

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 24 JANUARY 2018

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

Present

Cllr Peter Isherwood (Chairman)	Cllr Pat Frost
Cllr Carole Cockburn (Vice Chairman)	Cllr Michael Goodridge
Cllr Brian Adams	Cllr David Hunter
Cllr Mike Band	Cllr Jerry Hyman
Cllr Maurice Byham	Cllr Anna James
Cllr Kevin Deanus	Cllr Denis Leigh
Cllr David Else	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Nick Williams
Cllr Mary Forszewska	

Apologies

Cllr John Gray, Cllr Stephen Hill, Cllr Nicholas Holder, Cllr Stephen Mulliner, Cllr Stewart Stennett, Cllr Chris Storey and Cllr John Ward

65. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 17 January were confirmed and signed.

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

Apologies were received from Cllr John Gray, Cllr Stephen Hill, Cllr Nicholas Holder, Cllr Stephen Mulliner, Cllr Stewart Stennett, Cllr Chris Storey and Cllr John Ward

67. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

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

There was nothing to report at this meeting.

69. APPLICATION FOR PLANNING PERMISSION - WA/2017/1250 - LAND WEST OF SWEETERS COPSE, LOXWOOD ROAD, ALFOLD (Agenda item 6.)

Proposed development

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2015/2261 for the erection of 55 dwellings (including 22 affordable) associated landscaping and open space, children's play area and private drainage system (as amplified by ecological information received 21/08/2017 and amended by plans received 16/10/2017, 15/12/2017 and 05/01/2018).

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.

The Committee was advised that since the agenda had been published there had been 5 further letters of objection but these did not raise any new points which were not already covered in the agenda report. Furthermore, there were some further conditions proposed in relation to the plan numbers and the boundary treatment.

Officers reminded the Committee that this application had been considered by the Committee in November 2017 and had been deferred to seek improvements to the reserved matters. Since that meeting, the applications had made the following amendments and the Town Council had since retracted its objection:

- A more informal site layout was now proposed.
- The LEAP had been re-positioned from the previous north-east corner location to a more central northern location. The gas storage remained to the north east of the site.
- Increase in the number of bungalows within the site, from 2 to 4.
- Removal of 2.5 storey element – the proposed units were a mixture of single storey and 2 storey units.
- Increase in parking provision within the site – 18 additional spaces provided (138 in total).
- The affordable housing tenure had been amended to reflect that set out within the Section 106 Agreement – no deed of variation was now needed in this respect.
- Variation to the housing mix.
- All units would accord with the Technical Space Standards.

Public speaking

Initially the application was not subject to public speaking but the representation date was after the publication of the agenda papers and had now been triggered.

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:

Jeremy Homer - Objector
Gary Worsfold - Applicant/Agent

Debate

The Committee discussed the proposed changes that had been brought forward by the applicants since it was last considered. Members were pleased with the changes and although mindful of the objections, and sympathetic to their concerns, thanked the applicant for reconsidering the application and making the number of changes proposed.

Councillor Kevin Deanus advised that he wasn't too keen on the proposal for rumble strips on the road and would speak with Surrey Highways to see if this was the

most effective option. He also raised other points in relation to the gardens, preventing building in the roof and why solid block was being proposed and not permeable. Officers confirmed that all these issues were covered by conditions. Councillor Mary Forszewski raised her concerns about losing more green fields but noted that the principle had already been established and thanked the applicants for listening to their previous concerns and making their improvements to the original scheme.

Following the debate, the Committee moved to the amended recommendation which was granted as noted below unanimously. There was one abstention on recommendation B.

Decisions

Decision A - RESOLVED that, subject to conditions 2 – 13 as set out on pages 51 – 56 of the Agenda Report, amended Condition 1 as set out on the update sheet, additional Condition 14 as set out on the verbal update sheet, Informatives 1 – 16 as set out on pages 56 – 59 of the Agenda Report, and a S106 Agreement to secure a deed of variation to the original legal agreement to amend the education contributions, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

Decision B – RESOLVED that, in the event that a deed of variation to the original legal agreement to amend the education contributions is not completed within 6 months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED

The meeting commenced at 7.00 pm and concluded at 8.00 pm

Chairman