

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 26 JULY 2017

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

**Present**

|                                      |                                  |
|--------------------------------------|----------------------------------|
| Cllr Peter Isherwood (Chairman)      | Cllr Nicholas Holder             |
| Cllr Carole Cockburn (Vice Chairman) | Cllr David Hunter                |
| Cllr Brian Adams                     | Cllr Jerry Hyman                 |
| Cllr Mike Band                       | Cllr Stephen Mulliner            |
| Cllr Kevin Deanus                    | Cllr Nabeel Nasir                |
| Cllr David Else                      | Cllr Stewart Stennett            |
| Cllr Mary Forszewski                 | Cllr Chris Storey                |
| Cllr Michael Goodridge               | Cllr John Ward                   |
| Cllr John Gray                       | Cllr Nick Williams               |
| Cllr Stephen Hill                    |                                  |
| Cllr Andrew Bolton (Substitute)      | Cllr Patricia Ellis (Substitute) |

**Apologies**

Cllr Maurice Byham, Cllr Pat Frost, Cllr Anna James and Cllr Denis Leigh

**Also Present**

Councillor Liz Townsend (Eastern Area)

19. MINUTES (Agenda item 1.)

The minutes of the meetings which took place on 28 June and 10 July 2017 were confirmed and signed.

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

There were apologies for absence from Councillors Anna James, Patricia Frost, Denis Leigh and Maurice Byham. Councillors Patricia Ellis and Andrew Bolton attended as substitutes.

21. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewski advised that she was subject to allegations made against her and although unproven she felt that she should not partake in the consideration of the applications for Little Meadow, Alfold Road, Cranleigh and left the room for the debate and voting on this item.

22. APPLICATION FOR PLANNING PERMISSION - WA/2015/2283 - LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA (Agenda item 5.)

Proposed development

Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended

drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017).

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 advised that there had been 1 additional letter of representation received raising objection to the scheme, however this did not raise any additional material matters that were not already covered in the report.

#### 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:

Ian Shanks - Objector

Ian Sowerby - Applicant/Agent

The Committee was advised that the planning application sought outline permission for the development proposal with all matters reserved except access. Councillor Brian Adams raised concern about the access to the site being rather narrow and whether this was suitable. Officers advised that the proposed development would result in an increase of traffic movement to and from the site. However, the County Highways Officer had considered the evidence put forward in the Transport Assessment and had concluded that the access and highway improvements, along with the mitigation methods, would accommodate the increase in traffic. No objection had been raised regarding the access and 4.8metres was the minimum requirement and this exceeded this at 5.5metres.

Councillor Carole Cockburn referred to the neighbourhood plan which had recently been consulted on and adopted by Farnham Town Council. Officers confirmed that the Council's Draft Local Plan relied on around 100 homes being delivered at Land West of Green Lane in the next 5 years (likely to be modified to 105 homes), allocating this site for development under Policy SS2. The Farnham Neighbourhood Plan Policy FNP1b also allocated this site for development. Given the stage each of these plans had reached, it was considered that Policy SS2 and FNP1b held greater weight than Policy C2 in this instance. The Committee noted that this was an outline application and Members raised the importance of ensuring at reserved matters that the developers worked with local ward councillors, neighbours and community groups to ensure a high quality design in fitting with design standards. It was agreed that this would be added as an informative to the application if agreed as follows:

"In relation to the subsequent reserved matters pursuant to the outline permission hereby granted, the applicant ( for reserved matters) is requested to:

- 1) Engage in pre-application discussions with the Local Planning Authority prior to submission;
- 2) Engage in community consultation in the development of the design and layout of the proposal;

3) Ensure that the reserved matters details have particular regard to the policies in the Farnham Neighbourhood Plan and the guidance in the Farnham Design Statement”.

Further concern was expressed by Councillor Jerry Hyman regarding the SANG and felt that this should be referred to in the contributions within the recommendation/decision if agreed. The Committee accepted the additional wording of “Thames Basin Heaths avoidance strategy for provision of SANG” to the recommendation.

Following further discussion, the Committee moved to the recommendation A as amended above, and the recommendation was approved with 19 in favour and 1 against. Moving onto recommendation B, it was approved with 19 in favour and none against or abstentions (Cllr Jerry Hyman did not vote on recommendation B).

Accordingly, the decisions were as follows:

Decision A

RESOLVED to GRANT permission, subject to to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards education infrastructure, Thames Basin Heaths avoidance strategy for provision of SANG,, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions 1-18 and informatives 1-30, plus an additional informative in relation to preconsultation, permission be GRANTED

Decision B - That, in the event that an appropriate legal agreement is not completed within 6 months of the date of the resolution to grant planning permission, permission be REFUSED for reasons 1-4 in the agenda report.

23. APPLICATION FOR PLANNING PERMISSION - WA/2017/0738 - LITTLE MEADOW, ALFOLD ROAD, CRANLEIGH (Agenda item 6.)

(Councillor Mary Forszewski left the room for the consideration of this item)

Proposal

Erection of 75 dwellings to include 27 affordable dwellings and associated parking, landscaping and open space, (details pursuant to outline permission granted under WA/2015/0478, together with the discharge of certain conditions imposed on this consent), the outline application was accompanied by an Environmental Statement; a statement of conformity to the original Environmental Statement has been provided with this application.

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 confirmed that the application sought approval of reserved matters following the grant of outline consent for 75 dwellings under reference WA.2015/0478.

The officers referred to the update sheet and advised that since the agenda had been published they had received a response from Environmental Health who had asked for further details in order to discharge condition 17 (Construction Environmental Management Plan). A response had also been received from Surrey County Highways who raised no objection to the discharge of conditions 5 and 6.

The Committee heard from Councillor Liz Townsend at the meeting who, as a right, spoke for 4 minutes (and came back at the end of debate) as the Ward Member for Cranleigh West.

The Committee considered the application and received legal advice regarding a letter that had been received by Members from the Cranleigh Civic Society threatening Judicial Review and also referred to not being able to speak on the application. It was confirmed that the public speaking scheme had not been triggered because there had not been 5 letters of support or 5 letters of objection to the application, hence why there was no public speaking.

The Committee noted that the principle of development on this site for up to 75 dwellings had been agreed at outline stage via granting of planning permission under WA/2015/0478. Councillor Stephen Mulliner was concerned by the design feeling like there were ghettos of affordable housing and was concerned by the height of the flats. Officers advised that the proposed layout was unregimented and allowed for a pattern of development that would be visually appealing, with spacing between buildings and a variety of building types. Officers considered that the adverse impacts would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The Committee raised further concern about the ancient woodland and buffer zone, feeling that there was not enough space being allowed for. Officers advised that an appropriate buffer was achieved between the development and the Ancient Woodland and between the development and the Littlemead Brook. The proposal was considered unlikely to result in conditions harmful to ecology. However, they accepted that they could ask the applicant to put in a hedge row rather than fencing with the condition as follows:

“Notwithstanding the approved landscaping plans, the development hereby approved shall not be first occupied until full details of the appearance, scale and materials of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority, this must include details of any permanent boundary treatment to the adjacent ancient woodland. The approved boundary treatments shall then be installed prior to first occupation of each dwelling, or where they related to or enclose areas of public open space, prior to that area of public open space coming into use”

The Committee noted that with regards to the conditions submitted pursuant to the outline consent, it was considered that details pursuant to conditions 9, 11, 12 and 23 in relation to drainage were considered to be acceptable and officers advised

verbally of an amendment to the recommendation to include condition 14 in the decision.

Following further discussion, the Committee moved to the recommendation A and the recommendation was approved as amended with 18 in favour and 1 abstention. Moving onto recommendation B, it was approved with 18 in favour and 1 against.

Accordingly, the decisions were as follows:

Decision A

RESOLVED to GRANT permission subject to amended condition 1 and deletion of condition 8 as noted in the update sheet and conditions 2 to 7, 9 and 10 (as amended above) within the committee report.

Decision B - That, details pursuant to conditions 5, 6, 9, 11, 12, 14, 23, 24, 36, 37 and 39 on outline planning permission WA/2015/0478 be AGREED.

**Chairman**