

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 11 MARCH 2020

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

**Present**

Cllr Richard Cole (Chairman)	Cllr David Else
Cllr David Beaman (Vice Chairman)	Cllr Paul Follows
Cllr Brian Adams	Cllr Val Henry
Cllr Peter Clark	Cllr George Hesse
Cllr Carole Cockburn	Cllr Anna James
Cllr Martin D'Arcy	Cllr John Neale
Cllr Kevin Deanus	Cllr Liz Townsend
Cllr Sally Dickson	Cllr George Wilson
Cllr Brian Edmonds	

Cllr Jerome Davidson (Substitute)                      Cllr Patricia Ellis (Substitute)

**Apologies**

Cllr Steve Cosser, Cllr John Gray, Cllr Daniel Hunt, Cllr Peter Isherwood, Cllr  
Jacquie Keen and Cllr Peter Nicholson

43. MINUTES (Agenda item 1.)

The minutes of the meetings which took place on 27 November and 17 December 2019 were confirmed and signed.

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

There were apologies for absence from Councillors S Cosser, J Gray, D Hunt, P Isherwood, J Keen and P Nicholson. Cllrs P Ellis and J Davidson attended as substitutes.

45. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations in relation to matters on the meeting agenda.

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

There were none.

47. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were none

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

There were no updates to report at this meeting.

49. A1 - WA/2019/0370 - WOODSIDE PARK, CATTESHALL LANE, GODALMING  
(Agenda item 7.)

Proposal

Application under section 73 to remove condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere).

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 advised that the application had come to the committee as it was outside of the scheme of officer delegation. The planning balance assessment concluded that the development was in accordance with the development plan and recommended that planning permission be granted.

Public Speaking

There was no public speaking

Debate

The Committee considered the application and raised concerns regarding the safety of the children using the LEAP if it was moved off site, and also the principle of developers seeking variations to permissions granted that impacted on the acceptability of the scheme. The Committee noted the risks for the Council if developers were unable to build out permissions granted.

The Committee considered the recommendation to approve the variation and voted 10 for, 5 against and 1 abstention.

Decision

RESOLVED that, subject to the prior completion of a legal agreement (to secure carryover of the obligations from the original consent and update the obligation to maintain the LEAP), conditions 1-22 and informatives 1-22, permission be GRANTED.

50. B1 - WA/2019/0316 - WOODSIDE PARK, CATTESHALL LANE, GODALMING  
(Agenda item 8.)

Proposal

Development of a Locally Equipped Area for Play including associated hard and soft landscaping.

### 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 matter of a more subjective nature.

The Committee was advised that the application had come to committee as it was previously deferred at the meeting on 25/09/2019. The planning balance assessment concluded that the development was in accordance with the development plan and recommended that planning permission be granted. An update sheet had been sent out and hard copies provided at the meeting recommending the wording of condition 8 be amended and an additional condition (12) be included.

### Public Speaking

There was no public speaking

### Debate

The Committee considered the application and had concerns regarding the safety of the children using the LEAP as the proposed site was next to a lake and was on the outskirts of the development so not overlooked to a great degree. The case officer advised the Committee that the competent authority would assess the Health and Safety implications of the site.

Councillor Liz Townsend commented that if the authority assessing the safety of the site advised it was unsuitable would that mean there would be no LEAP as the variation had already been agreed. The Committee were assured it was a planning condition that a LEAP be included so an alternative site would need to be found.

Councillor Liz Townsend requested that Condition 7 should include ‘...and a native species hedge..’ and that Condition 8 iv) should include (both during construction and post construction).

The Committee considered the recommendation to grant planning permission and the amendments to conditions 7 & 8 plus inclusion of condition 12. The Committee passed on the Chairman’s casting vote in favour of the recommendation, following 6 votes in favour, 6 against, and 4 abstentions.

### Decision

RESOLVED that, subject to conditions 1-12 as amended, and informatives 1-2, permission be GRANTED.

51. B2 - WA/2019/1171 - WEST SIDE OF GREEN LANE, BADSHOT LEA (Agenda item 9.)

Proposal

Approval of Reserved Matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019; as amended by plans and information received 20/09/2019 and 07/11/2019 and plans and information received 27/01/2020) at Land Centred Coordinates 485710 148770

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 advised that the application had come to committee as it did not fall within the Council's Scheme of Delegation. The application had previously been deferred to allow Officers and the applicant to discuss improvements to the design and layout and address the Committees concerns. An update sheet had been sent out and hard copies provided at the meeting outlining amendments to the report. The Committee were advised that the Deed of Variation was now in agreed form.

Public speaking

There was no public speaking.

Debate

The Committee considered the application and agreed the new design and layout was much improved from the old one.

Councillor Mark Merryweather raised concern over the scale of the development as surrounding properties were a mix of single storey detached and semi-detached bungalows with some houses, whereas the new development had no single storey or 1½ storey and they were all 2 and in some cases 2½ storey. The Committee had varying opinions on this subject.

In response to comments and questions from Committee Members, officers advised:

- Condition 6 covered the provision of high speed broadband to the development.
- Condition 7 removed permitted development rights in perpetuity.
- Variations to a permission could be applied for under a S73 application.
- Condition 12 of the Outline Planning Permission covered the provision of Electric Vehicle charging points.

- Condition 17 of the Outline Planning Permission required that no development would take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term had been submitted in writing and approved by the Council.
- Informatives were requested in relation to signage for the LEAP, co-ordination of utilities works to avoid unnecessary disruption to highways and footpaths, and to encourage communication between the developer and local community.
- The developer would have had clarification on the point of which provider would be the supplier of water to development before bringing the application forward.

The Committee considered the recommendation to approve and agreed, with 16 for, 1 against and no abstentions.

### Decision

That the Reserved Matters of Layout, Scale, Landscaping and Appearance be APPROVED, subject to conditions 1-9, informatives 1-6 (plus additional informatives laid out in the minutes) and a S106 agreement to secure a deed of variation to the original legal agreement to amend and secure the provision of: 30% on site affordable housing; amendments to the open space obligations, amended contributions towards SANG, education infrastructure.

**The meeting commenced at 6.54 pm and concluded at 8.37 pm**

**Chairman**