

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 15 AUGUST 2016

SUBMITTED TO THE COUNCIL MEETING - <DATE>

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

Present

Cllr Peter Isherwood (Chairman)	Cllr David Hunter
Cllr Maurice Byham (Vice Chairman)	Cllr Anna James
Cllr Mike Band	Cllr Andy MacLeod
Cllr David Else	Cllr Stephen Mulliner
Cllr Mary Forsyszewski	Cllr Jeanette Stennett
Cllr Pat Frost	Cllr Stewart Stennett
Cllr John Gray	Cllr Chris Storey
Cllr Christiaan Hesse	Cllr Nick Williams
Cllr Stephen Hill	Cllr Mike Hodge
Cllr Nicholas Holder	

Apologies

Cllr Brian Adams, Cllr Carole Cockburn, Cllr Kevin Deanus, Cllr Brian Ellis and Cllr John Williamson

30. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 5 July 2016 were confirmed and signed.

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

Apologies for absence were received from Councillors Brian Adams, Carole Cockburn, Kevin Deanus and Brian Ellis. Councillor Hodge was in attendance as a substitute. Councillor Hesse arrived part way through the presentation and did not take part in the debate or the decision on the application.

32. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declaration of interest.

33. APPLICATION FOR PLANNING PERMISSION - WA/2016/0339 - LAND AT NORTH END OF TONGHAM ROAD, RUNFOLD (Agenda item 5.)

Proposed development

Hybrid application: Part Outline application for the erection of up to 254 dwellings with access from The Street Tongham and emergency access from Grange Road, provision of open space, including children's play areas, sustainable urban drainage system and associated works. Access only to be determined at Outline; Full application for change of use from agricultural land to use as a Suitable Alternative

Natural Greenspace (SANG) and associated works on land to the east of Tongham Road to serve the proposed development and surrounding area, including access, pathways and associated landscaping (this application is a cross boundary application; please also see Guildford Borough Council application 16/P/00222, the majority of the site falls within Guildford Borough Council) at Land At North End Of Tongham Road, Runfold (as amended by updated SANG LEMP (landscape ecological management plan) and letter of intent received 25/7/2016; SANG outline LEMP costs, SANG outline capital costs schedule, Revised SANGS plan (rev K) received 6/6/2016, Revised master plan (1613_10e) received 12/4/2016 and as amplified by Ecology letter received 2/8/2016, SANG delivery email received 28/7, Archaeological assessment received 28/7/2016, Highways modelling information received 11/3/2016; Travel plan, SANG Letter from Natural England, and response to SCC Highways comments received 11/3/2016 and Heritage Assessment received 9/3/2016, and additional ecology information received 02/08/2016 and 04/08/2016)

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. There were no substantial updates except a revised recommendation to give the Head of Planning authority to finalise relevant conditions in consultation with Guildford Borough Council.

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:

None - Objector
Jane Terry - Applicant/Agent

Decision

The Committee carefully considered the information from Officers and representations received and noted in the agenda report. There was concern expressed regarding the narrow road to the proposed site, the small access road into the development site, the additional pressure that would be placed on the roads and school places in Farnham and the walking route to the SANG which was felt to be unsafe walking across one main road.

Officers advised that Guildford had no object to the agenda report. They advised members that there had been no objection to the footpath to the site from the rights of Way Officer and that the proposed site offered more SANG than required so Waverley may have an opportunity to share some of it in the future. It was agreed that this was a unique application because a majority of the application, and the development site, was based in the Guildford boundary, however, they still needed to consider the area proposed for SANG which was within the Waverley boundary.

The Committee was advised that the proposed Tongham Road SANG access would be sufficient to accommodate the proposed vehicular movements, and the proposed car parking would be sufficient to accord with Natural England's guidance. There was concern expressed by Members about the safety, noise and disturbance

of the car park and were advised that these could be appropriately mitigated through appropriate management of the car park and access and this could also be secured by a legal agreement in place.

Officers advised the Committee that the residential development, subject to the completion of an appropriate legal agreement towards planning infrastructure projects, would not adversely impact on existing infrastructure within Waverley. However, Members felt that could be an impact on roads and schools as they would be directed into Farnham rather than Guildford.

The Committee wanted more feedback from Guildford but it was noted that it would be difficult to wait as they would be making their decision in a few weeks. Members also wanted more information in relation to farm which was on the site at the moment, the ownership, the road and footpath safety and also questioned whether it would be used as was quite a distance from the proposed development site.

A proposal was put to the Committee before the officers recommendation, that the application be deferred. This

RESOLVED to DEFER the application for more information regarding the ownership of the land, the pedestrian access and safety to the site, vehicular access and safety into the development site and car parking.

The meeting commenced at 7pm and concluded at 8.05pm.

Chairman