

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 14 NOVEMBER 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 Maurice Byham	Cllr Anna James
Cllr Kevin Deanus	Cllr Denis Leigh
Cllr Paul Follows	Cllr Stephen Mulliner
Cllr Mary Forszewska	Cllr Nabeel Nasir
Cllr Michael Goodridge	Cllr Chris Storey
Cllr John Gray	Cllr Liz Townsend
Cllr Val Henry	Cllr Nick Williams

Apologies

Cllr Mike Band, Cllr Carole Cockburn and Cllr John Ward

84. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 12 November were confirmed and signed.

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

Councillors Carole Cockburn, Mike Band and John Ward. Councillor David Else did not make the start of the first application so Councillor Peter Isherwood took the chair and until the second application.

86. DECLARATIONS OF INTERESTS (Agenda item 3.)

Councillor Mary Forszewska declared a non-pecuniary interest in Item B1 - WA/2017/2391 - Land south of High Street between Alfold Road and Knowle Lane, Cranleigh GU6 8NE because of the references in the report to Little Meadows.

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

There were none.

88. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were none.

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

The Committee noted the report which outlined that the service was performing well.

90. B1 - WA/2017/2391 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH GU6 8NE (Agenda item 7.)

Proposed development

Approval of reserved matters for phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (as amended by plans and documents received 09/08/18) at Land south of High Street between Alfold Road and Knowle Lane, Cranleigh GU6 8NE

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 then outlined the proposed development including site plans and the layout. Officers outlined the determining issues and those matters of a more subjective nature.

Officers drew Members attention to the update sheet. Since the agenda had been published, plans had been submitted where were reviewed by the Council's Tree Officer and it was noted that the originally proposed yellow leaved trees and magnolias, which were of concern, had been substituted. The proposed planting specification was now considered to be acceptable. There was an update from the County Council's Principal Environmental Assessment Officer and one amendment to a condition.

The Committee was advised that the reserved matters application related to part of a wider site which adjoined a Builders' yard and Hewitts Industrial Estate was also being developed with residential dwellings. Outline permission was granted on 31/06/2016 under Ref WA/2014/0912 for up to 425 dwellings including affordable homes, new access points and associated works. This application comprised the information for Phase 2.2 of the development, which contained 130 dwellings in total.

Public speaking

There was no public speaking.

Debate

The Committee debated the application and number of Members were disappointed about the size of the Affordable Housing dwellings being considerably smaller than that of the market housing. It was felt that this was not satisfactory, portrayed the wrong message and they were quite far under the national space standards. Officers advised that it is acknowledged that a number of the proposed units would not accord with the Standards. However, the Council did not have a Local Plan Policy in respect of these standards and, having regard to the floorspaces to be provided, Officers nevertheless considered that an appropriate standard of accommodation would be provided on site.

There was confusion by the Committee on the phasing of the development and why phase 2.2 was coming before 2.1. Furthermore, how could they be certain that the number of affordable homes would be built. Officers advised that there was a decision pending on phase 2.1 (approval of reserved matters for phase 2.1 for the erection of 18 dwellings, parking, drainage and landscape works and detail of the road from the Alfold Road access and the bridge over Littlemead Brook). Officers also advised that the applicant was increasing the number of affordable homes from 50 to 58. This was Phase 2.2 of a 425 dwelling development, and therefore, the mix of housing would be balanced across the wider development to result in a scheme that, in total, would meet the identified need for housing. In the event that the applicant were to submit further phases that did not seek to balance out the housing mix, the Council would be in a position to refuse subsequent schemes on the basis that the housing needs of the area would not be met.

The Committee moved to the recommendation to grant which was lost with 0 for, 18 against and 1 abstention. Similarly recommendation B was lost with 0 for, 15 against and 4 abstentions (recommendation C was no longer required). An alternative proposal to refuse was put forward which was won with 19 for. Reasons are noted below.

Decision

RESOLVED to REFUSE planning permission for the following reasons:

1. The proposal by virtue of the layout and scale of the units would not provide for an acceptable standard of accommodation and would be contrary to Policy TD1 of the Local Plan 2018 (Part 1), retained Policies D1 and D4 of the Local Plan 2002, paragraph 127 of the NPPF 2018 and the Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard (March 2015).
2. In the absence of a Section 106 Agreement to secure a deed of variation to amend the affordable housing provision in relation to phases 2 and 3, the scheme for Phase 2 would fail to provide for the level of affordable housing proposed.

91. B2 - WA/2018/1678 - SITE B , EAST STREET REGENERATION, EAST STREET, FARNHAM (Agenda item 8.)

Proposal

Application under Section 73A to vary Condition 5 and remove Condition 11 of WA/2018/0544 (Condition 5 limits works that can be done prior to construction of access bridge and Condition 11 limits lane closure times on the A31) to allow for the demolition of Brightwell Cottage and the tennis pavillion and the provision and collection of welfare facilities prior to the completion of the temporary construction bridge and to allow for the temporary 24 hour closure of a lane of the A31, to enable the construction of the bridge at Site B , East Street Regeneration, East Street, Farnham

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 then

outlined the proposed development including site plans and the layout. Officers outlined the determining issues and those matters of a more subjective nature.

Officers drew Members attention to the update sheets. Officers advised that since the agenda report was published, additional information has been received from the applicant in the form of a Technical Note prepared by Abley Letchford Partnership regarding the highway impacts of a 24 hour lane closure. The analysis showed that by operating a 24 hour lane closure, the construction programme could be reduced by approximately three quarters which in turn, resulted in a reduction in total cumulative delay of approximately 3,000 hours across the construction programme compared to a restricted lane closure. The County Highway Authority also confirmed that the 24 hour lane closure would allow for 10 hours of construction working per day between 8am and 6pm.

A further update was a response from the Council's Environmental Health Team who raised no objection. There had been additional representations from the Farnham Society and Farnham Liberal Democrats. Amendments were also proposed to condition 1 and, in a separate update sheet, to conditions 6 and 14. Condition 6 was amended further verbally at the meeting.

Officers advised that planning permission was granted for a temporary two way construction access bridge in connection with the East St redevelopment in June 2018 (ref. WA/2018/0544). This application related to two conditions that were attached to the dual lane bridge permission – Conditions 5 and 11.

Under the current terms of Condition 5, no development can take place on the main scheme until the bridge is completed. The application was for a Non- Material Amendment to Condition 5 of planning permission WA/2018/0544 to enable the demolition of Brightwell Cottage to occur prior to the completion of the bridge and the provision of on-site welfare facilities. Condition 11 was attached to the permission to ensure that the lane closure did not take place during peak traffic hours to reduce the impact on the highway network. The applicants were seeking to remove this condition to enable a 24 hour lane closure to take place during the construction of the bridge.

Public Speaking

There was no public speaking.

Debate

The Committee considered the application and raised concern about the closure of the road and the implications of this particularly for local businesses. Members expressed the frustration of members of the public who travelled on this road which, at peak hours, was particularly busy. When lanes had been shut before for other reasons traffic backed up to the far end of the Farnham by-pass. Officers advised that a highways report was submitted with the recently approved dual lane bridge application and traffic surveys undertaken to establish the current traffic flows along the A31 corridor at the location of the temporary construction access and at the nearby Hickley's Corner signal junction. The survey showed that the actual traffic flows that have materialised on the highway network were lower than the forecasts used in the transport documents accompanying the two previous single lane bridge

applications. It was considered that the original traffic flows continued to represent a robust assessment of the impact of the redevelopment proposals during the construction and operational phases and hence the findings of the original Transport Assessment and Environmental Statement remained valid. The Surrey County Highway Authority has been consulted on the application and raises no objection to the proposals.

The Committee asked about the disruption of a 24hour closure for close-by residents. Officers advised that although there would be a 24 hour lane closure, it was not proposed to have any night working on site and on this basis, the proposal was not considered to have a harmful impact on neighbouring residential amenity by way of noise and disturbance.

Although Members acknowledged that the 24hour road closure would speed up the completion of the bridge, it would impact local businesses on the lead up to Christmas. Consequently, an amendment was raised that it be delayed until 7th January in order to ensure that there was no harmful impact on the vitality and viability of Farnham Town Centre. There were 11 in favour and 10 against so it was carried.

Following the end of debate, the Chairman moved to the amended recommendation to Grant which 18 were in favour, 1 against and 2 extensions. The verbal change to condition 6 had not been noted and put to the Committee, all voted in favour.

Decision

RESOLVED to GRANT planning permission subject to conditions 1-14 with amended condition 6 agreed at the meeting (replaces that amended in the update) and two additional conditions noted below and informative 1:

6. The proposed access road including its junction with the A31 Farnham by-pass shall be closed and all kerbing verges, replacement trees, landscaping and highway margins shall be fully reinstated by the applicant, in a manner to be agreed in writing by the Local Planning Authority, by 30th November 2022 or an alternative date to be agreed in writing by the Local Planning Authority.

15. The unrestricted lane closure hereby approved shall not commence until 7 January 2019. Prior to this date, any traffic management requiring lane closures on the A31 by-pass shall not be implemented or take place before the hours of 9am or after 5pm Monday to Friday.

16. Following completion of the surface water drainage scheme, as approved within the Construction Environmental Management Plan Rev 01 (dated 16/07/18) prepared by Crest Nicholson Operations Ltd, submitted in order to discharge condition 14 of planning permission WA/2018/0544, a verification report shall be submitted to and approved in writing by the Local Planning Authority confirming that the surface water drainage scheme has been completed in accordance with the approved details.

Chairman