

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 8 JANUARY 2018

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

**Present**

Cllr Peter Isherwood (Chairman)	Cllr John Gray
Cllr Carole Cockburn (Vice Chairman)	Cllr Stephen Hill
Cllr Brian Adams	Cllr Nicholas Holder
Cllr Mike Band	Cllr David Hunter
Cllr Maurice Byham	Cllr Jerry Hyman
Cllr Kevin Deanus	Cllr Denis Leigh
Cllr David Else	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Stewart Stennett
Cllr Mary Forszyswski	Cllr Chris Storey
Cllr Pat Frost	Cllr John Ward
Cllr Michael Goodridge	Cllr Nick Williams

**Apologies**

Cllr Anna James and Cllr Stephen Mulliner

55. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 27 November 2017 were confirmed and signed.

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

There were apologies for absence from Councillor Anna James and Stephen Mulliner.

57. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

58. PERFORMANCE AGAINST GOVERNMENT TARGETS (Agenda item 5.)

It was noted that the Committee would receive performance against government targets in future agendas.

59. APPLICATION FOR PLANNING PERMISSION - WA/2017/1636 - LAND AT BACKWARD POINT, CRANLEIGH ROAD, EWHURST, GU6 7RJ (Agenda item 6.)

### Proposed development

Approval of reserved matters including, scale, appearance, layout, landscaping following the outline approval of WA/2015/1903 for the erection of 31 new dwellings together with the discharge of conditions 9, 14 and 19 of WA/2015/1903.

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. Members noted that there were no updates to report since the agenda had been published.

The Committee was reminded that the principle for 31 dwellings with vehicle access off Cranleigh Road had already been established with the outline permission. The current application now sought the layout, scale, appearance and landscaping for approval.

### 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:

John Robins – Objector  
John Neville - Applicant/Agent

Councillor Val Henry also spoke for a period of 4mins as Ward Councillor.

The Committee noted the concerns expressed by the objector and local Ward Councillor.

The Committee listened to the concerns expressed by the objector and the Ward Councillor. It was noted that on the site visit there was concern expressed regarding the positioning of the lamp post. The planning officer had spoken with the applicant who advised that they were staying as they were. UK Power had been contacted and they had confirmed that there were no issues with the additional dwellings.

Some of the Committee raised concern relating to the access road. It had serviced just 1 dwelling and now would be the only access point for 31. It was felt that it was possibly too narrow and would be dangerous. They also questioned the positioning of the parking. Officers advised that the level of vehicle parking on the site would accord with the Council's Parking Guidelines 2013 and the County Highway Authority had assessed the proposal and had raised no objection, subject to conditions.

The Committee was disappointed that the outline permission had been granted on appeal as they had previously refused the scheme. However, they thought it was of good design and encouraged all developers to work with the local councillors and residents with their developments to get it right first time.

The Committee asked about whether electric car charging points could be installed on the development. It was noted that this would need to be placed on as a condition of which Members agreed. A further question was asked about the

capacity of the drainage scheme and officers confirmed that the SUDs would support the development.

Following debate the Committee took a vote on the application and it was approved by a vote of 18 in favour, 1 against and 2 abstentions.

Decision

That, subject to conditions and the addition of a condition in relation to electric vehicle charging points, the Reserved Matters of Layout, Scale, appearance and Landscaping be APPROVED and that details pursuant to conditions 9, 14 and 19 of WA/2015/1903 be DISCHARGED

**The meeting commenced at 7.00 pm and concluded at 8.45 pm**

**Chairman**