

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
19 MARCH 2014

SUBMITTED TO THE COUNCIL MEETING – 15 APRIL 2014

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

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|------------------------------|------------------------|
| * Cllr Brian Ellis | * Cllr Simon Inchbald |
| Cllr Peter Isherwood | Cllr Carole King |
| * Cllr Stella Andersen-Payne | Cllr Nicky Lee |
| Cllr Paddy Blagden | Cllr Stephen O'Grady |
| Cllr Maurice Byham | * Cllr Julia Potts |
| * Cllr Elizabeth Cable | * Cllr Stefan Reynolds |
| * Cllr Jenny Else | Cllr Adam Taylor-Smith |
| * Cllr Mary Forszewski | Cllr Jane Thomson |
| Cllr Pat Frost | Cllr Brett Vorley |
| * Cllr Richard Gates | * Cllr Nick Williams |
| Cllr Michael Goodridge | Cllr John Ward |
| * Cllr Stephen Hill | |

*Present

Other Councillors in attendance: Councillors Nick Holder, Peter Martin and Tom Martin.

14. MINUTES (Agenda Item 1)

The Minutes of the Meeting held on 18th June 2013 were confirmed and signed.

15. APOLOGIES FOR ABSENCE (Agenda Item 2)

Apologies were received from Councillors Peter Isherwood, Paddy Blagden, Maurice Byham, Pat Frost, Nicky Lee, Stephen O'Grady, Jane Thomson, John Ward, Brett Vorley, Carol King and Adam Taylor-Smith.

16. DECLARATIONS OF INTEREST (Agenda Item 3)

There were no declarations of interest declared at the start of the meeting. After public speaking though, Councillor Richard Gates was made aware that one of the public speakers was known to him as lived on the same road and so he declared a non-pecuniary interest.

17. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda Item 4)

There were no questions from members of the public.

PART I – RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

Background Papers

The background papers relating to the following item in Part II is specified in the Agenda for the meeting of the Joint Planning Committee.

PART II – Brief summaries of other matters dealt with

18. LAND ADJOINING MILFORD HOSPITAL, TUESLEY LANE, GODALMING, WA/2013/1926(Agenda Item 5)
- 18.1 Application for the approval of appearance, landscaping, layout and scale (“reserved matters”) pursuant to outline planning permission WA/2012/1592 for demolition of existing buildings and redevelopment of land adjoining Milford Hospital, Tuesley Lane to provide 104 new (Class C3) residential units, works to 12 existing residential units (The Crescent), works to Allison House and staff cottages to provide 4 (Class C3) residential units, access and diversion of Public Footpath 161, Busbridge at Milford Hospital, Tuesley Lane, Godalming GU7 1UF (as amended by plans received 04.02.2014, 24.02.2014, 10/03/2014, 18/03/2014 and 19/03/2014)
- 18.2 The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting.
- 18.3 With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the Milford Hospital site and the current plans and proposals, including detailed information on the updates since the decision for outline permission was agreed in June 2013. Officers reminded Members about the decision that had already been taken for development on the site and that consideration needed to focus on appearance, landscaping, layout and scale only.
- 18.4 Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party (applicant, Town/Parish Councils, objectors) had been allocated up to 10 minutes to speak; those councillors who were not members of the Committee but had registered to speak had 4 minutes each. The following representations, therefore, were made in respect of the application and were duly considered:
 - i) Objector
Francis Bell - The Objector withdrew his application to speak having noted that the matter of roads and traffic was not going to be considered by the Committee and only issues under consideration were layout, scale and appearance.

- ii) Parish Council
John Graves, Chairman, Busbridge PC
- iii) Applicant
Simon Toplis, David Wilson Homes
- iv) Councillors (non-Committee Members) registered to speak
Councillors Peter Martin and Tom Martin

18.5 Having heard the Officers' presentation and specific details on the appearance, layout and scale, representations from the applicant and parish council, Members were invited to ask any further questions or seek clarification on areas of concern from the officers.

18.6 The Committee then debated the application before coming to its decision.

18.7 Having concluded its deliberations, the Joint Planning Committee therefore RESOLVED that, having regard to the Environmental Statement which accompanied the outline permission WA/2012/1592 and responses to it, together with proposals for mitigation, the following matters: appearance, landscaping, layout and scale (the reserved matters) be APPROVED subject to the conditions and informatives noted below:

Conditions

1. Condition

No development other than demolition, shall take place until samples of the materials to be used in the construction of the external surfaces and hard surfacing areas 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 C1, D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending those Order with or without modifications), no development within Part 1, Classes A, B, C or D shall take place on the dwellinghouses hereby permitted or within their curtilage, unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interests of the visual amenities and character of the area in accordance with Policies C1, D1 and D4 of the Local Plan 2002.

4. Condition
Prior to the commencement of the development, excluding demolition, details of the proposed gate restricting vehicular access to emergency and refuse vehicles and the proposed pedestrian gate shall be submitted for approval, in writing, by the Local Planning Authority. The details once approved shall be erected in accordance with the approved plans before the occupation of the first unit.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition
The temporary sales building on plot 40 shall be demolished within 3 months of the sale of the last property and the dwelling built in accordance with the plans shown on plan numbers MFH AL02 043E, MFH AL02 045F, MFH AL02 046C, MFH AL02 047B.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition
The temporary visitor parking shall be removed within 3 months of the sale of the last property and the land planted in accordance with the approved landscaping scheme.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition
Prior to the commencement of the development, excluding demolition, details of the proposed bus shelter and any other street furniture shall be submitted for approval, in writing, by the Local Planning Authority. The details once approved shall be erected in accordance with the approved plans within one month of the sale of the last property.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

8. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification) no fences, boundary walls or other means of enclosure, other than as may be approved as part of this permission, shall be provided forward of any wall of that dwelling or adjoining dwelling which fronts onto any highway.

Reason

In the interest of the amenities of the area, in accordance with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition

The plans to which the decision relates are MFH AL02 005, 010N, 011E, 012D, 013A, 015, 016, 030F, 031C, 032G, 033F, 035F, 036, 037C, 038C, 040G, 041C, 042D, 043E, 045F, 046C, 047B, 048D, 049F, 050H, 051B, 052C, 053C, 055G, 056B, 057F, 058E, 060H, 060-2A, 061D, 062C, 063F, 063-2A, 064E, 064-2A, 065H, 066D, 068F, 069F, 070D, 071C, 073D, 074A, 075A, 076B, 077B, 078B, 080E, 081A, 082B, 083C, 085D, 086, 087B, 088C, 090B, 091, 092C, 093B, 095C, 095-1B, 095-2B, 096A, 097B, 098C, 100A, 100-1, 101B, 102B, 103A, 9100D, 9101, 9201C, 9202C, 9203C, 9210C, 9211F, 9400A, 020A, 021A, 022A, 023A, 024A, 025A, 026A, 027, 028, 131018-001, 002, 003 and 004. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies C1, D1 and D4 of the Waverley Borough Local Plan 2002.

10. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in any elevation without the written permission of the Local Planning Authority.

Reason

In the Interests of the amenities of the future occupiers of dwellings on the site and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition

The first floor living room windows on the north west elevation of Plot 2 (as shown on plan MFHAL02065 Rev H) shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained thereafter to the satisfaction of the Local Planning Authority.

Reason

In the Interests of the amenities of the future occupiers of Plot 1 and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

12. Condition

No development, other than demolition, shall commence until details of a waste management scheme have been submitted to and approved in writing by the Local Planning Authority. Such a scheme would be expected to include proposals for:

- a) The storage and suitable screening of containers for waste and recycling containers.
- b) Details of access for the refuse collection crew and vehicle.

The development shall be carried out in strict accordance with the approved details.

Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

13. Condition

Notwithstanding the information submitted with the application no development, other than demolition, shall take place until details of the roofing material to be used for the development hereby permitted shall be 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 amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14 Condition

Before work begins, drawings to a scale of 1:20 fully detailing the following features which shall be approved in writing by the Local Planning Authority:

- (a) bargeboards
- (c) roof verges
- (d) roof eaves
- (i) windows and glazing

The development shall be carried out in accordance with the approved details.

Reason

In the Interests of the amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

No development, other than demolition, shall take place until details of the rainwater good (gutters, downpipes, hopperheads and soil pipes) 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 amenities of the area and to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Statement Under Part 4 Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Regard has been had to the environmental information contained in the application (including upon: local community and economy; traffic and transport; air quality; noise and vibration; ecology and nature conservation; landscape and visual amenity; archaeology and cultural heritage; water quality, hydrology and hydrogeology; geology, soils, land contamination and waste materials; climate change; and cumulative effects) and the Environmental Statement and responses to it, together with proposals for mitigation of environmental effects and material planning considerations, including consultee responses and third party representations. It has been concluded that the proposal would not result in any harm that would justify refusal in the public interest

Informatives

"IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

The meeting commenced at 7.00 p.m. and concluded at 8.02 p.m.

Chairman