

To: All Members of the
JOINT PLANNING
COMMITTEE
(Other Members for Information)

Robin Pellow
Head of Democratic and Legal Services

When calling please ask for: Emma Dearsley
Calls may be recorded for training or monitoring
Direct line: 01483 523224
E-Mail: emma.dearsley@waverley.gov.uk
Date: 7th March 2011

Membership of the Joint Planning Committee

Cllr Peter Isherwood (Chairman)	Cllr Michael Goodridge	Cllr Stephen Mulliner
Cllr John Ward (Vice Chairman)	Cllr Jill Hargreaves	Cllr Stephen O'Grady
Cllr Jean Arrick	Cllr Stephen Hill	Cllr Sam Pritchard
Cllr Len Bate	Cllr Nicholas Holder	C0llr Ken Reed
Cllr Mike Band	Cllr Julian Hubble	Cllr Steve Renshaw
Cllr Maurice Byham	Cllr Simon Inchbald	Cllr Stefan Reynolds
Cllr Elizabeth Cable	Cllr David Inman	Cllr Celia Savage
Cllr Carole Cockburn	Cllr Diane James	Cllr John Savage
Cllr Stuart Connolly	Cllr Carole King	Cllr Roger Steel
Cllr Jim Edwards	Cllr Robert Knowles	Cllr Adam Taylor-Smith
Cllr Brian Ellis	Cllr Dr Nicky Lee	Cllr Jane Thomson
Cllr Patricia Ellis	Cllr Denise Le Gal	Cllr Andrew Thorp
Cllr Mary Forszyszewski	Cllr Alan Lovell	Cllr Nerissa Warner-O'Neil
Cllr Bob Frost	Cllr Peter Martin	Cllr Ross Welland
Cllr Patricia Frost	Cllr Tom Martin	Cllr Liz Wheatley
Cllr Richard Gates	Cllr Bryn Morgan	Cllr Andrew Wilson

Dear Councillors

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:-

DATE: 16 MARCH 2011

TIME: **7.00 PM** (Please note the start time for this meeting)*

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

Yours sincerely
Mary Orton
Chief Executive

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*This meeting will be web cast and can be viewed by visiting

<http://www.waverley.ukcouncil.net/>

AGENDA

1. MINUTES
To confirm the Minutes of the Meetings held on 18th October 2010 (to be laid on the table at 6.30 p.m.).
2. APOLOGIES FOR ABSENCE
To receive any apologies for absence.
3. DISCLOSURE OF INTERESTS
To receive from Members, declarations of personal and prejudicial interests in relation to any items included on the agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.
4. QUESTIONS BY MEMBERS OF THE PUBLIC
The Chairman to respond to the following question received from a member of the public of which notice has been given in accordance with Procedure Rule 10.

Mr Jerry Hyman, Farnham

Chairman,

In the past it has been common practice for LPAs to impose Conditions on consents in order to address inadequacies in planning applications, but for EIA applications the situation is quite different. The Secretary of State's advice to LPAs considering EIA Applications quotes the landmark *Cornwall* case and states,

"It is important to stress that the authority must obtain all the information it needs to assess and evaluate the likely significant environmental effects of the proposal before it reaches its decision. It cannot adopt a 'wait and see' approach or impose a condition requesting further work to identify the likely environmental effects after permission has been granted. It must be sure that all of these have been identified and taken into account before granting planning permission."

My question begs a simple 'yes' or 'no' response: Does Waverley fully accept that in cases where EIA Applications involve potentially significant effects (both alone and in combination with other interdependent developments), and where necessary fundamental data and assessments have been omitted from the Environmental Statement, LPAs cannot lawfully apply Conditions as a remedy and so have no option but to refuse consent?

5. WA/2010/1650 – LANE TO THE SOUTH OF EAST STREET, FARNHAM
(Page 1)

[Portfolio Holder for Planning: Cllr Adam Taylor-Smith]

[Wards Affected: All Farnham Wards]

The report, attached at Appendix A, details proposals for the Provision of temporary construction access to the A31, comprising bridge across the River Wey, pedestrian underpass, other supporting infrastructure and re-instatement works including re-siting of the proposed footbridge across the River Wey from that approved under WA/2008/0279. This application is accompanied by an

Environmental Impact Assessment (EIA) (as amended by letter dated 05/11/10 and plans received 05/11/10 and amplified by plan received 30/11/2010) (as further amended by plans and letter dated 28/01/11 together with further documents forming part of the EIA as requested under Regulation 19). The recommendation is detailed in the report.

6. WA/2010/1489 – WILDWOOD GOLF AND COUNTRY CLUB, HORSHAM ROAD, ALFOLD, GU6 8JE (page 53)

[Portfolio Holder for Planning: Cllr Adam Taylor-Smith]
[Wards Affected: Alfold, Cranleigh Rural and Ellens Green]

The report, attached at Appendix B, details proposals for the erection of an 84 room hotel with associated spa and leisure facilities; a golf academy building with associated offices and lodge accommodation to serve the Professional Golfers Association (PGA) regional headquarters; relocation of maintenance building together with the formation of access roads, parking and landscaping (application accompanied by an Environmental Statement). The recommendation is detailed in the report.

7. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman:-

Recommendation

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 to be 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 the revised Part 1 of Schedule 12A to the Local Government Act 1972 (to be identified at the meeting)

8. LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

For further information or assistance, please telephone Emma Dearsley, Democratic Services Officer, on 01483 523224 or emma.dearsley@waverley.gov.uk