

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE EXECUTIVE - 14 DECEMBER 2021

SUBMITTED TO THE COUNCIL MEETING – 14 DECEMBER 2021

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

Present

Cllr Paul Follows (Chairman)
Cllr Peter Clark (Vice Chairman)
Cllr Penny Marriott
Cllr Mark Merryweather

Cllr Nick Palmer
Cllr Liz Townsend
Cllr Steve Williams

Apologies

Cllr Andy MacLeod, Cllr Kika Mirylees and Cllr Anne-Marie Rosoman

Also Present

Councillor Stephen Mulliner

EXE 64/21 DECLARATIONS OF INTERESTS (Agenda item 2)

There were no declarations of interest.

EXE 65/21 WAVERLEY BOROUGH LOCAL PLAN PART 2 - SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES (Agenda item 3)

The Leader introduced the report which set out the response to the public consultation on an addendum to the pre-submission version of the Local Plan Part 2 and thanked the officers involved for their work on the document and advised that he would not be proposing any amendment to the recommendations.

The Leader addressed the comments made by the special Services Overview and Scrutiny Committee on 13 December and circulated to Councillors in a supplementary agenda as follows:

- 5a) the Head of Planning advised that a habitats assessment was undertaken on both the pre-submission Local Plan and the addendum and it would be for the Inspector to determine whether the legal requirements had been met in respect of the assessment under the habitats regulations. Officers were proposing that individual sites be subject to individual assessments where relevant.
- 5b) the Head of Planning advised that officers had consulted with Surrey County Council's AONB officer on the basis of a draft extending beyond the existing hard surfacing and there was no objection in principle subject to mitigations which would be dealt with as part of any planning application.
- 5c) the Leader felt that the Red Court site would have had more of an impact on sustainability than the Royal School site. The Head of Planning advised that there were other factors that led to the Royal School being proposed as a preferred site, in part due to it being already developed land. Councillor Williams as Portfolio Holder for Environment and Sustainability welcomed the sustainability elements and fully supported the Local Plan Part 2.

- 5d) The Leader asked for clarification on the deliverability of the sites. In response, the Head of Planning advised that discussions had commenced with United Learning and Surrey County Council on the delivery of 90 homes which could be delivered towards the end of the plan period and officers were confident that it could be delivered. The Leader reminded those present that the Council can only have limited control on sites which it does not own.
- 5e) It was noted that drainage issues were a matter for any future planning application to mitigate. The Head of Planning advised that United Learning were confident that the matters could be addressed at the application stage.
- 5f) The Head of Planning advised that the Council had a duty to cooperate with other prescribed bodies which did not include parish councils, however officers had consulted with East Hampshire and Grayshott Parish Councils.
- 5g) The Head of Planning advised that the site was previously developed land and advised that the definition in the National Planning Framework covered the School site. Residential gardens cannot count towards previously developed land.
- 5h) The Leader advised that Natural England do not have a SANG strategy for that part of the country. The Head of Planning advised that SANG would be required to mitigate the impact of the development as it was over 50 dwellings and part of the Wealdon Heath area. United Learning had indicated how SANG could be provided and officers were confident that mitigation could be found and delivered within the plan period.
- 5i) The Leader noted that the screening was significant and the Head of Planning advised that officers had engaged with Surrey County Council's AONB adviser who had confirmed that the Royal School site was appropriate.
- 5j) The Head of Planning advised that officers were of the view that a well designed scheme could be accommodate on the Royal School site.
- 5k) The Leader reminded those present that the Council did not have control over development in the Borough.

The Leader then addressed recommendations 1 to 3:

- The Head of Planning advised that 16% of the site is currently covered by buildings however noted that officers consider the site to be previously developed land as defined by the national planning framework definition.
- The Head of Planning advised that officers had written to Haslemere Town Council and it was in support of the principle of development on the Royal School site with appropriate mitigations in place. The Leader advised that Haslemere Town Councillors would be present at the Council meeting and may have a view on the use of the site.
- The Leader advised that it was not possible to introduce new policies which were not in LPP1 and the Head of Planning confirmed that this could be investigated as part of the review of LPP1.

The Leader put the recommendations to a vote and it was agreed unanimously.

The Executive **RESOLVED** to **RECOMMEND** to Council that

1) The Council agrees to submit to the Secretary of State for Levelling Up, Housing & Communities the Pre-submission version of LPP2 November 2020 (Annexe 1 to this report) for examination as modified by the main modifications set out in the Addendum to the Pre-submission version of LPP2 October 2021 set out in Annexe 2.

2) The Council agrees that the schedule of minor modifications to the Pre-submission version of LPP2, set out in Annexe 5 to this report, be submitted to examination of LPP2 in addition to the minor modifications agreed on 22nd September 2021.

3) The Council requests that the Local Plan Inspector appointed to examine LPP2 considers making two further main modifications to LPP2 at the examination as set out in Annexe 6 to this report.

4) The Head of Planning and Economic Development be authorised to formally request that the Local Plan Examination Inspector recommends further main modifications to the Pre-Submission version of LPP2 November 2020 and the Addendum to the Pre-submission version of LPP2 October 2021, if the Inspector considers that they are necessary to make the plan sound and/or legally compliant.

5) The Head of Planning and Economic Development be authorised to make any other minor modifications to the Pre-Submission version of LPP2 November 2020 and the Addendum to the Pre-submission version of LPP2 October 2021 with regard to factual updates and corrections before the Plan is submitted for its examination.

EXE 66/21 EXECUTIVE WORKING GROUPS (Agenda item 4)

The Leader presented the report which set out the proposed terms of reference for a Joint Inter Authority Agreement Working Group with Guildford Borough Council and to note the current working groups in existence and formalise them under the Executive Working Group protocol agreed at the Council meeting on 19th October 2021.

The Executive RESOLVED that

1. That an Inter-Authority Agreement Joint Working Group be established as set out in paragraph 4.2 below and with the Terms of Reference attached at Annexe 1.
2. That the current Executive Working Groups and their memberships attached at Annexe 2 be noted.

The meeting commenced at 5.00 pm and concluded at 5.29 pm

Chairman