

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 27 NOVEMBER 2017

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

Present

Cllr Peter Isherwood (Chairman)	Cllr Stephen Hill
Cllr Carole Cockburn (Vice Chairman)	Cllr Nicholas Holder
Cllr Brian Adams	Cllr David Hunter
Cllr Mike Band	Cllr Jerry Hyman
Cllr Maurice Byham	Cllr Anna James
Cllr Kevin Deanus	Cllr Stephen Mulliner
Cllr David Else	Cllr Nabeel Nasir
Cllr Mary Forszewski	Cllr Stewart Stennett
Cllr Michael Goodridge	Cllr Chris Storey
Cllr John Gray	Cllr Nick Williams

Apologies

Cllr Pat Frost, Cllr Denis Leigh and Cllr John Ward

51. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 15 November 2017 were confirmed and signed.

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

Apologies for absence were received from Councillors, Denis Leigh, Pat frost and John Ward.

53. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

54. APPLICATION FOR PLANNING PERMISSION - WA/2017/1396 - LAND BETWEEN DOWNS LINK AND REAR OF 120 TO 132 HORSHAM ROAD, CRANLEIGH (Agenda item 5.)

Proposed development

Erection of 119 dwellings along with amenity space and associated landscaping and parking with access from Horsham Road (as amplified and amended by plans and documents received 18/8/2017; 12/10/2017; 16/10/2017; 31/10/2017; 6/11/2017 and additional Technical Note dated 8/11/2017)

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 since the publication of the agenda, there had been no new representations but the update sheet outlined some amendments to the conditions.

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:

Joanne Pritchard and Charlie Cooper – Supporters
There were no Objectors

Cllr Liz Townsend spoke as Ward Councillor for a period of 4minutes.

There was concerns expressed by members about the size of the dwellings and it was felt that they were out of keeping with the rest of the area. It was felt that it was an unsustainable location and that there should be more than a single access road onto the site. There was also concerns raised about the impact on the Downs Link.

Members were advised that although the site was located within the Countryside beyond the Green Belt, outside of a defined settlement area, and therefore the principle of development was considered to not be acceptable when considered in line with the adopted Local Plan. However, the site had been identified as a green site within the Council's Land Availability Assessment (2016) and the Draft Local Plan (ID ref 294), and furthermore had been allocated as one of the Council's Strategic Sites in the emerging Local Plan as set out in Policy SS4. Furthermore, whilst the proposal would result in an encroachment into open countryside and an impact to the landscape character, officers were of the view that the proposal would be seen in the context of an extension to the edge of the village in Cranleigh and an extension of recently permitted development and would not therefore be isolated.

Following debate the Committee voted on the motion to approve the application as amended with the conditions. There were 12 votes in favour, 6 votes against and 2 abstentions so the motion was carried. In relation to recommendation B, this was agreed unanimously.

Decisions

Recommendation A: RESOLVED that, That, subject to the completion of a Section 106 agreement to secure appropriate contributions in respect of highway safety and capacity improvements; a travel voucher scheme; early years and primary education; recycling containers; Arts and Leisure improvements towards Cranleigh Arts Centre; Leisure and Recreation sports pitch provision at Snoxhall Fields and a new MUGA; Environmental Improvements to public bridleway between Snoxhall Pavilion and Snoxhall Fields Car Park; provision of on site LEAP and LAPS; off site highway works; provision of 30% affordable housing; the setting up of a Management Company for open space, play space, landscaping, footpath and cycle links and SuDS; conditions 1 – 28 1, 3 – 7, 9 – 13, 15 – 18, 21 – 24, 26, 28 and 29 on the Agenda report, conditions 2, 8, 14, 19, 20, 25 and 27 as listed above and informatives 1- 22 on the Agenda report, permission be GRANTED

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

The meeting commenced at 7.00 pm and concluded at 8.28 pm

Chairman