

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 28 MARCH 2017

To be read in conjunction with the Agenda for the Meeting

**Present**

Cllr Peter Isherwood (Chairman)	Cllr Jerry Hyman
Cllr Brian Adams	Cllr Anna James
Cllr Mike Band	Cllr Stephen Mulliner
Cllr Carole Cockburn	Cllr Jeanette Stennett
Cllr David Else	Cllr Stewart Stennett
Cllr Mary Forsyszewski	Cllr Nick Williams
Cllr Stephen Hill	

**Apologies**

Cllr Maurice Byham, Cllr Kevin Deanus, Cllr Pat Frost, Cllr John Gray, Cllr Christiaan Hesse, Cllr Nicholas Holder, Cllr David Hunter, Cllr Chris Storey and Cllr John Ward

97. MINUTES (Agenda item 1.)

The minutes of the meeting that was held on 15 March were confirmed and signed.

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

Apologies were received from Councillors John Gray, Nicholas Holder, David Hunter, Kevin Deanus, Chris Storey, John Ward, Maurice Byham, Pat Frost and Christiaan Hesse.

99. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

100. APPLICATION FOR PLANNING PERMISSION - WA/2016/1261 - FORMER WEYBURN BARTEL WORKS, SHACKLEFORD ROAD, ELSTEAD GU8 6LB (Agenda item 5.)

Proposed development

Erection of 61 new dwellings including 9 affordable and a 60 bed Care Home; provision of a Suitable Alternative Natural Greenspace (SANG), alterations to accesses and associated works following demolition of existing buildings at Former Weyburn Bartel Works, Shackleford Road, Elstead.

### Officers' Introduction

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

The Committee was advised that since the agenda had been published, an appeal had been allowed on the site for a slightly larger scheme. The Inspector had concluded that the Council could not demonstrate a 5-year housing land supply and that the proposal would conserve the AONB and AGLV and in some limited respects would offer modest visual improvements over that which currently existed. Furthermore, the Inspector concluded that, having regard to all of the evidence, there was no reasonable prospect of the site being used for employment purposes and therefore no need for the site to be retained for such purposes. The Inspector also concluded that the cumulative benefits of the scheme outweighed the harm, such that very special circumstances existed. Officers advised the Committee that the conclusions of the appeal were a highly material consideration in favour of the development and recommended members to support the proposal.

### 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:

Dawn Davidson – Objector  
Cllr Pat Murphy – Elstead Parish Council  
Mark Russell - Applicant/Agent

### Discussion

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

The Committee felt that this was a better scheme than that agreed on appeal and noted that the community seemed more in support. There was some concern about urbanisation of this area but noted the decision of the planning inspector on this issue.

Some Members raised concern about the amount of affordable housing offered from the proposal and felt that more should be provided. However, officers advised that although the proposal did not provide a significant proportion of affordable housing, nor was the mix entirely reflective of the Council's SHMA requirements, the Council could currently only rely on an emerging Local Plan provision for affordable housing on sites outside the settlement boundary. Given the nature of the proposal, in that it would comprise the redevelopment of a brownfield site, and some affordable housing would be provided; officers considered that, on balance, the under provision of affordable housing against the Local Plan, or an appropriate tenure split and mix, would not outweigh the benefits of the scheme when assessed.

The Committee was positive about the application but asked that there should be additional conditions in relation to securing play places as public open space, a strategy be in place for broadband and to the removal of permitted development rights in the roof spaces. It was also agreed that there should be additional informatives in relation to setting up a Liaison Group and working with the Parish Council in discussion for the route of the footpath.

#### Decision

##### Decision A:

RESOLVED that, having regard to the environmental information contained in the application, the accompanying Environmental Statement, together with the proposals mitigation and subject to the completion of a Section 106 agreement to secure appropriate contributions towards off site highway works, early years and primary education, recycling, provision of 15% affordable housing , the setting up of a Management Company for open space, play space, landscaping, SuDS and SANG management within 6 months of the date of the committee resolution to grant permission, and subject to conditions 1-40 and and informatives 1-23, as well as the addition of conditions in relation to the above minute, permission be GRANTED

##### Decision B:

RESOLVED that that in the event that a Section 106 Agreement was not completed within 6 months of the date of the resolution to grant planning permission, then permission be REFUSED.

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

**Chairman**