

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 27 APRIL 2016

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

Present

Cllr Peter Isherwood (Chairman)	Cllr Stephen Hill
Cllr Maurice Byham (Vice Chairman)	Cllr Nicholas Holder
Cllr Brian Adams	Cllr David Hunter
Cllr Carole Cockburn	Cllr Anna James
Cllr Brian Ellis	Cllr Andy MacLeod
Cllr David Else	Cllr Stewart Stennett
Cllr Mary Forszewska	Cllr Chris Storey
Cllr Pat Frost	Cllr John Williamson
Cllr Michael Goodridge	Cllr Jim Edwards
Cllr John Gray	Cllr Nick Williams
Cllr Christiaan Hesse	

Apologies

Cllr Paddy Blagden, Cllr Stephen Mulliner, Cllr Bob Upton and Cllr Liz Wheatley

Also Present

Councillors Jim Edwards and Nick Williams as substitutes. Councillor Patricia Ellis observing (Cllr Jeanette Stennett left the room)

45. MINUTES (Agenda item 1.)

The minutes of the meeting held on 22 March 2016 were confirmed and signed.

46. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 2.)

Apologies for absence were received from Councillors Paddy Blagden, Stephen Mulliner, Bob Upton and Liz Wheatley. Councillors Jim Edwards and Nick Williams attended as substitutes.

47. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewska declared a Non-Pecuniary Interest in Item A1 as she was the Chair of Cranleigh Parish Council, she was a member of the Cranleigh Parish Council Planning Committee, she was known to Martin Bamford who was a Trustee of the KPI Trust, she was known to and had accepted payment for dog services to Trustee Paul Groll who she met whilst working at the vet offering advice and because she was a trustee of Care Ashore.

Councillor Stewart Stennett declared a Disclosable Pecuniary Interest in Item A1 and left the meeting during consideration of this item.

Councillor Brian Ellis was recorded as declaring a Disclosable Pecuniary Interest in Item A1 and left the room for the consideration of the item.

48. ITEM A1 - WA/2015/1569 - LAND AT WEST CRANLEIGH NURSERIES AND NORTH OF KNOWLE PARK BETWEEN KNOWLE LANE AND ALFOLD ROAD CRANLEIGH. (Agenda item 5.)

Proposed development

Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (revision of WA/2014/2127) at Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road Cranleigh (as amended by additional information received 09/02/2016, 14/12/2015, 06/11/2015 and 24/09/2015).

With reference to the report circulated with the agenda, Officers presented a summary of the planning context for making a decision on the application, and the proposed development including site plans and the layout. Officers outlined the determining issues and those matters of a more subjective nature.

Officers drew attention to the Update Sheet and advised Members that there had been 20 further letters of objection and a further letter from Cranleigh Civic Society regarding Great Crested Newt present. The applicants ecologist responded confirming that consideration had been given to ponds in the local area and the Natural England rapid risk assessment. Surrey Wildlife Trust had also noted the contents of the letter from both parties and the Trust advised that as none of the ponds surveyed by ARC were found to support Great Crested Newts (GCN), the likely effect of the proposed development on GCN were likely to be appropriate and should address the Society's concerns.

The Trust further advised that as GCN had been found in the northern part of Cranleigh, that if the development proposals were to proceed, the applicant took a precautionous approach to site clearance. If any were found, work should stop and appropriate ecological advice sought and Natural England consulted. Members noted that a further informative be added to the recommendation to remind the applications to take a precautionous approach to site clearance.

The Committee also noted that an update had been received from the Environment Agency who recommended that the developers liaised with the sewerage undertaker to ensure there was sufficient capacity within their infrastructure (including sewage treatment works and the sewerage network) to meet future demand.

Public speaking

In accordance with the Council's arrangements for public participation at meetings, the following made representations in respect of the application, which were duly considered:

Liz Townsend - Objector
Brian Freeston – Parish Council
Paul Hughes, Richard Graham and Martin Bamford – Supporters

The Committee discussed the application which sought outline permission for the development proposal with all matters reserved except for access. Members were reminded that all other matters were to be reserved for future consideration and that this type of planning application sought a determination as to the acceptability of the principle of the proposed development.

The Committee noted that the proposal would assist in the provision of much needed housing in the local area and in the Borough in general and would also have an active role to play in achieving positive growth. However, Members raised concerns about the sustainability of the site and felt that the infrastructure was not adequate enough to support such a large development.

The Committee was advised that the application followed a recently allowed appeal scheme on land north of the site which was material to the determination of this application and set out the current position that the Council should adopt in its decision making. It confirmed that benefits of the scheme must be weighed against any harm resulting.

Members agreed that the 265 new dwellings would make a would make a significant contribution to a shortfall in deliverable sites for the five-year period, and would help boost the area's supply generally. However, Members reiterated their concerns that the cumulative impact of this site would be harmful for the countryside and neighbours. Members did not agree with officers that there was potential for some of the harm to the landscape and visual amenity to be mitigated against.

The Committee was advised that there were social and economic benefits of the scheme and the proposal would improve the accessibility of the site by non-car modes of travel. Members noted this information but felt that the site was not sustainable and would add considerable more traffic to the rural roads.

In summing up, Officers explained that they believed there was no significant or demonstrable harm of a scale high enough to outweigh the provision of housing.

With no further comments from Members, the Chairman moved the revised recommendation contained within the Update Sheet.

The recommendation to grant outline planning permission was rejected with 7 Members voting in support and 12 voting against. There were no abstentions.

Decision

RESOLVED to REFUSE permission for the following reason:

1. Reason

The proposal, by virtue of the number of dwellings, scale, urbanising impact and cumulative effect with adjoining development would cause material and detrimental harm to the intrinsic character, beauty and openness of the countryside and visual amenity, contrary to Policies C2, D1 and D4 of the Waverley Borough Council Local Plan 2002 and Paragraph 17 of the NPPF. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.

2. Reason

The site is located within a remote and therefore unsustainable location, by reason of its relationship and proximity to services within the centre of Cranleigh. The proposal therefore fails to comply with Policies M1, M2, M4 and M5 of the Waverley Borough Council Local Plan and the aims and objectives of the NPPF.

3. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

4. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education and the ongoing management and maintenance of SuDS and on-site Foul Water Package Treatment Plant and public open spaces. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.

5. Reason:

The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF.

49. ITEM A2 - WA/2015/0478 - LITTLE MEADOW, ALFOLD ROAD, CRANLEIGH GU6 8NQ (Agenda item 6.)

The meeting was adjourned before consideration of this item. A new date will be arranged in due course.

Chairman