

To: All Members and Substitute Members of
the Joint Planning Committee
(tbc)

When calling please ask for:
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Policy and Governance

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Calls may be recorded for training or monitoring

Date: 8 May 2018

Membership of the Joint Planning Committee

Membership to be confirmed following Annual Council on 15th May 2018

Substitutes

Appropriate Substitutes will be arranged prior to the meeting

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 16 MAY 2018

TIME: 6.30 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 9 April 2018 (to be laid on the table half an hour before the meeting).

2. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES**

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

3. **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. **QUESTIONS BY MEMBERS OF THE PUBLIC**

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. **PERFORMANCE AGAINST GOVERNMENT TARGETS** (Pages 7 - 8)

Planning Performance and the Government target on quality on planning decision making will now be a standard item on the Joint Planning Committee agenda. This was an agreed recommendation at Executive on 28 November 2017 and is part of the Development Management Service Improvement Plan.

The latest available statistics are attached.

6. **ARTICLE 4 DIRECTIONS** (Pages 9 - 30)

Purpose

The purpose of this report is to consider the recent requests from Town and Parish Councils for Article 4 directions on commercial premises in the Borough. Under existing permitted development rights, certain types of commercial use can be changed to residential use without requiring the submission of a planning application. However, Article 4 directions allow councils to remove permitted development rights for specific changes of use/development on specific sites so that a planning application is required. This report considers the benefits and risks for the Council of pursuing Article 4 directions.

Recommendations

It is recommended to Council that

- 1) An Article 4 direction to withdraw permitted development rights for a change of use from commercial to residential for just one commercial area that has been requested by a town/parish council to allow Waverley to assess its success in protecting the vitality and viability of the commercial area be prepared;**
- 2) the commercial area that the article 4 direction is to be prepared for is an area located around Beacon Hill Road, Beacon Hill, Haslemere - the specific area to be determined by the Head of Planning Services in conjunction with the gathering of specific evidence on the impact of the loss of commercial premises to residential on the vitality and viability of the commercial area; and**
- 3) the preparation is for a non-immediate article 4 direction.**

7. ITEM A1 - APPLICATION FOR PLANNING PERMISSION - WA/2017/1362 - AMLETS, AMLETS LANE, CRANLEIGH GU6 7DH (Pages 31 - 66)

Proposal

Erection of 33 new dwellings and associated garaging (including 5 additional affordable dwellings) following the omission/alteration of 22 dwellings on part of the previously consented site giving a net gain of 11 dwellings

Recommendations

Recommendation A:

That, subject to completion of a 106 agreement within 6 months of the date of the committee resolution to secure Management and Maintenance of Play space and SuDS, provision of 40% affordable housing and financial contributions towards: Education, Transport and Environmental Improvements and subject to conditions and informatives, permission be GRANTED.

Recommendation B:

That, if the requirements of Recommendation A are not met permission be REFUSED.

8. ITEM B1 - APPLICATION FOR PLANNING PERMISSION - WA/2017/0920 - 5 - 21 WEY HILL, HASLEMERE (Pages 67 - 126)

Proposal

Erection of 45 apartments in 2 blocks, including associated semi-basement parking, amenity space, landscaping and new access (as amended by plans received 03/11/17 and 25/04/2018 as amplified by additional information received 11/10/17 31/10/17, 03/11/17, 02/02/18, 12/02/18, 14/03/18)

Recommendations

Recommendation A: That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure contributions towards education, recycling provision, off-site play area and playing pitch improvements, mitigation for the impact on the SPA, off-site highways improvements and on-site SuDS and open space management/maintenance and subject to conditions and informatives, permission be GRANTED

Recommendation B: That, in the event that the requirements of Recommendation A are not met, that permission be REFUSED

9. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

10. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**