

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
23 FEBRUARY 2010

SUBMITTED TO THE COUNCIL MEETING – 20 APRIL 2009

(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 Forszewski	* 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

Also in attendance: Councillor Gordon Smith

6. MINUTES

The Minutes of the Meeting held on 12th May 2010 were confirmed and signed.

7. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Ellis, Mrs Cockburn, Reed, Bate, Mrs Forszewski, Band, Mrs Warner O'Neil, Welland, Mrs James, Hill, Mr and Mrs Savage, Mrs Frost, T Martin, Taylor-Smith and O'Grady.

8. DECLARATIONS OF INTEREST

Councillor Mrs Wheatley declared a Personal Interest as a Member of Godalming Town Council and Councillor P Martin declared a Personal Interest as a Member of Surrey County Council with responsibility for Children and Learning.

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

9. WA/2009/1674 – LAND AT FLAMBARD WAY AND CATTESHALL LANE, GODALMING

The Committee considered the report, comments from the planning officer, statutory consultees and members of the public. A number of updates were presented as part of the officers report, including additional correspondence, consultation responses from English Heritage and Surrey County Council Highway Authority, additional representations since the agenda had been published, corrections to the report and SCC Education Justification. Furthermore, Members noted an amendment to the recommendation in relation to reason 5 for refusal.

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

Objectors:	Mr Musk, Mr Simpson and Mr Pattison
Godalming Town Council	Councillor Anne Lister
Applicants/Supporters:	Peter Beckham, Chris Bearman and Iain Rhind

RESOLVED that permission be **REFUSED** for the following reasons:

1. The proposed development does not meet the requirements of the wide ranging urban design policies contained in the Development Plan and the relevant government planning policy guidance and statements, in conflict with PPS1, PPS3, and Policies D1, D4 and TC6 of the Waverley Borough Local Plan 2002.
2. The architecture of the proposed development fails to reinforce or make a positive response to local distinctiveness and sense of place and introduces a building that would be out of character with and harmful to the appearance of the local area and townscape, in conflict with PPS1, PPS3, and Policies D1, D4 and TC6 of the Waverley Borough Local Plan.
3. The proposed development would have an adverse visual and intrusive impact on attractive and established views in the immediate locality and in longer distance views from the hills overlooking the town centre, in conflict with in conflict with Policies D1, D4 and TC6 of the Waverley Borough Local Plan.
4. The proposed development would be detrimental to the amenity of neighbouring properties by reason of overlooking and loss of privacy, in conflict with Policies D1, D4 and TC6 of the Waverley Borough Local Plan 2002.
5. There are insufficient crossing facilities across Flambard Way within the vicinity of the proposed development to cater for the increase in demand to cross Flambard Way from the Key Site when compared with permitted uses of the site. The absence of appropriate crossing facilities is likely to lead to conflict between pedestrians and motorists contrary to policies M2 (Movement Implications), and M4 (Provision for Pedestrians) of the Waverley Borough Local Plan 2002 and Policies CC7 (Infrastructure and Implementation), and T1 (Manage and Invest) of the South East Plan.
6. It has not been satisfactorily demonstrated how the groundwater flood risk to existing and new residents will be managed, in conflict with PPS25: Development and Flood Risk and Policy D1 of the Waverley Local Plan 2002.
7. 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 D1, D4, TC6 and HE8 of the Waverley Borough Local Plan 2002.

The meeting commenced at 7p.m. and concluded at 9.30p.m.

Chairman