WAVERLEY BOROUGH COUNCIL

MINUTES OF THE AREA PLANNING COMMITTEE (CENTRAL) - 12 JUNE 2019

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

Present

Cllr Richard Cole
Cllr Steve Cosser
Cllr David Else
Cllr Paul Follows
Cllr Joan Heagin
Cllr Jack Lee
Cllr Peter Martin
Cllr Paul Rivers
Cllr Penny Rivers
Cllr Trevor Sadler
Cllr Steve Williams
Cllr George Wilson

Apologies

Cllr Christine Baker and Cllr Jan Floyd-Douglass

1. APPOINTMENT OF CHAIRMAN (Agenda item 1.)

Cllr Richard Cole was confirmed as Chairman of the Central Area Planning Committee for the Council year 2019/20.

2. APPOINTMENT OF VICE CHAIRMAN (Agenda item 2.)

Cllr David Else was confirmed as Vice Chairman of the Central Area Planning Committee for the Council Year 2019/20.

3. MINUTES (Agenda item 3.)

The Minutes of the Meeting held on 10 April 2019 were confirmed and signed.

4. APOLOGIES FOR ABSENCE (Agenda item 4.)

Apologies for absence were received from Councillors Christine Baker and Jan Floyd-Douglass.

5. DECLARATIONS OF INTERESTS (Agenda item 5.)

Beth Howland-Smith, Development Manager, declared a pecuniary interest in agenda Item B1, 9 Rush Croft, and left the Council Chamber while the item was considered.

6. QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 6.)

There were none.

7. QUESTIONS FROM MEMBERS (Agenda item 7.)

There were none.
8. ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 8.)

The Development Manager drew the Committee’s attention to the Update Sheet which referred to two appeal decisions received in the previous week, whereby the Inspector dismissed the appeals based on a lack of clarity about the impact on the Wealden Heaths Special Protection Area. She advised the Committee that Natural England, who are a statutory consultee on development affecting a European Site (SPA or a SAC), had been consulted on the decisions and specifically the housing applications which were on agenda for this meeting, and had confirmed that taking into consideration the distance of these units from the SPA and the scale of the proposals that these developments would not alone or in combination with other developments cause a significant effect, and that an appropriate assessment would not be required. There was, therefore, no barrier to determining the applications on the agenda based on the impact on the Wealden Heaths Special Protection Area.

9. APPLICATIONS FOR PLANNING PERMISSION (Agenda item 9.)

RESOLVED that the applications for planning permission be determined as set out below.

10. ITEM A1, WA/2018/2251 - GODALMING RAILWAY STATION, STATION APPROACH, GODALMING GU7 1EU (Agenda item 9.2)

Proposal

Listed building consent for internal and external alterations to allow the provision of altered level at side access door, CCTV and remotely controlled door lock.

Decision

RESOLVED that listed building consent be GRANTED subject to conditions 1 – 4 with an amendment to condition 1 below, as well as informative 1.

1. Condition

Prior to the commencement of the development, full details of all new trunking and cabling, including product specifications, colours and dimensions, shall be submitted to and approved in writing by the Local Planning Authority. All building works, finishes and making good, both internal and external, shall be carried out in accordance with the approved details and shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason

To preserve the special interest of the Listed Building in accordance with Policy HA1 of the Local Plan (Part 1) 2018, retained Policies HE3 and HE5 of the Local Plan 2002. This is a pre-commencement condition because it is essential to the acceptability of the proposal.

During consideration of this item, Members had raised a number of issues that fell outside the scope of the Committee’s remit. Paul McKim, Head of Planning and
Economic Development, agreed to communicate these concerns to the applicant following the meeting.

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:

Liz Vestry – Supporter

\textit{NB Richard Ashworth had registered to speak in objection to the application, but chose not to speak having heard the presentation and explanation from the Planning Officer.}

[Cllr Peter Martin left the meeting at 7.52pm, prior to the consideration of the following item.]

11. \textbf{ITEM A2, WA/2019/0506 - LAND AT BRANKSOME HOUSE, FILMER GROVE, GODALMING (Agenda item 9.3)}

\textbf{Proposal}

Erection of a building to provide 3 dwellings with associated parking, bin storage, cycle storage and landscaping.

\textbf{Decision}

RESOLVED that permission be GRANTED, subject to completion of a Section 106 Agreement to link the development with the office block conversion within six months of the committee date, and conditions 1 – 19, with an amendment to condition 18 and additional condition 20 set out below, as well as Informatives 1 – 7.

18. Condition

The development hereby approved shall not be occupied unless and until three car parking spaces are provided with a fast charge socket (current minimum requirements – 7kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority. This requirement is in addition to any requirement set out under condition 5 of prior notification approval CR/2018/0019.

\textbf{Reason}

To support users of low and ultra-low emission vehicles and enable charging in convenient locations, and to ensure that the development does not prejudice the air quality of the area in accordance with Policies TD1 and ST1 of the Local Plan 2018 (Part 1), retained D1 of the Local Plan 2002, paragraph 110 of the NPPF 2018 and having regard to Surrey County Council's Vehicular and Cycle Parking Guidance (January 2018).

20. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the eastern elevation of the dwelling hereby permitted without the written permission of the Local Planning Authority.

Reason
In the interests of neighbouring residential amenity, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

RESOLVED that, in the absence of a completed Section 106 Agreement within six months of the committee date to ensure residential use of the site that permission be REFUSED.

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:

Julian Gall – Objector
Megan Rowe – Supporter

12. ITEM B1, WA/2019/0301 - 9 RUSH CROFT, FARNCOMBE GU7 3BL (Agenda item 9.4)

Proposal
Erection of extension and alterations.

Decision
RESOLVED that permission be GRANTED subject to conditions 1 – 3 and informative 1.

The meeting commenced at 7.15 pm and concluded at 9.07 pm

Chairman