitors acting for the "Tuesley Farm Campaign Group", had subsequently written to Waverley to suggest that it was premature to determine the planning applications, WA/2008/1734, WA/2008/1735, WA/2008/1736 and WA/2008/1737, before any decision regarding the Judicial Review. Their reasoning was that the need for farm-workers' accommodation and a new cold store was directly linked to the granting of planning permission for the use of polytunnels at Tuesley Farm, and should not be determined whilst there was the possibility that the polytunnels permission might be subject to Judicial Review.
- 42.5 Hall Hunter Partnership considered that they had a genuine need for the farm-workers' accommodation and cold store, for which planning permission was now being sought, which was independent of whether or not polytunnels were used at Tuesley Farm. Council's Solicitor explained that they had a right for their applications to be determined in a timely manner and the applicants were not prepared to wait for the outcome of a possible Judicial Review.
- 42.6 Waverley had sought advice from its agricultural consultants, Humberts, which confirmed that in the event that the applicants were not able to use polytunnels at

Tuesley Farm there would still be an agricultural need to accommodate temporary farm-workers and for the proposed new cold store facility.

42.7 Waverley had also sought Counsel's advice on the matter. Counsel's advice confirmed that since the need for these facilities were independent of the use of polytunnels, it was not premature for Waverley to determine the applications in the normal way.

43. APPLICATIONS WA/2008/1734, WA/2008/1735, WA/2008/1736 and WA/2008/1737 RELATING TO LAND AT TUESLEY FARM, TUESLEY LANE, GODALMING GU7 1UG (Agenda Item 5)

43.1 The Officer introduced the four applications for determination:

(i) WA/2008/1734 Change of use of agricultural land to use for siting of mobile homes for occupation by agricultural workers together with associated engineering works (alternative application – Scheme 1) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by e-mails dated 18.11.08, 27.11.08 and 01.12.08).

(ii) WA/2008/1735 Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by e-mails dated 20.11.08, 27.11.08 and 01.12.08, and amended by plans received 19.11.08).

(iii) WA2008/1736 Erection of agricultural building of approximately 1725m² for packaging/refrigeration of soft fruit following demolition of existing agricultural buildings at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by plans received 19.11.08).

(iv) WA/2008/1737 Erection of building of approximately 2680m² to provide living accommodation for agricultural workers (Scheme 2) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by e-mails dated 27.11.08 and 01.12.08).

43.2 On Friday 28th November, Committee members were sent, by e-mail, advice received from Humberts regarding the agricultural need for the farm-workers' accommodation and cold store facility (referred to in paragraph 42.6, above).

43.3 At the meeting a 2nd Written Addendum to the Officer's report was tabled, to update the Committee on correspondence received and matters arising following preparation of the agenda:

- a) additional representations had been received from Hambledon Parish Council and Waverley's Head of Economic Development & Partnerships.
- b) additional information received from the applicant in relation to travel and sustainability.
- c) Recommendation from the County Highway Authority for an appropriate legal agreement to provide funding for monitoring of a travel plan and parking, and revised wording of the conditions relating to the provision of a travel plan.

Taking into account these matters, the Officer submitted revised recommendations to the Committee in respect of applications WA/2008/1734, WA/2008/1735 and WA/2008/1736, as detailed below.

- 43.4 In accordance with Waverley's guidance for public participation at meetings, the following representations were made in respect of the applications and were duly considered:

David Kay, Robin Bradbeer, & Malcolm MacLean, Hall Hunter Partnership [25 minutes total]

Christopher Harrison, Busbridge Parish Council [10 minutes]
John Anderson, Chairman, Hambledon Parish Council [10 minutes]

Ian Campbell, Waverley District Committee, CPRE [4 minutes]
Peter McGleughlin, local resident [4 minutes]
Simon Heilpern, local resident [4 minutes]
Kathy Smyth, Guildford & Waverley Friends of the Earth [4 minutes]
Graham Mansell, local resident [4 minutes]
John Archer, National Farmers' Union Land Use Advisor for SE Region [4 minutes]
Ross Kilsby, local resident [4 minutes]

Cllr Nicholas Holder spoke on behalf of Witley Parish Council.

- 43.5 During the Committee's deliberations consideration was given to a wide range of issues including the proposed 5 year temporary permission in relation to application WA/2008/1734, and the applicant's need for the a cold store facility on the scale proposed.

- 44.1 After due consideration of the Officer's report and updates, representations made at the meeting, and members' deliberations, the Committee **RESOLVED** that:

- (i) **in respect of application WA/2008/1734, Change of use of agricultural land to use for siting of mobile homes for occupation by agricultural workers together with associated engineering works (alternative application – Scheme 1) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by e-mails dated 18.11.08, 27.11.08 and 01.12.08),** that subject to the applicant first entering into an appropriate legal agreement to be completed within 3 months of the date of this meeting [1st December 2008], (the applicant to cover the costs of the legal agreement), to secure the payment of £4,600 to monitor the travel plan and parking, then permission be GRANTED subject to the following conditions:

1. Condition

The development hereby permitted is granted for a temporary period only expiring on 01/12/13. On or before this date, the mobile homes/ caravans shall be removed and the land restored to agricultural use in accordance with a scheme, which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policy LO4, SE4 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until a detailed planting scheme for the submitted landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The submitted landscaping and planting scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until details of proposed netting fences, have been submitted to and approved by the Local Planning Authority in writing. The details to be submitted shall include position, height and design of the fences. The approved details shall be erected within a period of 3 months from the date of this decision, and thereafter be maintained for a period of at least 5 years or as otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

No development shall take place until samples of the colour of the paint to be used for the external surfaces of the mobile homes/caravans hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenities of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

The occupation of the mobile homes and caravans hereby approved shall be limited to a person solely working in agriculture at Tuesley Farm.

Reason

The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

6. Condition (*amended*)

Prior to the occupation of the development hereby permitted, a detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority, *after consultation with the County Highway Authority*. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) *Maps*, timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling, including measures to hire out bicycles;
- e) Promotion of group sharing and practices, including the use of coaches and mini-buses, and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented within 3 months of the date of this decision and not thereafter varied unless first agreed in writing by the Local Planning Authority.

Reason

To promote sustainable modes of travel in compliance with Policy DN2 of the Surrey Structure Plan 2004 and Policies M1 & M2 of Waverley Borough Local Plan 2002.

7. Condition

Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

8. Condition

Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational within 3 months of the date of this permission or as otherwise agreed, in writing, by the Local Planning Authority and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

~~9. Condition~~

~~The development hereby permitted shall not be exercised or implemented unless in conjunction with the permission granted under reference WA/2007/1962 by the Local Planning Authority on 28th August 2008.~~

~~Reason~~

~~The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.~~

SUMMARY OF REASONS FOR GRANTING PERMISSION *(amended)*

The development hereby granted has been assessed against the *relevant Government advice within PPG2 and 13, PPS1 and 7; the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8, and DN2, of the Surrey Structure Plan 2004; Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, RD11, M2, and M4 of the Waverley Borough Local Plan 2002; Policies SP3, SP5, NRM11, and C4 of the Proposed Changes to the draft South East Plan 2008 and material considerations, including third party representations. Specifically the accommodation is regarded as being reasonably necessary for purposes of agriculture in this location and this justification is considered to outweigh the harm caused by the development to the openness of the Green Belt and to the character of the Area of Great Landscape Value.* It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

- (ii) **in respect of application WA/2008/1735, Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by e-mails dated 20.11.08, 27.11.08 and 01.12.08, and amended by plans received 19.11.08),** that subject to the applicant first entering into an appropriate legal agreement to be completed within 3 months of the date of this meeting [1st December 2008], (the applicant to cover the costs of the legal agreement), to secure the payment of £4,600 to monitor the travel plan and parking, then permission be GRANTED subject to the following conditions:

1. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenities of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

Before the development commences, details shall be submitted to and approved in writing by the Local Planning Authority of the following: detailed drawings at a scale of 1:5 to show new roof eaves, verges and ridges. The work shall be carried out in full in accordance with such approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

Before any work is commenced, drawings to a scale of 1: 5 fully detailing the new or replacement windows and doors shall be approved in writing by the Local Planning Authority and installed in complete accordance with the approved details. The details to show:

- (a) materials
- (b) cross sections of glazing bars, sills, heads etc.
- (c) sample sections of the joinery work to be used
- (d) method of opening
- (e) method of glazing

Reason

In the interest of the character and amenity of the area in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

The occupation of the converted buildings hereby approved shall be limited to a person solely working in agriculture at Tuesley Farm.

Reason

The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

5. Condition

Prior to the occupation of the development hereby permitted, a detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority after consultation with the County Highway Authority. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) *Maps*, timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling, *including measures to hire out bicycles*;

- e) Promotion of group sharing and practices, including the use of coaches and mini-buses, and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented within 3 months of the date of this decision and not thereafter varied unless first agreed in writing by the Local Planning Authority.

Reason

To promote sustainable modes of travel in compliance with Policy DN2 of the Surrey Structure Plan 2004 and Policies M1 & M2 of Waverley Borough Local Plan 2002.

6. Condition

Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

7. Condition

Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational on the first occupation of the development and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

~~8. Condition~~

~~The development hereby permitted shall not be exercised or implemented unless in conjunction with the permission granted under reference WA/2007/1962 by the Local Planning Authority on 28th August 2008.~~

~~Reason~~

~~The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.~~

8. Condition (new)

Notwithstanding the submitted drawings no 2729-APP2-007B, 2729-APP2-006B, 2729-APP2-005B, 2729-APP2-002, 2729-Elevations, and to avoid any ambiguity, the planning permission hereby granted shall not purport to grant planning permission for the conversion of the barn noted as "A" on drawing 2729-APP2-002 nor the erection of a hostel to the south west of the site.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1, and D4 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION (amended)

The development hereby granted has been assessed against the relevant Government advice within PPG2 and 13, PPS1 and 7; the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8 and DN2, of the Surrey Structure Plan 2004; Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, RD11, M2, and M4 of the Waverley Borough Local Plan 2002; Policies SP3, SP5, NRM11, and C4 of the Proposed Changes to the draft South East Plan 2008; and material considerations, including third party representations. Specifically the accommodation is regarded as being reasonably necessary for purposes of agriculture in this location and this justification is considered to outweigh the harm caused by the development to the openness of the Green Belt and to the character of the Area of Great Landscape Value. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

- (iii) **in respect of application WA/2008/1736, Erection of agricultural building of approximately 1725m² for packaging/refrigeration of soft fruit following demolition of existing agricultural buildings at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by plans received 19.11.08)**, that permission be GRANTED subject to the following conditions:

1. Condition (amended)

The building hereby permitted shall be used only for agricultural purposes at Tuesley Farm.

Reason

The site lies in the Green Belt and an AGLV where there is a policy of the Local Planning Authority to restrict inappropriate development in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

[The amendment to Condition 1, above, was proposed by Cllr Gates and seconded by Cllr Goodridge, and agreed in the Committee].

2. Condition

No development shall take place until a detailed planting scheme for the submitted landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The submitted landscaping and planting scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such

maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

5. Condition

Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational on the first occupation of the development and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

6. Condition (new)

Prior to the commencement of the development, details of the proposed refrigeration unit and a scheme for the control of noise emanating from the

building and associated plant and equipment shall be submitted to and approved in writing by the Local Planning Authority. The measures included in the approved scheme shall be implemented prior to the building being brought into operation and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation and accord with Policy D1 of the Waverley Borough Local Plan 2002.

7. Condition (new)

Notwithstanding the submitted drawings no 2729-APP3-006, 2729-Elevations, 2729-APP3-002A, and 2729-APP3-007A, and to avoid any ambiguity, the planning permission hereby granted shall not purport to grant planning permission for the conversion of the barn identified as "Plot B" on plan 2729-APP3-006 nor the erection of a hostel to the south west of the site.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1, and D4 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION *(amended)*

The development hereby granted has been assessed against the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8 and DN2, of the Surrey Structure Plan 2004, Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, ~~RD14~~, M2, M4 of the Waverley Borough Local Plan 2002, Policies SP3, SP5, NRM11, C4 of the Proposed Changes to the draft South East Plan 2008 and material considerations, including third party representations. *Specifically the accommodation is regarded as being reasonably necessary for purposes of agriculture in this location and this justification is considered to outweigh the harm caused by the development to the openness of the Green Belt and to the character of the Area of Great Landscape Value.* It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

- (iv) **in respect of application WA/2008/1737, Erection of building of approximately 2680m² to provide living accommodation for agricultural workers (Scheme 2) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by e-mails dated 27.11.08 and 01.12.08),** that permission be REFUSED for the following reasons:

1. The proposal conflicts with national, strategic and local planning policy advice regarding Green Belts set out in Policy LO4 of the Surrey Structure Plan 2004 and Policy C1 of the Waverley Borough Local Plan 2002. There is a general presumption against inappropriate development and development which adversely affects the openness of the Green Belt. The proposed development does not comply with the requirement of those policies.
2. The site lies within an Area of Great Landscape Value (AGLV) within which the landscape character is to be conserved and enhanced. The proposal is inconsistent with this aim and conflicts with national,

strategic and local policies set out in Policy SE8 of the Surrey Structure Plan 2004 and Policy C3 of the Waverley Borough Local Plan 2002.

3. The proposed building constitutes a form of inappropriate development within the Green Belt. No very special circumstances exist to justify setting aside the strict policy restraints. The proposed building by virtue of its size, bulk, mass, siting and prominence would be materially harmful to the openness and visual amenities of the Green Belt and the appearance and character of the area which is designated as an Area of Great Landscape Value. As such the proposal is contrary to Surrey Structure Plan Policies LO4 and SE8 and Waverley Borough Local Plan Policies C1 and C3.

45.1 There being no matters needing to be dealt with in exempt session, the Chairman declared the meeting closed at 9.42pm.

Chairman