

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 6 FEBRUARY 2019

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

**Present**

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

Cllr Patricia Ellis (Substitute)

**Apologies**

Cllr Val Henry, Cllr Stephen Mulliner, Cllr Nabeel Nasir and Cllr John Ward

106. MINUTES (Agenda item 1.)

The minutes of the meeting which took place on 9 January 2019 were confirmed and signed.

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

There were apologies for absence from Councillors Val Henry, Stephen Mulliner, Nabeel Nasir and John Ward. Councillor Patricia Ellis was in attendance as a substitute.

108. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

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

There were no public questions.

110. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were no questions from Members.

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

Performance against Government targets was noted.

112. APPLICATION FOR PLANNING PERMISSION - WA/2018/2071 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH (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 (revision of WA/2017/2391)

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 agenda papers had been published there had been a number of amendments to conditions and some were deleted. There was some clarification in relation to compliance with the nationally described space standards. In a further update sheet, the landscape management and maintenance plan and playspace was detailed as this was in relation to the second recommendation to the Committee.

Public speaking

This was not a public speaking item.

The Committee was reminded that this application had been considered at its meeting on 14 November 2018 and was subject to a decision to refuse planning permission on two grounds in respect of compliance with the Technical Space Standards, and completion of a legal agreement.

Since that meeting, revised plans had been submitted and had been subject to consultation. These revised plans demonstrated that all proposed units accorded with the Technical Space Standards.

The Committee considered the proposal and was pleased that the applicants had listened to their concerns in the previous application and had come back to Committee with a far better proposal. The improvements made to the affordable homes and increase in size to meeting the space standards was welcomed and it was unanimously felt that the proposal for reserved matters: layout, scale, appearance and landscaping for phase 2.2 only should be approved.

Decision

Decision A: RESOLVED that, subject to a S106 Agreement to secure a deed of variation to amend the affordable housing provision, and conditions 1-7, 9-15 and 17 with amended conditions 1, 7 and 14 and informatives 1-21 on pages 40 to 55, the Reserved Matters of Layout, Scale, Appearance and Landscaping be GRANTED.

Decision B: RESOLVED that details pursuant to the S106 Agreement requirement in respect of a Play Space Specification and Play Space Management Plan for WA/2014/0912 (Schedule 4, Clause 1.1.1) in relation to Phase 2.2 only, be GRANTED.

Decision C: RESOLVED that, in the event that a deed of variation of the original agreement to amend the affordable housing provision is not completed within 6 months of the resolution to grant the reserved matters, that the Reserved Matters of Layout, Scale, Appearance and Landscaping be REFUSED.

**The meeting commenced at 6.30 pm and concluded at 7.10 pm**

**Chairman**