

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 1 JUNE 2016

SUBMITTED TO THE COUNCIL MEETING – 17 JULY 2016

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

**Present**

Cllr Maurice Byham (Vice Chairman)	Cllr Stephen Hill
Cllr Brian Adams	Cllr Nicholas Holder
Cllr Mike Band	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 Nick Williams
Cllr Mary Forszewska	Cllr John Williamson
Cllr John Gray	Cllr Libby Piper
Cllr Christiaan Hesse	

**Apologies**

Cllr Peter Isherwood, Cllr Pat Frost, Cllr Jeanette Stennett, Cllr Stewart Stennett  
and Cllr Chris Storey

**Also Present**

Councillor Andrew Bolton

14. MINUTES (Agenda item 1.)

The Minutes of the meeting held on 25 May 2016 were confirmed and signed.

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

Apologies for absence were received from Councillors Peter Isherwood, Pat Frost, Jeannette Stennett, Stewart Stennett, and Chris Storey.

Councillor Libby Piper attended as a substitute.

16. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewska declared a non-pecuniary interest as she is a Trustee of Care Ashore.

17. A1 - APPLICATION FOR PLANNING PERMISSION - WA/2016/0101 - WOODSIDE PARK, CATTESHALL LANE, GODALMING (Agenda item 5.)

Proposed development

Outline application for the erection of 107 dwellings, including 27 affordable, together with the erection of a building of 930 sq. m. to provide a community use (Class D1) at ground floor level with office use (Class B1) above; together with associated amenity/play space, landscaping and parking following demolition of existing buildings. Access only to be determined at outline. As amended by plans and additional information received on 10/02/2016 and 18/03/2016.

With reference to the report circulated with the agenda, Officers presented a summary of the proposed development, including site plans and an indicative layout and street scene, and the determining issues.

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:

Edward Fenner - Objector  
Robert Trendle - Applicant

Discussion

Councillor Andrew Bolton addressed the Committee, in his capacity as Ward Member and Executive Portfolio Holder for Economic Development, and drew attention to the loss of employment land and the risk of Godalming becoming a dormitory town; the high housing density of the proposed development; the significant under provision of parking spaces on site compared to the Council's Parking Guidelines; and the impact on the wooded Godalming hillside and Green Belt.

The Committee generally echoed the concerns voiced by Councillor Bolton: there was particular emphasis on the lack of parking, and the impact this would have on local streets that were already used for on-street parking; and the density of housing, including the 3½-storey blocks fronting Catteshall Lane.

The Committee agreed in principle that the site was suitable for a mixed use redevelopment, but was concerned that there was no flexibility in the planning application submitted for 107 dwellings for the applicant to respond to concerns about the number of dwellings and density. Officers advised that the proposed development, and the balance between market housing, affordable housing, and commercial premises, reflected the financial viability of the site. It was a matter of judgement for the Committee to decide whether this was acceptable in planning terms.

With no further comments, the Chairman moved the revised recommendation as set out on the Update Sheet, that outline planning permission be granted subject to

conditions and the completion of legal agreements to secure affordable housing, infrastructure contributions, and off-site highway improvements.

The recommendation to grant outline planning permission failed, with 1 Member voting for, 17 Members voting against, and 1 Member abstaining.

Councillor Stephen Mulliner then proposed an alternative recommendation, to refuse outline planning permission, due to the proposed development being too dense and cramped, there being insufficient parking provision on site, failure to demonstrate 'very special circumstances' in relation to development on the Green Belt, and failure to complete the relevant legal agreements.

Councillor David Else seconded the alternative recommendation, which was passed with 18 Members voting for, and 1 Member abstaining.

### Decision

RESOLVED to REFUSE permission for the following reasons:

1. The proposal has failed to demonstrate that the number of dwellings and employment floor space could be adequately accommodated on-site without causing material harm to the visual and residential amenities of future residents. This would be due to the cramped layout, loss of trees, and insufficient car parking. The proposal therefore fails to comply with Policies D1, D4, M14 and C7 of the Waverley Borough Local Plan 2002, paragraph 17 and Section 7 of the NPPF, and the Waverley Borough Council's Parking Guidelines (2013).
2. The proposal conflicts with national and local planning policies regarding Green Belts set out in Policy C1 of the Waverley Borough Local Plan 2002 and Section 9 of the NPPF as the form of development proposed constitutes inappropriate development and development which adversely affects the openness of the Green Belt. The proposed change of use of the south-eastern section of the site would constitute inappropriate development within the Green Belt. No 'very special circumstances' exist that would outweigh the harm by way of its inappropriateness. The proposal would cause material harm to the openness of the Green Belt.
3. 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. The applicant has failed to enter into an appropriate legal agreement to secure contributions towards recycling bins, education; provision of and the ongoing management and maintenance of SuDS, play space 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. 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.

18. B1 - APPLICATION FOR PLANNING PERMISSION - WA/2016/0102 - WOODSIDE PARK, CATTESHALL LANE, GODALMING (Agenda item 6.)

Proposed development

Change of use of land ancillary to existing commercial park to public open space (revision of WA/2015/1121).

Discussion

As a consequence of the Committee having resolved to refuse Outline Planning Permission under application WA/2016/0101 the Chairman put Recommendation B to the Committee, that permission for change of use be refused, which was agreed unanimously by the Committee.

Decision

RESOLVED to REFUSE permission for the following reason:

1. The proposal conflicts with national and local planning policies regarding Green Belts set out in Policy C1 of the Waverley Borough Local Plan 2002 and Section 9 of the NPPF as the form of development proposed constitutes inappropriate development within the Green Belt. There is a presumption against inappropriate development within the Green Belt. No 'very special circumstances' exist that would outweigh the harm by way of its inappropriateness. The proposal would cause material harm to the openness of the Green Belt. This includes the absence of any planning permission being granted for the proposed neighbouring development requiring provision of public open space.

**The meeting commenced at 7.00 pm and concluded at 8.21 pm**

**Chairman**