

WAVERLEY BOROUGH COUNCIL
MINUTES OF THE MEETING OF THE JOINT PLANNING COMMITTEE
10 JUNE 2013

SUBMITTED TO THE COUNCIL MEETING – 16 JULY 2013

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

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

*Present

Other Councillors in attendance: Councillors Nick Holder, Denis Leigh, Peter Martin, Tom Martin, Bryn Morgan and Keith Webster.

1. APPOINTMENT OF CHAIRMAN (Agenda Item 1)

Cllr Brian Ellis was confirmed as the Chairman of the Joint Planning Committee for the Council year 2013/14.

2. APPOINTMENT OF VICE-CHAIRMAN (Agenda Item 2)

Cllr Peter Isherwood was confirmed as the Vice-Chairman of the Joint Planning Committee for the Council year 2013/14.

3. MINUTES (Agenda Item 3)

The Minutes of the Meeting held on 20 March 2013 were confirmed and signed.

4. APOLOGIES FOR ABSENCE (Agenda Item 4)

Apologies were received from Councillors Stella Andersen-Payne, Stephen Hill, Simon Inchbald, Peter Isherwood, Stephen O'Grady, and Brett Vorley.

5. DECLARATIONS OF INTEREST (Agenda Item 5)

Cllr Pat Frost declared a non-pecuniary interest as a Member of Surrey County Council.

6. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda Item 6)

There were no questions from members of the public.

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 item 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

7. TECHNICAL BRIEFING FOR THE OUTLINE PLANNING APPLICATION (WA/2012/1592) AT LAND ADJOINING MILFORD HOSPITAL (UPPER TUESLEY) TUESLEY LANE, GODALMING, GU7 1UE (Agenda Item 7)

7.1 Outline application 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 Land Adjacent to Milford Hospital (Upper Tuesley), Tuesley Lane Godalming GU7 1UE (as amended by bat and dormice surveys received 11/12/2012, emails dated 30/1/2013 and 23/05/2013, plans received 01/03/2013, 06/02/2013 and 08/02/2013, letters dated 07/12/2012 and 18/01/2013, and additional information received 21/05/2013 and 23/05/2013). This application is accompanied by an Environmental Statement.

7.2 The Chairman introduced proceedings by outlining the purpose of the technical briefing. The Chairman reminded Members that the application had been deferred at the meeting on 20 March 2013 to allow Planning Officers time to negotiate with the Applicant to secure amended or additional highway mitigation. The purpose of the technical briefing, therefore, was to to inform Members about the detailed and technical aspects of the proposal, and the amendments that had been proposed, with particular reference to highway matters.

7.3 The Chairman reminded Members that they would not be debating the merits of the application at this time, or making any conclusions about its acceptability. Determination of the application would take place at the meeting of Joint Planning Committee on 18 June 2013. Whilst the agenda and report for that meeting had been published on 10 June 2013, any relevant matters from the technical briefing along with any other information received during the interim period, would inform the Planning Officers' update report to the Committee, which would be issued on 14 June 2013.

7.4 The Chairman introduced the Waverley Borough and Surrey County Council Officers present, and referred Members to the proposed order of business for the meeting detailed in the agenda.

a) Introduction by Waverley Planning and SCC Highways Officers, and Updates to the agenda report

7.5 With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the site and the current outline proposal and plans, noting that all matters were reserved except for access. Since the Joint Planning Committee had first considered the proposals on 20 March 2013, the applicant had provided additional information on proposed transport mitigation projects, which had been developed by Parsons Brinckerhoff. A summary of the transport mitigation projects had been circulated with the agenda and showed the proposed S278 Highways works relating to Church Road/Station Lane, Rake Lane, Station Lane/Tuesley Lane (south), and Tuesley Lane (north); and S106 planning obligations relating to provision of bus stops and a road crossing on Portsmouth Road, and improvements to footpaths (FP39/167 and FP161).

7.6 Officers also updated the Committee on additional representations received following publication of the agenda, which were noted in the update report circulated before the meeting. This included correspondence from Busbridge Parish Council objecting to the proposed transport mitigations for Tuesley Lane, and recommending that the application site be developed as a retirement village which they suggested would have a lower impact on the road network than the current proposal. The update report also summarised the points made in representations on the amended scheme (9 letters of objection, 3 letters making general comments and 1 letter in support).

7.7 SCC Highways Officers summarised the updated consultation response submitted by the County Highway Authority, which was tabled at the meeting and published on Waverley's website following the meeting. It was noted that the assessment of the traffic impact of the proposed scheme had been based on a presumption of the application site being a greenfield site, rather than a comparison with the existing permitted (and historic) use as a hospital. The impact analysis had also re-assessed the applicant's traffic distribution model, and increased the percentage of development-generated traffic using the northern section of Tuesley Lane in the morning and evening peak periods from 20% to 40%.

- 7.8 The County Highway Authority had commented on each element of the proposed transport mitigation package, including the alternative options put forward for Tuesley Lane north (shuttle traffic lights, or passing places). Highways Officers were still working with the applicant and Parsons Brinckerhoff to assess the traffic and road safety implications of the two options and would submit a further response prior to the meeting of the Joint Planning Committee on 18 June 2013.
- 7.9 Officers then reported on a number of specific questions that had been submitted following the meeting on 20 March 2013 and read out the responses. Details of the questions and responses were tabled at the meeting and published on Waverley's website following the meeting.

Public speaking

- 7.10 In accordance with the guidance for public participation at meetings, each party (applicant, Town/Parish Councils, objectors) had been allocated up to 30 minutes to speak; those councillors who were not members of the Committee but had registered to speak had 4 minutes each. The following representations were made in respect of the application and were duly considered:

7.11 *b) Applicant*

Ken Glendinning, Homes & Communities Agency
Jonathan Tricker, Parsons Brinckerhoff, Head of Place Team

c) Parish Councils

John Anderson, Chairman, Hambledon PC
Donald Johnstone, Chairman, Planning Committee, Witley PC
John Graves, Chairman, Busbridge PC

d) Objectors

Ian Wilks
Chris Frost
Melissa Green

e) Applicant (in response to other speakers)

Ken Glendinning advised that he was waiting to receive a costed proposal from Hoppa to provide a shuttle bus service between the development site and Godalming.

f) Councillors (non-Committee Members) registered to speak

Cllr Nick Holder
Cllr Denis Leigh

g) Questions from Members of the Committee

7.12 Having heard the Officers' presentation and report on the transport mitigation proposals, and representations from the applicant, parish councils and the public, Members were invited to ask any further questions or seek clarification on areas of concern. In response to questions, Officers advised that:

- a comprehensive update report would be presented to the Committee ahead of the decision-making meeting on 18 June 2013, which would include firm recommendations in relation to the transport mitigation proposals and particularly the options for Tuesley Lane (north), based on the assessment of the County Highway Authority's Road Safety Auditors and Traffic Signals team.

- the earlier proposal to make part of Tuesley Lane one-way had been dropped due to the effect this would have on traffic speeds on this stretch of highway, and the impact on journey times for existing residents.

- speed limits on Rake Lane and Station Lane would be reviewed in the light of mitigation proposals agreed.

- it was important to note that the illustrations in the Parsons Brinckerhoff presentation were not scaled, technical drawings. The detailed design and exact location of the pedestrian crossing in Church Road, would be subject to a Road Safety Audit as part of the S278 Agreement. The applicant had provided swept path drawings showing that a 16.5m articulated HGV would be able to safely negotiate the proposed layout at the junction of Church Road and Station Lane and the Tuesley Lane (south) traffic management features.

7.13 In accordance with Procedure Rule 9, at 9.48pm the Committee RESOLVED to continue the meeting until the conclusion of the business on the agenda.

7.14 In summing up Officers confirmed that there were a number of matters on which Members were specifically seeking further information, to be provided at the meeting of the Committee on 18 June 2013, namely:

- the safety and practicality of the transport mitigation proposals, especially the junction of Church Road and Station Lane, and the options for Tuesley Lane (north);

- the cost of enhancements to footpaths and establishment of bus-stops;

- an assessment of the cost of a new link road to the Portsmouth Road; and,

- details of the proposed shuttle bus service currently being negotiated.

8.1 Having considered all relevant matters, and with no business to be conducted in Exempt session, the Chairman closed the meeting.

The meeting commenced at 7.00pm and concluded at 10.09pm

Chairman