

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 10 APRIL 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 Mike Band	Cllr Anna James
Cllr Carole Cockburn	Cllr Chris Storey
Cllr Kevin Deanus	Cllr John Ward
Cllr David Else	Cllr Nick Williams
Cllr Mary Forszewski	Cllr Patricia Ellis
Cllr Pat Frost	Cllr Richard Seaborne
Cllr Stephen Hill	

Apologies

Cllr John Gray, Cllr Christiaan Hesse, Cllr Stephen Mulliner, Cllr Jeanette Stennett and Cllr Stewart Stennett

101. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 28 March 2017 were confirmed and signed.

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

Apologies for absence were received from Councillors Jeanette and Stewart Stennett, Stephen Mulliner, John Gray and Christiaan Hesse. Councillors Patricia Ellis and Richard Seaborne were in attendance as substitutes.

103. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

104. ITEM B1, WA/2016/0847 - LAND TO THE WEST OF ST GEORGES ROAD, BADSHOT LEA (Agenda item 5.1)

Proposal

Approval of reserved matters (layout, scale, and appearance) following the outline approval for the erection of 71 dwellings including access and associated car parking (WA/2014/2113)

The Committee received a presentation on both Items B1 and B2 at the same time because they were in relation to the same site.

Officers outlined the applications to the Committee, advising that outline permission was granted on the 23 December 2015 for the erection of 71 dwellings including access and associated car parking. The applications under consideration were for reserved matters in relation to layout, scale and appearance, for item B1 and for B2 for landscaping.

Since the outline approval had been granted, there had been a considerable amount of consultation with local residents and the Town Council which was appreciated and welcomed by Members. The applicants had taken into consideration the views expressed to ensure a design in keeping with the neighbouring properties and the proposed level of car parking exceeded the Council's guidelines and also included parking for the adjacent recreation ground. The Local Ward Councillor, Councillor Chris Storey, expressed some concern about the proposal for tandem spaces but accepted that this would help to provide sufficient spaces for residents. A question was raised about the applicant offering electric vehicle charging points in the recreational ground carpark but it was felt that this might then be used by residents rather than by members of the public visiting the ground.

There was some concern expressed about the provision of lighting for footpath 112 not being in place prior to the first property being occupied. Members requested that officers approach the applicant and request that the lighting to this is brought forward in advance of the occupation of the 30th dwelling, as required by condition 0 of WA/2014/2113. It was agreed that officers would enter into discussion with the applicant to bring this trigger forward as a gesture of goodwill but this would not result in a formal amendment to any decision.

A further concern expressed by the Committee was in relation to the removal of permitted development rights outlined in Condition 3 which currently only referred to the roof space. It was agreed that this should be extended to include the removal of permitted development rights to extensions too.

Following discussion, the Committee moved to vote on the recommendations, for item B1 – WA/2016/0847 it was approved on a vote of 17 in favour with 2 abstentions, and on item B2 – WA2016/1072 it was approved on a vote of 19 in favour.

Decisions

Item B1 – WA/2016/0847

Decision A:

That, the Reserved Matters of Layout, Scale and Appearance be APPROVED subject to a S106 agreement to secure a deed of variation to the original legal agreement to amend the education and SPA figures by the 10/10/2017 and subject to conditions 1 – 5 on the agenda report.

The Committee also asked that condition 3 be amended to refer to the removal of Permitted Development Rights and that the applicants are spoken to regarding the condition in relation to the implementation of lighting, preferably prior to properties being occupied and not later.

Decision B:

That, in the event that the requirements of recommendation A are not met, that permission be refused.

Item B2 – WA2016/1072

RESOLVED that the Reserved Matter of Landscaping be APPROVED subject to conditions.

105. **ITEM B2, WA/2016/1072 - LAND TO THE WEST OF ST GEORGES ROAD, BADSHOT LEA (Agenda item 5.2)**

Proposal

Approval of reserved matter (Landscaping) following the outline approval for the erection of 71 dwellings including access and associated car parking under WA/2014/2113 (as amended by plans received 02/04/2017 and 27/03/2017)

Decision

RESOLVED that the Reserved Matter of Landscaping be APPROVED subject to conditions.

The meeting commenced at 7pm and concluded at 7.58 pm

Chairman