

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 15 FEBRUARY 2017

(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 Brian Adams	Cllr Jerry Hyman
Cllr Carole Cockburn	Cllr Anna James
Cllr Kevin Deanus	Cllr Stephen Mulliner
Cllr David Else	Cllr Jeanette Stennett
Cllr Mary Foryszewski	Cllr Stewart Stennett
Cllr Pat Frost	Cllr Chris Storey
Cllr John Gray	Cllr John Ward
Cllr Christiaan Hesse	Cllr Nick Williams
Cllr Stephen Hill	Cllr Patricia Ellis

Apologies

Cllr Mike Band

84. MINUTES (Agenda item 1.)

The minutes of the meetings held on 14th and 19th December were confirmed and signed.

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

There were apologies for absence from Councillor Mike Band. Councillor Patricia Ellis was in attendance as a substitute.

86. DECLARATIONS OF INTERESTS (Agenda item 3.)

Non-pecuniary interests were declared by Councillors Mary Foryszewski and Patricia Ellis.

87. APPLICATION FOR PLANNING PERMISSION - WA/2016/1625 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH (Agenda item 5.)

Proposed development

Application under Section 73 to vary Conditions 18, 21 and 22 of WA/2014/0912 (pre-commencement conditions) to allow alternative wording to include a phased proposal of the development. This application is accompanied by a Statement of Conformity to the Environmental Statement (as amplified by Statement of Conformity received 20/12/2016) at Land South of High Street between Alfold Road and Knowle Lane, Cranleigh

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. The Committee was reminded that outline permission had been granted under WA/2014/0912 which established the principle of development on the site. The test for Members was whether there had been any material changes in circumstance that justified taking a different view on the application.

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:

Richard Bryant – Cranleigh Parish Council

The Committee considered the officers report and presentation, the representations from the Objectors and the information in support by the agent/applicant and discussed the application.

The Committee noted that the application concerned the re-wording of three conditions imposed on the outline permission. The planning considerations had been reviewed for these three matters taking into account the Emerging Local Plan and the current position with regard to the 5 year housing land supply.

Some Members of the Committee reiterated their concerns about the application which had been previously considered in January 2015 and refused at that time. The application had subsequently been allowed on appeal in March 2016. Officers considered that the amended wording would not cause material harm and there would be no adverse impacts of the re-worded conditions that would outweigh the benefits of the scheme, when assessed against the NPPF taken as a whole.

Following further discussion, the Committee then moved to the vote on the recommendation and it was voted 14 in favour, 7 against and there was 1 abstention.

Decision

RESOLVED that having regard to the Environmental information contained within the application, the accompanying Environmental Statement and responses to it, and compliance with the completed Section 106 agreement under WA/2014/0912, and subject to conditions, permission be GRANTED.

The meeting commenced at 7.00 pm and concluded at 8.08 pm

Chairman