

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE WESTERN PLANNING - 20 JULY 2021

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

Present

Cllr David Beaman (Chairman)	Cllr Peter Isherwood
Cllr John Robini (Vice Chairman)	Cllr Anna James
Cllr Carole Cockburn	Cllr Michaela Martin
Cllr Simon Dear	Cllr Kika Mirylees
Cllr George Hesse	Cllr John Neale
Cllr Daniel Hunt	Cllr Roger Blishen

Apologies

Cllr Sally Dickson, Cllr Brian Edmonds and Cllr Jacquie Keen

Also Present

Councillor Paul Follows

204. APOLOGIES FOR ABSENCE AND SUBSTITUTES (Agenda item 1.)

Apologies for absence were received from Cllrs Jacquie Keen, Sally Dickson and Brian Edmonds. Cllrs Jerome Davidson and Jerry Hyman attended as substitutes.

205. MINUTES OF THE LAST MEETING (Agenda item 2.)

The Minutes of the meeting held on 15 June 2021 and published on the Council's website were agreed as a correct record.

206. DECLARATIONS OF INTEREST (Agenda item 3.)

There were no declarations of interest submitted for this meeting.

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

There were none.

208. QUESTIONS FROM MEMBERS (Agenda item 5.)

There were none.

209. ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 6.)

Zac Ellwood advised that the government had published an update to the National Planning Policy Framework. Therefore, with effect from the 21 of July any reference to NPPF must reflect that this is the latest statement of government.

In terms of paragraph 11 of the NPPF which is around the presumption in favour of sustainable development that doesn't appear to have changed at all. However the paragraph does say that plans and decisions should apply presumption in favour of sustainable development.

It also says where there are no relevant development plan policies or crucially the policies which are most important for determining the application are out of date (this includes for applications involving the provision of housing situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites with the appropriate buffer) the presumption of the tilted balance is engaged so there is a presumption in favour of this being sustainable development.

Where there are no relevant development policies or policies, which most importantly determine the application, are out of date then permission should be granted unless the occupational policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing from that proposed or any impact to doing so would significantly and demonstrably outweigh the benefits.

210. APPLICATIONS FOR PLANNING PERMISSION (Agenda item 7.)

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

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.

The Committee considered the report and voted unanimously in favour of the officer recommendation.

Decision

The Tree Preservation Order 03/2021 applying to an trees on land adjacent to Furnace Place Estate Farm, Killinghurst Lane, Haslemere was **CONFIRMED** without modification.

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

The Committee was reminded of the discussions that took place at the last meeting and the 10 reasons for refusal set out in the agenda were outlined.

The Committee voted 13 in favour, 0 against and one abstention to agree the reasons set out.

Decision

The Committee **AGREED** the drafted reasons for refusal as set out in the agenda.

211. APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 8.)

212. A1 - WA/2020/1213 - LAND AT RED COURT, SCOTLAND LANE, HASLEMERE
(Agenda item 8.1)

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

The report was considered by the committee. The Chairman reminded the Committee on predetermination due to the amount of debate this proposal had received.

Officers advised the Committee that 4 late representations had been received from the Haslemere South Residents Association, a neighbour, comments on Biodiversity and Cllr Jerry Hyman reference the lack of a Habitat assessment. These had all been circulated to members for information.

Public Speaking

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Phillipa Guest – Object

Charles Collins – Support

Cllr Kirstin Ellis – Haslemere Town Council

Cllr Robert Knowles – Ward Councillor

The Committee considered the application and asked for a recorded vote. The Committee voted 5 in favour, 7 against and 2 abstentions.

For: Cllrs John Neal, Carole Cockburn, Simon Dear, Anna James and Peter Isherwood.

Against: Cllrs David Beaman, John Robini, Jerome Davidson, George Hesse, Jerry Hyman, Daniel Hunt and Roger Blishen

Abstain: Cllr Kika Mirylees and Michaela Martin

An alternative recommendation to refuse was proposed by Cllr David Beaman and seconded by Cllr Jerry Hyman. The Committee voted 7 in favour, 5 against and 2 abstentions.

Decision

Planning Permission **REFUSED** as:

1. The proposal would result in harm to the intrinsic character and beauty of the Countryside and fail to respect the landscape character of the Area of Great Landscape Value (AGLV). The proposal would also harm the setting of the Area of Outstanding Natural Beauty (AONB). The proposal would therefore be contrary to Policies RE1 (Countryside beyond the Green Belt) and RE3 (Landscape Character) of the Local Plan Part 1 (2018), along with guidance contained in the NPPF.

2. The applicant has failed to enter into an appropriate legal agreement under s 106 TCPA 1990 to secure avoidance measures in relation to the Wealden Heaths II Special Protection Area (SPA). In the absence of such legal agreement the proposal (in combination with other projects) would have a likely adverse effect on the integrity of the Wealden Heaths II (SPA) in that it is now recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. The proposal conflicts with Policy NE1 of the Local Plan (Part 1) 2018, and Policy FNP13 of the Farnham Neighbourhood Plan 2013-2032.

3. In the absence of an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need, the proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to Policy AHN1 of the Local Plan Part 1 (2018) and paragraph 65 of the NPPF 2021.

4. The applicant has failed to enter into an appropriate legal agreement to secure the pedestrian improvement plan, SUDS management and maintenance, provision management and maintenance of open space and management and maintenance of estate roads. The proposal is therefore contrary to Policy ST1, CC4, TD1 and LRC1 of the Local Plan Part 1 (2018) and Policies D1 and D4 of the Local Plan 2002 (as retained).

213. APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 9.)

214. B1 - WA/2020/1123 - LAND AT BAMBERS, GRAYSWOOD ROAD, , HASLEMERE, GU27 2BW (Agenda item 9.1)

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

The Committee considered the application and voted none for, 13 against and 1 abstention. Therefore the officer recommendation was lost.

Cllr John Robini proposed an alternative recommendation to refused and was seconded by Cllr Peter Isherwood. The Committee voted 13 in favour, none against and 1 abstention, therefore the alterative recommendation was carried.

Decision

Permission **REFUSED** for the following reasons:

The proposed dwelling by virtue of its size, scale, mass, design and location would comprise an undesirable development of the site and would be detrimental to the character and appearance of the area and by reason of its close proximity to the common boundary, in combination with its height and mass, would appear overbearing and would therefore fail to comply with Policy TD1 and Retain Policies D1 and D4 of the Local Plan and is contrary to the Haslemere Design Statement.

215. B2 - WA/2020/2014 -LAND AT SHAMBLES, COXCOMBE LANE, CHIDDINGFOLD, GU8 4QF (Agenda item 9.2)

Alterations elevations and fenestration

The Committee considered the application and voted unanimously in favour, therefore the officer recommendation was carried.

Decision

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

216. EXCLUSION OF PRESS AND PUBLIC (Agenda item 10.)
217. LEGAL ADVICE (Agenda item 11.)

The meeting commenced at 6.00 pm and concluded at 9.25 pm

Chairman