

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 12 NOVEMBER 2018

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

Present

Cllr David Else (Chairman)	Cllr Jerry Hyman
Cllr Peter Isherwood (Vice Chairman)	Cllr Simon Inchbald
Cllr Brian Adams	Cllr Anna James
Cllr Mike Band	Cllr Denis Leigh
Cllr Maurice Byham	Cllr Stephen Mulliner
Cllr Mary Forszyszewski	Cllr Nabeel Nasir
Cllr Michael Goodridge	Cllr Chris Storey
Cllr John Gray	Cllr Liz Townsend
Cllr David Hunter	Cllr Nick Williams

Cllr Patricia Ellis (Substitute)

Apologies

Cllr Carole Cockburn, Cllr Kevin Deanus, Cllr Paul Follows, Cllr Val Henry and Cllr John Ward

77. MINUTES (Agenda item 1.)

The minutes of the last meeting which took place on 30 October were confirmed and signed.

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

Apologies for absence were received from Councillors Carole Cockburn, Kevin Deanus, Paul Follows, Val Henry and John Ward. Councillor Patricia Ellis attended as a substitute.

79. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

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

None received.

81. QUESTIONS FROM MEMBERS (Agenda item 5.)

None received.

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

The performance statistics would come to the next meeting on 14 November 2018.

83. 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.

Introduction

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 reminded that the application was granted application for the erection of 265 dwellings and formation of public open parkland together with associated works in August 2017. The application before Members today was seeking reserved matters in relation to appearance, landscaping, layout and scale. The application related to the erection of 67 of the 265 dwellings, comprising the 'first phased' of development. Further reserved matters applications would be submitted at a future date in relation to the other 198 dwellings to be provided on the site as a whole.

The officers advised that since the agenda report had been published there had been a number of updates. Members noted that a number of new plans had been submitted which had been reviewed. In particular in respect of the Linear Park and Open Space specification as required by Schedule 2, Part 1, Clauses 4.1.1 and 4.2.1 of the Section 106 Agreement, and were satisfied that an acceptable specification had been put forward. As such, officers recommended that details pursuant to this S106 requirement be approved and proposed an amendment to the recommendation B. In addition to this there were a few changes to the conditions which were outlined in the agenda papers, as well as some minor updates provided at the meeting verbally.

Public speaking

Although the application was subject to public speaking, there were no objectors and the applicant advised that they would not then speak.

Debate

The Committee considered the application and the information provided to them through the officers presentation.

Concern was raised regarding the proposal for a small section of metal fencing at the front entrance to the development. It was felt that this was not in keeping with the area and should be made from a different material. Officers agreed that they could recommend a condition to change this.

Councillor Liz Townsend raised a number of concerns in addition to the metal fencing. She was concerned about the loss of trees along Alfold Road and the costs of the parkland management plan worrying that this may not be kept in perpetuity for the residents.

The main concern from the Committee was in relation to the provision of affordable homes and the proposed phasing plan. The outline application indicated that there would be 35% of affordable dwellings but this first stage only indicated 21%. It was also unclear what the timetable for the phase 2 and phase 3 of the development was. Officers advised that they were satisfied that the overall housing mix, as set out at the outline stage, could be sufficiently provided as part of the overall scheme. However, Members were not confident of this, and wanted clarification of the future phases of this development and timescales as well as assurances in regards to the parkland management.

Decision

RESOLVED to DEFER the application for further information.

The meeting commenced at 6.30 pm and concluded at 8.05 pm

Chairman