

To: All Members of the WESTERN
PLANNING
(Other Members for Information)

When calling please ask for:
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Date: 12 July 2021

Membership of the WESTERN Planning

Cllr David Beaman (Chairman)
Cllr John Robini (Vice Chairman)
Cllr Carole Cockburn
Cllr Simon Dear
Cllr Sally Dickson
Cllr Brian Edmonds
Cllr George Hesse
Cllr Daniel Hunt

Cllr Peter Isherwood
Cllr Anna James
Cllr Jacquie Keen
Cllr Michaela Martin
Cllr Kika Mirylees
Cllr John Neale
Cllr Roger Blishen

Substitutes

Cllr Jerome Davidson
Cllr Michaela Wicks
Cllr Jerry Hyman

Cllr Stephen Mulliner
Cllr Peter Nicholson
Cllr John Ward

Dear Councillors

A meeting of the WESTERN PLANNING will be held as follows:

DATE: TUESDAY, 20 JULY 2021

TIME: 6.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the meeting is set out below.

The meeting can be viewed remotely in accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, via the Council's YouTube page.

Yours sincerely

ROBIN TAYLOR

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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

1. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working days notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Monday 12th July 2021.

2. **MINUTES OF THE LAST MEETING**

To approve the Minutes of the meeting held on 15 June 2021, and published on the Council's website as correct record of the meeting.

3. **DECLARATIONS OF INTEREST**

To receive from members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by Monday 12th July 2021.

5. QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

Submission of questions must be received by Monday 12th July 2021.

6. ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

7. APPLICATIONS FOR PLANNING PERMISSION

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

7.1 CONFIRMATION OF TREE PRESERVATION ORDER (NO 03/2021) - TREES ON LAND ADJACENT TO FURNACE PLACE ESTATE FARM, KILLINGHURST LANE, HASLEMERE (Pages 7 - 18)

To consider the objection to making of a Tree Preservation Order (TPO) 03/2021 and to determine whether the Order should be confirmed, with or without modification. The report has no direct resource implications. There are environmental benefits in retaining the tree which merits special protection.

Recommendation

It is recommended that the Tree Preservation Order 03/2021 applying to an trees on land adjacent to Furnace Place Estate Farm, Killinghurst Lane, Haslemere be confirmed without modification.

7.2 WA/2020/0558 - AGREEMENT OF THE REASONS FOR REFUSAL AT THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG (Pages 19 - 68)

The above application was reported to the Western Area Planning Committee on the 15/06/2021. The committee voted to refuse permission (contrary to the officer recommendation) for reasons relating to:

1. Visibility splays (highway safety)
2. Detrimental impact on use of shared surface area for pedestrians and cyclists (highway safety)
3. Use of narrow access by pedestrians, cyclists and cars (not demonstrated to be safe in highway safety terms)
4. Adverse impacts on neighbouring dwellings due to quantum and bulk
5. Standard of accommodation for future occupants having regard to light, outlook and amenity space
6. Out of keeping with character of area due to quantum of development
7. Effect on Thames Basin Heaths SPA (lack of legal agreement)
8. Failure to secure affordable housing (lack of legal agreement)
9. Insufficient provision for play
10. Loss of employment

The full reasons were to be agreed in writing with the Chairman and Local Ward Member. The Local Ward Member (Councillor Jerry Hyman) is unable to agree to the officer drafted reason for refusal in respect of the Thames Basin Heaths SPA. This item is therefore referred to committee in order to allow the drafted reasons for refusal to be debated.

The original committee report is contained as an appendix to this report.

8. APPLICATIONS SUBJECT TO PUBLIC SPEAKING

8.1 A1 - WA/2020/1213 - LAND AT RED COURT, SCOTLAND LANE, HASLEMERE (Pages 69 - 172)

Erection of a residential development including associated parking landscaping open space and infrastructure.

Recommendation A

That, subject to completion of a S106 Agreement to the provision of affordable housing, the provision of a scheme of off-site scheme of pedestrian footpaths, secure management and maintenance of the amenity areas, hard and soft landscaping, SUDS in perpetuity, estate roads and footpaths, SPA avoidance measures and subject to conditions 1-38 and Informatives 1-16 permission be GRANTED

Recommendation B

In the event that the S106 Agreement required under Recommendation A is not entered into within a period of six months of the date of the resolution by the Western Planning Committee that permission is REFUSED.

9. APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

9.1 B1 - WA/2020/1123 - LAND AT BAMBERS, GRAYSWOOD ROAD, , HASLEMERE, GU27 2BW (Pages 173 - 194)

Erection of a dwelling with provision for a new vehicular access and associated landscaping (as amended by plans received 17/12/2020).

Recommendation

That, subject to conditions 1-14 and Informatives 1-6, permission be GRANTED

9.2 B2 - WA/2020/2014 -LAND AT SHAMBLES, COXCOMBE LANE, CHIDDINGFOLD, GU8 4QF (Pages 195 - 204)

Alterations elevations and fenestration

Recommendation

That, subject to conditions 1-2 and Informative, permission be GRANTED

10. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman:

Recommendation

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972

11. LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483 523258 or by
email at kimberly.soane@waverley.gov.uk**