

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 17 APRIL 2019

(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 Mike Band	Cllr Simon Inchbald
Cllr Maurice Byham	Cllr Anna James
Cllr Carole Cockburn	Cllr Denis Leigh
Cllr Kevin Deanus	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Chris Storey
Cllr Mary Forszewska	Cllr Liz Townsend
Cllr Michael Goodridge	Cllr Nick Williams
Cllr John Gray	

Apologies

Cllr Brian Adams, Cllr Val Henry, Cllr Stephen Mulliner and Cllr John Ward

Also Present

Councillor Andrew Bolton (Central Area) and Councillor Patricia Ellis (Eastern Area)

127. MINUTES (Agenda item 1.)

The minutes of the meeting held on 6 March 2019 were confirmed and signed as a correct record of the meeting.

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

Apologies for absence were received from Cllrs Brian Adams, Val Henry, Stephen Mulliner and John Ward.

There were no substitutes.

129. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interests in relation to items on the agenda.

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

There were no questions from members of the public.

131. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were no questions from Members.

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

The Committee noted the latest performance against Government targets for speed and quality of planning decisions, for the period 1 April 2017 – 31 March 2019.

133. APPLICATION FOR PLANNING PERMISSION - WA/2019/0067 - LAND SOUTH OF DAVIESITES, CHARTERHOUSE, QUEENS DRIVE GODALMING (Agenda item 7.)

Proposed development

Erection of 2 buildings comprising over 4,000 sq. m of floor space up to 4 storeys in height to provide student accommodation with associated landscaping and associated works together with a car park of 77 spaces.

Officers advised the Committee that simultaneous with the publication of the agenda, the consultation response from Natural England had been received in relation to the Appropriate Assessment carried out under the Habitats Regulations. Their formal consultation response suggested certain measures which would mitigate the adverse effects the development proposal might bring about and avoid those impacts in compliance with the Regulations. There had been insufficient time to complete consultations with the applicant regarding the acceptability of such mitigation, and therefore it had not been possible to complete the Appropriate Assessment.

Officers therefore now recommended that the Committee defer its consideration of the application to enable the Appropriate Assessment to be completed.

Decision

RESOLVED to DEFER consideration to enable an Appropriate Assessment under the Habitats Regulations to be completed.

134. APPLICATION FOR PLANNING PERMISSION - WA/2018/2263 - WEST CRANLEIGH NURSERIES, ALFOLD ROAD, CRANLEIGH GU6 8NQ (Agenda item 8.)

Proposed Development

Details pursuant to Outline Permission granted under WA/2016/2207 for 73 dwellings comprising phase 1 of the development, 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. A statement of conformity to the original Environmental Statement has been provided with this application

Planning Officers introduced the report and explained that the proposal was a revision of the Reserved Matters application WA/2018/0682 for a 67 unit scheme approved on 30 November 2018. The current proposal was for 73 units, and the affordable housing provision had been reduced from 35% to 22% (16 units) as part of this phase, to be re-provided in later phases.

The Committee noted the recommended amendment to Condition 5, explained on the Update report; and that the parking provision was 173 spaces, not 167 as stated in the report. This was in excess of the guidelines on provision of car parking spaces.

The Committee was pleased to note that the agreement of provision of affordable housing required all the affordable housing for the overall development to be provided by the completion of 80% of market housing. It was felt that this would mitigate against the risk of affordable housing being concentrated in a few areas, rather than being spread across the development. The Committee was also pleased to see that the standard of accommodation to be provided met or exceeded national space standards for all units.

Some councillors had particular concerns about access for Emergency Vehicles, and it was agreed that an Informative be added in this respect. The Committee noted that a comment from the County Council Rights of Way Officer, and the Surrey Fire & Rescue Service would have been helpful.

Cllr Townsend had particular concerns about the ground levels and finished floor levels, with regard to the discharge of Condition 40 of the Outline Permission.

Cllr James proposed, and it was agreed, that Condition 18 be amended to include Use Class C, to remove permitted development rights to create habitable accommodation in the roof space of the units.

In conclusion, the Chairman put the revised recommendation to the Committee, to grant planning permission, subject to conditions 1 to 19 including the agreed amendments to Conditions 5 and 18; and Informatives 1 to 14, and additional Informative no. 15 regarding the Emergency Vehicle Access.

In favour	17
Against	0
Abstentions	2

Decision

RESOLVED that permission be GRANTED, subject to:

- Conditions 1 – 19 including amendments to condition 5 (as detailed in the Update report) and condition 18 (to include use Class B **and C**); and
- Informatives 1 -14, and **additional Informative no. 15 in relation to access for emergency vehicles.**

The meeting commenced at 6.30 pm and concluded at 7.30 pm

Chairman