

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 30 JULY 2018

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

Present

Cllr David Else (Chairman)	Cllr David Hunter
Cllr Peter Isherwood (Vice Chairman)	Cllr Jerry Hyman
Cllr Brian Adams	Cllr Simon Inchbald
Cllr Mike Band	Cllr Anna James
Cllr Maurice Byham	Cllr Denis Leigh
Cllr Carole Cockburn	Cllr Stephen Mulliner
Cllr Kevin Deanus	Cllr Chris Storey
Cllr Paul Follows	Cllr Liz Townsend
Cllr Michael Goodridge	Cllr John Ward
Cllr John Gray	Cllr Nick Williams
Cllr Val Henry	

Apologies

Cllr Mary Forszewski and Cllr Nabeel Nasir

Also Present

Councillor Patricia Ellis and Councillor Andy MacLeod

30. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 25 July 2018 were confirmed and signed.

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

Apologies for absence were received from Cllrs Nabeel Nasir and Mary Forszewski.

32. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

33. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 4.)

There were no questions received from members of the public.

34. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were no questions received from Members.

35. PERFORMANCE AGAINST GOVERNMENT TARGETS (Agenda item 6.)

The Committee had received an update on performance against Government targets at its last meeting on 25 July and would receive the latest statistics at its next meeting on 8 August 2018.

36. APPLICATION FOR PLANNING PERMISSION - NMA/2018/0049 - LAND AT EAST STREET, FARNHAM (Agenda item 7.)

Proposal

Amendment to WA/2016/0268 to provide alterations to approved phasing plan (as amended and amplified by phasing plan and covering letter received 13th July 2018).

With reference to the report circulated with the agenda, Officers presented a summary of the planning context for making a decision, and details of the NMA including site plans. Officers explained that the consideration for the Committee was whether this phasing plan materially changed the overall development.

It was noted that since the agenda had been published there had been an amended National Planning Policy Framework (NPPF) published. This was a material planning consideration in planning decisions. However the NPPF did not contain any reference to non-material amendments and the amended document did not alter the conclusions set out in the report.

The Officers advised that there were some amendments to the report, noted below.

On page 9 of the report, the suggested wording of condition 1 should be amended to reflect an amended drawing, as follows:

The development shall be carried out in complete accordance with the agreed Phasing Programme Sketch Number 10002-CNR-SK-0005 **Rev 8**, Sheets 01-33, unless otherwise agreed in writing by the Local Planning Authority.

On page 22 of the report, in the second paragraph under the bullet point, Brightwell House, the date 'week of 20 January 2019 and should be replaced with 'week of 20 January 2020'.

Debate

The Committee considered the application. Concerns were raised in relation to the haul route passing near to Brightwell House and the potential effect on the listed building. Officers responded that a 3m exclusion zone was secured through a condition on the original application, and it would be an offence to damage the building.

Members also received further clarification on the potential traffic impact. The plant used to carry out the work would already be on site, and the spoil from the demolition would be kept on site until the bridge was completed. Therefore the only anticipated traffic would be the daily attendance by site staff, who would park in the Riverside car park.

The Committee moved to the revised recommendation as noted in the update sheet. Put to the vote, 18 voted in favour of the recommendation, 2 against and there was 1 abstention.

Decision

RESOLVED that the Non-Material Amendment Application be APPROVED as follows:

The development shall be carried out in complete accordance with the agreed Phasing Programme Sketch Number 10002-CNR-SK-0005 Rev 8, Sheets 01-33, unless otherwise agreed in writing by the Local Planning Authority.

37. APPLICATION FOR PLANNING PERMISSION - WA/2018/0460 -HEWITTS INDUSTRIAL ESTATE, ELMBRIDGE ROAD, CRANLEIGH, GU6 8LW (Agenda item 8.)

Proposal

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/2384) erection of 120 new dwellings with associated parking, landscaping, open space and works (revision of WA/2017/1917).

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. It was noted that since the agenda had been published there had been an amended National Planning Policy Framework (NPPF) published. This was a material planning consideration in planning decisions. However, the document retained a focus on housing delivery and a presumption in favour of sustainable development and did not alter the conclusions of the agenda report.

Since the publication of the agenda, there had been further responses from consultees who raised no objection subject to the inclusion of appropriate conditions. The applicants had also requested revisions to a number of the conditions. Officers considered the majority of suggested changes to be reasonable, and therefore proposed amendments to conditions 2, 5, 7 and 9.

An additional update sheet was also provided by officers. This contained officers' responses to third party and Parish Council representations.

Debate

The Committee considered the application and revised recommendation as noted in the update sheet which proposed a number of amendments to the conditions. The Committee was pleased that a brownfield site was being used for this development, but was disappointed with the proposed layout which it felt was very regimented and lacked imagination. Members acknowledged, however, that in order to accommodate the 120 dwellings approved at outline, the options for layout would inevitably be constrained.

Concerns were raised over the 2½ storey houses and Members asked for clarification as to whether there were any windows in the rear elevations as this could cause overlooking issues. Officers confirmed that there were no dormer windows on the rear elevations of the properties to the north of the site.

Some questions were asked in relation the ancient woodland, electric vehicle charging points, and the access road, however officers advised that these issues had already been addressed at outline stage.

The Committee agreed to add three further conditions, regarding the removal of permitted development rights in the roof space, landscaping to the north eastern corner of the site, and the establishment of a community liaison group.

The Committee moved to the recommendation (as noted below). Put to the vote, 17 voted in favour, none against and there were 4 abstentions.

Decision

RESOLVED that permission be GRANTED subject to conditions 1, 3, 4, 6, 8, 10, 11, 12, 13, 14 and 15 set out in the report, conditions 2, 5, 7, 9, and 16 noted on the update sheet, and additional conditions 17, 18 and 19 set out below, as well as informatives 1-4 as set out in the report.

17. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking or re-enacting that Order with or without modification), no extensions or alterations to the roof, as specified in Schedule 2 Part 1 Classes B and C of the above mentioned order, to any of the dwelling houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

18. Condition

Prior to the first occupation of the development a detailed landscaping scheme shall be submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after first occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

19. Condition
Prior to the commencement of development a scheme of Community Liaison shall be submitted to and agreed by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition as it relates to the construction process.

The meeting commenced at 6.30 pm and concluded at 8.03 pm

Chairman