

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 17 MAY 2016

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

Present

Cllr Peter Isherwood (Chairman)	Cllr Nicholas Holder
Cllr Maurice Byham (Vice Chairman)	Cllr David Hunter
Cllr Carole Cockburn	Cllr Anna James
Cllr Kevin Deanus	Cllr Andy MacLeod
Cllr Brian Ellis	Cllr Stephen Mulliner
Cllr David Else	Cllr Jeanette Stennett
Cllr Mary Forszewska	Cllr Stewart Stennett
Cllr John Gray	Cllr Nick Williams
Cllr Christiaan Hesse	Cllr John Williamson
Cllr Stephen Hill	Cllr Patricia Ellis

Apologies

Cllr Brian Adams, Cllr Mike Band and Cllr Pat Frost

Also Present

Cllr Patricia Ellis as a substitute

7. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 1.)

Apologies for absence were received from Cllrs Brian Adams, Mike Band and Pat Frost. Cllr Patricia Ellis attended as a substitute.

8. DECLARATIONS OF INTERESTS (Agenda item 2.)

Prior to the meeting Cllr Chris Storey declared a Disclosable Pecuniary Interest in the planning application and, as this was the only item for consideration at the meeting, was not in attendance at the meeting.

Cllr Mary Forszewska declared a non-pecuniary interest as a Trustee of Care Ashore in Alfold.

9. APPLICATION FOR PLANNING PERMISSION - WA/2015/2163 - GARDEN STYLE NURSERY, WRECCLESHAM HILL, WRECCLESHAM GU10 4JX (Agenda item 4.)

Proposed development

Erection of 65 new dwellings, including 26 affordable, following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing at Garden Style Nursery, Wrecclesham Hill, Wrecclesham, GU10 4JX.

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 report and commented that no objection had been received from Farnham Town Council who had welcomed the various styles of dwellings within the proposed development.

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:

Robin Gilbert - Objector
David Neame - Applicant/Agent

Discussion

Members were complimentary about the mix and style of design of the houses within the site and recognised the work that had been undertaken by Farnham Town Council working with the applicant to achieve this.

There was concern about the acoustic measures being put in place because the site was on the edge of the settlement and the potential ugly nature of any acoustic wooden fencing. Members wished to see the green appearance maintained to the front of the site. Officers reassured members and it was agreed that Condition 34 be amended to ensure that specific details of the fencing and landscaping on the boundary were submitted to the Local Planning Authority to enable officers to check that acceptable measures were put in place to ensure the landscaped and green appearance was retained.

With regard to the number of vehicle movements necessary to remove a large volume of soil from the site, officers confirmed that Condition 4 was very detailed and would deal with all issues around the construction period.

Decision

Recommendation A:

That permission be GRANTED, subject to amended conditions 1 (drawing numbers), 4 (construction transport management plan), 34 (noise mitigation plan) and 35 (retained trees), additional condition 43 (details of the LEAP) and conditions 3, 6-34, 36 and 42, informatives 1-19 and completion of appropriate legal agreements by 07/07/16 to secure 40% affordable housing, S278 (off site) highway works, an Open Space, Play and Woodland/Ecological Management plan, planning infrastructure contributions relating to waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements, and SANG contributions.

Recommendation B:

That in the event that the requirements of recommendation A are not met, permission be REFUSED for the following reasons:

1. 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.

2. Reason

The applicant has failed to enter into an appropriate legal agreement to secure appropriate Planning Infrastructure contributions towards waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements and the ongoing management and maintenance of the play space and open spaces. As such, the proposal fails to limit the impacts of the development on existing infrastructure. The proposal therefore conflicts with Policies D13, D14 and H10 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.

3. 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.

4. Reason:

The Local Planning Authority considers that the proposals (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NRM6 of the South East Plan and paragraphs 118 and 119 of NPPF 2012.

5. Reason:

The proposal would fail to secure appropriate management of access to the adjacent ancient woodland which would result in likely increased pressures for dog walking, children's play etc such to avoid an unacceptable impact on the ancient woodland's key characteristics. The proposal would therefore conflict with Policy C7 of the Waverley Borough Local Plan 2002 and paragraph 118 of the NPPF.

The meeting commenced at 7.00 pm and concluded at 8.14 pm

Chairman