

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 28 NOVEMBER 2018

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

Present

Cllr Peter Isherwood (Vice Chairman)	Cllr Jerry Hyman
Cllr Maurice Byham	Cllr Simon Inchbald
Cllr Carole Cockburn	Cllr Anna James
Cllr Kevin Deanus	Cllr Stephen Mulliner
Cllr Paul Follows	Cllr Nabeel Nasir
Cllr Mary Forsyszewski	Cllr Chris Storey
Cllr John Gray	Cllr Liz Townsend
Cllr Val Henry	Cllr Nick Williams
Cllr David Hunter	

Apologies

Cllr David Else, Cllr Brian Adams, Cllr Mike Band, Cllr Michael Goodridge, Cllr Denis Leigh and Cllr John Ward

92. MINUTES (Agenda item 1.)

The minutes of the meeting held on 14 November 2018 were confirmed and signed.

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

There were apologies for absence from Councillors Jenny Else, Brian Adams, Michael Goodridge, Denis Leigh and John Ward.

94. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

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

There were none.

96. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were none.

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

The latest performance report would be received at the next meeting.

98. APPLICATION FOR PLANNING PERMISSION - WA/2018/0682 - WEST CRANLEIGH NURSERIES, ALFOLD ROAD, CRANLEIGH GU6 8NQ (Agenda item 7.)

Proposed development

Details pursuant to outline permission granted under WA/2016/2207 for 67 dwellings together with associated car parking, landscaping and open space pursuant to conditions 1, 4, 5, 7, 10, 11, 13, 14, 15, 22, 26, 40 and 41 (as amended by plans and documents received 06/08/2018, 10/09/2018 and 30/10/2018). A statement of conformity to the original Environmental Statement has been provided with this application.

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.

The Committee was advised that since the publication of the agenda, officers had received further information from the Chairman, Mr Bamford, of Knowle Park Trust. This letter set out that it was to provide assurances in respect of the delivery of the public parkland.

Officers reminded the Committee that the application was originally brought before it on 12 November 2018. At that meeting it was agreed that the item be deferred to seek further information on the phasing elements of the outline permission and the delivery of the Knowle Park Trust units. Since that meeting, the applicants had submitted extra information to address these issues specifically the intended build programme, affordable home provision, parkland management, boundary treatment at the site entrance and information on A2Dominion.

Officers considered that the information provided in terms of how many units would be delivered as part of future Phases 2 and 3, and specifically how many of those would be affordable units, was sufficient in demonstrating that the overall affordable housing provision requirement of 35% as set out in S106 Agreement could be satisfactorily achieved across the site. Officers also confirmed that a reserved matters application for the Public Park Phase had been submitted to the Council for consideration and this was currently undergoing validation checks.

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:

Judith Ashton - Supporter

Debate

The Committee considered the application and thanked the applicants for the additional information that had been provided since the last meeting.

Councillor Liz Townsend raised an issue of concern with the footpath 393 which on the southern boundary and its relationship with the emergency access road, she

asked for a condition to be placed on the notice that this be protected and maintained. Officers advised that there was a very slight overlap but the Rights of Way officer had not objected to the application. It was also an emergency access so would only be used on an exceptional basis. Officers did not feel that they could place an additional condition unless they could identify harm. It was a matter for Surrey County Council and the Landlord to discuss, however an additional informative would be added to the decision regarding this issue. Councillor Liz Townsend also asked a question regarding the 5metre buffer zone and officers confirmed that this would be maintained as indicated in the landscape scheme.

Councillor John Gray asked a question about the provision of quick charger points and it was agreed that condition 7 be amended to ensure that this was explicit to be provided. He asked a further question about the distance for some of the houses to reach the refuse collection points, particularly for people with physical disabilities. Officers outlined the plan showing the planned routes that showed only a short walking distance and it should not be an issue.

Councillor Mulliner spoke of his frustration that the affordable housing was only in one place and not spread around the development. It was noted though that this was current policy but it was felt that applicants should try and spread affordable housing around sites and not just all in one area.

A question was asked about the maintenance of the car barn and whether this was allocated parking with the residents being responsible for the maintenance. Officers advised that this would be allocated and it would be the responsibility of the management company for the upkeep.

Councillor Jerry Hyman asked a question in relation to recommendation B and whether or not this was the responsibility of the Committee. Officers advised that usually the discharge of conditions would be a decision taken by the Head of Planning but the application had been submitted with these attached. Consequently, Members agreed that recommendation B be amended that it be delegated to the Head of Planning, as it normally would be, and this was agreed unanimously.

Following debate the Chairman moved to recommendation A as amended at the meeting and it was agreed unanimously. Following this recommendation B was considered as amended to delegate to the Head of Planning which was also agreed unanimously.

Decisions

Decision A That, subject to conditions 1-18 (conditions 7 being amended at the meeting and noted below) and informatives 1-14 plus an additional informative as noted below, the Reserved Matters of Layout, Scale, Appearance and Landscaping be APPROVED.

7. Condition

The development hereby approved shall not be occupied until details of the electric vehicle charging points identified in drawing 01332.MP1.02.P6

(including a strategy for their ongoing management and maintenance) has been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging scheme shall include the provision of trickle charging points for all dwellings and 3 communal fast charge points, and shall be implemented prior to first occupation of the development in strict accordance with the approved details.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan 2018 (Part1) and in recognition of Section 4 'Promoting Sustainable Transport' in the NPPF 2018.

Additional informative (No. 15) – to refer to the public footpath

15. It is recognised that the Public Footpath to the south of the application site would fall under the jurisdiction of the County Council; however, the applicant is strongly advised to provide re-assurance to the Local Planning Authority that there would be no obstruction to this footpath following completion of the development. The applicant is advised to liaise with the County Council with regard to the footpath to ensure appropriate measures are put in place for its use.

Decision B

That the Head of Planning be given delegated authority to agree

1. The details submitted with regard to conditions 4 (phasing), 5 (highways matters), 7 (highways matters), 10 (SuDS), 11 (surface water), 13 (SuDS), 14 (foul water), 15 (FRA), 26 (noise), 40 (levels) and 41 (highways matters) of WA/2016/2207.
2. The details submitted in respect of the Knowle Park Dwellings for WA/2016/2207 (as required by Clause 5.3.1 of Schedule 2 of the Section 106 Agreement); and
3. The details submitted in respect of the Linear Park and Open Space Specifications for WA/2016/2207 (as required by Clauses 4.1.1 and 4.2.1 of Schedule

2 of the Section 106 Agreement).

The meeting commenced at 6.30 pm and concluded at 7.47 pm

Chairman