

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 8 NOVEMBER 2016

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

Present

Cllr Peter Isherwood (Chairman)	Cllr Christiaan Hesse
Cllr Maurice Byham (Vice Chairman)	Cllr Stephen Hill
Cllr Brian Adams	Cllr Nicholas Holder
Cllr Mike Band	Cllr David Hunter
Cllr Carole Cockburn	Cllr Jerry Hyman
Cllr Kevin Deanus	Cllr Anna James
Cllr David Else	Cllr Jeanette Stennett
Cllr Mary Forszewska	Cllr Stewart Stennett
Cllr Pat Frost	Cllr Chris Storey
Cllr John Gray	Cllr Nick Williams

Apologies

Cllr Stephen Mulliner and Cllr John Ward

63. MINUTES (Agenda item 1.)

The Minutes of the last meeting held on 24 October 2016 were agreed as a correct record and signed.

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

Apologies for absence were received from Councillors Stephen Mulliner and John Ward.

Councillors Patricia Ellis and Simon Inchbald were in attendance as substitutes.

65. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewska declared a non-pecuniary interest in planning application WA/2016/0517 as she was a member of Cranleigh Parish Council and sat on the Cranleigh Parish Council Planning Committee that had considered the application.

Councillor Mike Band also declared a non-pecuniary interest in both applications as he was representative of the Surrey Hills ANOB Board.

66. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4.)

There were no questions from the public received.

67. APPLICATION FOR PLANNING PERMISSION - WA/2016/0339, LAND AT TONGHAM ROAD (Agenda item 5.)

Please note: Cllr Christiaan Hesse arrived late to the meeting during this item. As a result, he did not take part in the debate or the vote.

Proposal

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)

Officers introduced the application to the Committee and outlined its unique nature. The site lies partly within the area of Waverley and the partly within Guildford Borough Council's area. A detailed assessment of the proposed housing element in terms of its principal had not been carried out as this fell within the Borough of Guildford. However, an assessment of the impact of the residential element upon Waverley had been included. Officers considered it a material consideration that the associated Guildford application had been refused permission on 17 October 2016.

The absence of a completed legal agreement to secure the long term management of the SANG and of a legal agreement to secure contributions for off site highway works had not demonstrated that the proposal would effectively limit the significant impacts of the development.

Officers therefore considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF.

The Committee echoed the concerns of officers and agreed with their recommendation to refuse planning permission.

Decision

RESOLVED that permission be REFUSED

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:

Mrs Jane Terry - Agent

68. APPLICATION FOR PLANNING PERMISSION - WA/2016/0517, LAND SOUTH OF AMLETTS LANE/NORTH OF ROBERTS WAY (Agenda item 6.)

Proposal

Erection of up to 125 dwellings together with public parkland with mixed use including orchard, food growing and wildlife habitat and associated works (details pursuant to WA/2016/0848) (as amplified and amended by Construction Environmental Management Plan received 13/04/2016; Appendix D of Sustainable Drainage Plan rec'd 14/04/2016; Tree Protection Plan and Arboricultural Impact Assessment, plans, email, accommodation schedule, transport statement rec'd 27/06/2016; Bedroom size schedule rec'd 11/08/2016; plans received 18/08/2016 and 19/08/2016 and plans received 13/10/2016, 14/10/2016 and 20/10/2016)

Officers began their presentation with a brief outline of the background. The application sought the approval for reserved matters following the outline approval of WA/2014/1038 which had subsequently been varied by way of a section 73 variation of condition application (WA/2016/0848) which effectively approved the principle of up to 125 dwellings on the application site. As such, the principle of development for housing had been approved and was not a matter to be considered at the meeting.

The matters which Members were being asked to consider were those reserved at outline stage including access, appearance, scale, landscaping, and the layout of the proposed development. Following amendments sought after the deferral of the application by the Committee on the 14 September 2016, the Committee were further considering those changes.

In terms of matters relating to drainage, officers reiterated that at outline stage, Thames Water had concluded that there was not capacity in the network to accommodate the proposed development and required an impact study to be undertaken to determine how foul flows from the development could be managed. Members accepted a Grampian style condition which prevented any development commencing until full details of the on and off site foul drainage works had been agreed.

These conditions remained on the outline permission which must be read in conjunction with the reserved matters application and therefore the conditions did not need to be re-applied.

The applicants had been undertaking modelling work and completed a capacity check. That information had been submitted as part of the information for the Council to consider and the developer believed that there was capacity in the

network to link into the sewage system. This had not been formally discharged but it was with the Council and the information had been provided to Thames Water to finalise and agree.

As for surface water drainage, the Local Flood Authority were satisfied that the requirements under the outline approval had been met and that the surface water drainage design had already been discharged formally. However, further conditions had been applied to secure the final detailed drainage and management requirements as set out in the Report. As such, those matters were not for determination at the meeting.

In addition, the matter of the impact on water quality and compliance with the water framework directive was considered at the outline stage and accepted by the Committee.

Moving on to the detail of the application, officers explained that the application had been deferred at the meeting on 14 September 2016 following a number of concerns raised by residents and the Committee including:

- the scale, design and height of the proposed apartment buildings; and
- the provision of the parking court on the south east edge of the site opposite Copse Edge.

In response, the developer had made several amendments to the proposed scheme. A revised layout, elevations and floorplans had been submitted in respect of the apartment buildings and the parking court opposite Copse Edge had been removed and replaced with an area of open public space. Additionally, the five affordable two-storey units (units 27 to 31 on the revised layout plan) had been moved west in order to increase the separation of those dwellings to the bungalows at Copse Edge. An additional bungalow had been located on the previous position of the terraced units.

The Committee were disappointed that the mix of affordable dwellings now proposed would be 50:50 shared ownership and social rented rather than the 76% rented and 24% shared ownership as indicated at outline stage. They were pleased however that the total number of affordable homes remained the same as at outline stage, 40%.

The access to the site from Amletts Lane was another concern expressed by Members with many commenting on how they felt it to be unsafe and unable to accommodate the increase in traffic movements that would result from the development. Members noted that St. Josephs school for children with learning disabilities was located on Amletts Lane and felt that construction traffic should be restricted so that it did not occur during school opening and closing times. Officers responded that the County Highway Authority was considering restrictions and invited Members to attend a meeting with officers to discuss this further.

A reduction in the number of opportunities provided for self-build was cited as an additional concern as was the potential cumulative impact and the risk of future development in the same area. Protection of the buffer zones was also considered important and Members were disappointed that the allotment space indicated at outline stage, and that acted as a buffer zone, had been reduced.

Some Members agreed that they had reservations about the proposal but that they were where they were and that the developer had made the changes requested.

Decision

RESOLVED that, subject to conditions 1 to 17 and 20 plus informatives 1 to 5 as set out on pages 124 to 132 of the Report and amended conditions 18 and 19 as amended by the Joint Planning Committee and as set out below, Reserved Matters be AGREED

Cllr Stewart Stennett asked that his objection to the proposal be noted in these Minutes.

Amended Conditions

18. Condition

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting that Order with or without modification), no outbuildings or alteration or extension to the dwellings hereby permitted, as defined within Part 1 of Schedule 2, Classes A, B, C and E inclusive of that order, shall be carried out on the site without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

19. Condition

The garages hereby permitted shall not be used for any other purpose, other than for storage and/or parking of vehicles associated with the respective premises as a dwelling house.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

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:

Mrs Liz Townsend - Opponent

Mr Gary Worsfold - Agent

The meeting commenced at 6.30 pm and concluded at 8.25 pm

Chairman