

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 24 MAY 2017

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

Present

Cllr Brian Adams	Cllr David Hunter
Cllr Mike Band	Cllr Jerry Hyman
Cllr Maurice Byham	Cllr Anna James
Cllr Carole Cockburn	Cllr Denis Leigh
Cllr Kevin Deanus	Cllr Nabeel Nasir
Cllr David Else	Cllr Stewart Stennett
Cllr Mary Forszewska	Cllr Chris Storey
Cllr John Gray	Cllr John Ward
Cllr Nicholas Holder	Cllr Nick Williams

Apologies

Cllr Pat Frost, Cllr Michael Goodridge, Cllr Stephen Hill, Cllr Peter Isherwood and Cllr Stephen Mulliner

1. APPOINTMENT OF CHAIRMAN (Agenda item 1.)

Councillor Peter Isherwood was confirmed as Chairman of the Joint Planning Committee for the Council Year 2017/18.
2. APPOINTMENT OF VICE-CHAIRMAN (Agenda item 2.)

Councillor Carole Cockburn was confirmed as Vice-Chairman of the Joint Planning Committee for the Council Year 2017/18.
3. MINUTES (Agenda item 3.)

The minutes of the meeting which took place on 10 April 2017 were confirmed and signed.
4. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 4.)

Apologies for absence were received from Councillors Pat Frost, Michael Goodridge, Stephen Hill, Peter Isherwood and Stephen Mulliner.
5. DECLARATIONS OF INTERESTS (Agenda item 5.)

Members of Cranleigh Parish Council who were also members of the Parish Councils Planning Committee declared non-pecuniary interests in the items on the agenda.

6. APPLICATION FOR PLANNING PERMISSION - WA/2016/2160 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH (Agenda item 7.)

Proposed development

Approval of reserved matters for Phase 1 of the site for the erection of 55 dwellings following the Outline Approval for the erection of up to 425 dwellings, a community facility and informal open space (WA/2014/0912) (as amended by plans and documents received 06/02/2017 and 08/02/2017 and letter received 17/02/2017).

With reference to the report circulated with the agenda, Officers presented a summary of the planning context for making a decision on the application, and the proposed development including site plans and the layout. Officers outlined the determining issues and those matters of a more subjective nature.

Officers drew attention to the Update Sheet and advised Members that there had been a couple of amendments to the conditions in relation to hours of operation and a removal of a condition as it was duplicated in the outline permission.

The Committee was advised that the principle of development for 425 dwellings had already been established. The application Members were considering was for the reserved matters for Phase 1 only.

Officers considered that the appearance, layout, scale and landscaping would not cause material harm upon neighbouring residential occupiers and would provide a level of amenity and play space in accordance with Local Plan requirements and would result in a form of development which would be visually acceptable in terms of the local character of the area. In summing up, Officers explained that they believed there was no significant or demonstrable harm of a scale high enough to outweigh the provision of housing and the recommendations were outlined in the update sheet.

The Committee raised a number of concerns particularly about the housing mix and the size of the homes. They felt that the design was not in keeping with Cranleigh and the local area, the dwellings at the front were particularly too high. There was concern raised by the infrastructure contributions and the construction traffic on the main but small rural roads. Members also didn't like the tandem parking proposed and were disappointed that the developers had not consulted with local Ward Members on the Section 106.

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:

Cllr Brian Freeston – Parish Council
David Gilchrist - Applicant/Agent

It was proposed by Councillor Holder and seconded by Councillor Else that the application be deferred. The motion was lost with 7 in favour and 11 against with 1 abstention.

Following further discussion, the Committee moved to the recommendation which had been revised on the update sheet as well as two further amendments to conditions 13 and 14 and the recommendation was lost with 6 in favour, 12 against and 1 abstention.

An alternative recommendation was put forward by Councillor Mary Forszewski and seconded by Councillor Kevin Deanus that the application be refused and this was agreed by a vote of 12 in favour, 6 against and 1 abstention. The reason for refusing is noted below and as a result of the decision there was no need to take a vote on recommendation B. On recommendation C there was 14 in favour and 5 abstentions.

Decision

- Decision on Recommendation A:

RESOLVED to REFUSE permission for the following reason:

The proposed development by reason of its design, scale, layout and appearance is of a poor standard of design, which fails to take the opportunities to improve the character and appearance of the site and surrounding area. It also fails to reflect the distinctive character of the nearby village. The proposal therefore fails to comply with Policies D1 and D4 of the Local Plan, paragraph 17 and Section 7 of the NPPF, and Policies TD1 of the emerging Local Plan, and the Cranleigh Design Statement.

- Decision on Recommendation B:

Not required

- Decision on Recommendation C:

RESOLVED that the details pursuant to Condition 12 (landscape management plan) be AGREED

The meeting commenced at 7.00 pm and concluded at 8.51 pm

Chairman