

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
10 MARCH 2010

SUBMITTED TO THE COUNCIL MEETING – 20 APRIL 2010

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

Cllr Mrs J I Arrick	Cllr Ms D Le Gal
* Cllr M H W Band	Cllr Dr N Lee
* Cllr L C Bate	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 M E Forszowski	Cllr S Renshaw
Cllr Mrs P M Frost	* Cllr S N Reynolds
* Cllr R J Gates	Cllr I E Sampson
Cllr M R Goodridge	Cllr Mrs C E Savage
Cllr Mrs J P Hargreaves	* Cllr J M Savage
Cllr S L Hill	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

10. MINUTES

The Minutes of the Meeting held on 23 February 2010 were confirmed and signed.

11. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Carol Cockburn, Mrs Mary Forszowski, Mrs Pat Frost, Michael Goodridge, Mrs Jill Hargreaves, Julian Hubble, Mrs Carole King, Dr Nicky Lee, Peter Martin, Sam

Pritchard, Ken Reed, Steven Renshaw, Mrs Celia Savage, Adam Taylor-Smith and Mrs Liz Wheatley

12. DECLARATIONS OF INTEREST

No declarations of interest were made.

13. APOLOGY

With the consent of the Chairman Cllr Stuart Connolly addressed the meeting to give an apology for comments he had made at the Joint Planning Committee meeting held on 23 February 2010.

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

14. WA/2008/1734 AND WA/2008/1735 – LAND AT TUESLEY FARM, TUESLEY LANE, GODALMING, GU7 1UG

The Committee considered the report and the comments from the planning officer. The planning officer told the meeting that the material content of the application was the same as that considered by the Committee on the 1st December 2008. A number of updates were presented as part of the officers' report, that included a revised recommendation that permission be granted subject to the withdrawal of the Judicial Review by the Tuesley Farm Campaign as this matter was outstanding at the time of the meeting. Furthermore, Councillors noted that officers had recommended the implementation of a time limit on certain conditions rather than pre-commencement requirements, as these would be more manageable to enforce.

In accordance with the public participation for this meeting each party had been allocated up to 15 minutes to speak and the following representations were made in respect of the application and were duly considered:

Applicants/Supporters: Mr David Kay, Hall-Hunter Partnership

RESOLVED that subject to the formal withdrawal by the High Court of the Judicial Challenge by the Tuesley Farm Campaign and to the Section 106 Legal Agreement which secures the payment of £4,600 to monitor the travel plan and parking, permission be **GRANTED** subject to the conditions laid out in Appendix A of the agenda and subject to the following amendments.

WA/2009/1734

2. Condition

Within three months of the date of this permission a detailed planting scheme for the submitted landscaping scheme **shall be submitted for approval in writing to the Local Planning Authority.** 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 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. **If the landscaping scheme has not been submitted within three months of the date of this permission and approved, in writing, by the Local Planning Authority within 6 months of the date of this permission all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.**

3. Condition

Within three months of the date of this permission details of proposed netting fences **shall be submitted for approval in writing** by the Local Planning Authority, the details to be submitted shall include position, height and design of the fences. The approved details shall be erected within a period of 6 months from the date of this decision. The fences shall be thereafter maintained or as otherwise agreed in writing by the Local Planning Authority.

4. Condition

Within three months of the date of this permission samples of the colour of the paint to be used for the external surfaces of the mobile homes/caravans hereby permitted **shall be submitted for approval** in writing by the Local Planning Authority. **If the development has not been carried out in accordance with the approved details, within six months of this approval, all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.**

6. Condition

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 within three months of the date of this decision. 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 measure 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 the approval of the Travel Plan by the Local Planning Authority and not thereafter varied unless first agreed in writing by the Local Planning Authority. If the Travel Plan has not been implemented in accordance with the approved details, within six months of the date of this permission, all the caravans/mobile homes shall be removed from the site and the land reinstated to agricultural land unless otherwise agreed in writing by the Local Planning Authority.

And, the deletion of conditions 7 and 8 and informative 1.

WA/2009/1735

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 the 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 measure 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 three months of first occupation** and not thereafter varied unless first agreed in writing by the Local Planning Authority.

15. WA/2009/1827 – LAND AT TUESLEY FARM, TUESLEY LANE, GODALMING, GU7 1UG

The Committee considered the report and the comments from the planning officer. The planning officer told the meeting that the Environmental Impact Assessment (EIA) had been received on the 5 March 2010. Because the EIA involved giving public notice it was possible that the application could be referred back to the Committee if public representations were received.

RESOLVED that having regard to the environmental information contained in the application, the accompanying Environmental Statement and responses to it, together with proposals for mitigation of environmental effects it is recommended that subject to:

1. No objection from Natural England, Surrey Wildlife Trust or the Government Office for the South East;
2. No representations in respect of the Environmental Impact Assessment which raised any new material issues;

Permission be **GRANTED** subject to the conditions laid out in Appendix B of the agenda and subject to the following amendments:

Condition 1 reason should read D4 and not D2. Condition 2 reason should read D4 and not D2. Conditions 3 and 4 reasons should read D3 and D4 and not D2. In addition, two new conditions were put in place as follows:

5. Condition
There shall be no imported bulk material to the site for purposes of construction of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D3, D4, C1 and C3 of the Waverley Borough Local Plan.

6. Condition
Prior to the commencement of any works on site, a method statement giving details of the materials to be used for the development shall be submitted to, and approved, in writing, by the Local Planning Authority. The statement is to include arrangements for the movement of materials and the supervision by relevant professionals and the works shall be carried out in accordance with the agreed method

10.03.10

Reason

In the interest of the character and amenity of the area in accordance with Policies D1, D3, D4, C1 and C3 of the Waverley Borough Local Plan.

The meeting commenced at 7p.m. and concluded at 8.30 p.m.

Chairman

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