

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE EASTERN PLANNING - 11 MAY 2022

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

**Present**

Cllr Penny Rivers (Chairman)	Cllr Maxine Gale
Cllr David Else (Vice Chairman)	Cllr Michael Goodridge
Cllr Christine Baker	Cllr Joan Heagin
Cllr Steve Cosser	Cllr Val Henry
Cllr Martin D'Arcy	Cllr Ruth Reed
Cllr Kevin Deanus	Cllr Trevor Sadler
Cllr Patricia Ellis	Cllr George Wilson
Cllr Paul Follows	

**Apologies**

Cllr John Gray and Cllr Liz Townsend

162. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1.)

Apologies for absence were received from Councillors Gray and Townsend.

Councillors Henry and Follows were present as substitutes respectively.

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

The minutes of the meeting of the meeting held on 6 April 2022 were agreed to be an accurate record.

164. DECLARATIONS OF INTERESTS (Agenda item 3.)

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

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

There were no questions received from members of the public.

166. QUESTIONS BY MEMBERS (Agenda item 5.)

There were no questions received from Members.

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

The Committee noted that the Queen's speech had included reference to a Planning Bill and further details would be brought to the Committee as they became known.

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

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

The Chairman advised that both items listed on the agenda would be subject to public speaking.

170. A1 - WA/2021/02002 - LAND AT WINDACRES FARM (Agenda item 8.1)

Proposal

Outline application with some matters reserved for erection of 37 dwellings with access and layout.

The report was considered by the Committee.

#### Public Speaking

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

Michael Ellis and Paul Kornysky – Objectors  
Harry Groucott – in support  
Cllr Nigel Clowes – Ewhurst Parish Council

Following the debate, the Committee voted against the officers recommendation, 2 for, 11 against and 2 abstentions.

Councillor Deanus proposed a motion to refuse the application, which was seconded by Councillor Follows.

The Committee voted in favour of refusal, 12 for, 1 against and 2 abstentions.

**RESOLVED that planning permission be REFUSED for the following reasons:**

- 1. The proposal would conflict with the Council's Spatial Strategy and represent disproportionate development in countryside beyond the green belt which would be excessive in scale compared to the modest level of development to meet local needs identified as suitable for this location. The proposal would therefore be contrary to Policies SP2 and ALH1 of the Local Plan (Part 1) 2018.**
- 2. The proposal would be detrimental to the special character and beauty of the Area of Great Landscape Value and would harm the intrinsic character and beauty of the countryside. The proposal would also be detrimental to the rural character of the locality by reason of the urban backland formation conflicting with the linear character of development in Cox Green and Rudgwick. The**

**development would also result in less than substantial harm to the significance of the Grade I Listed Holy Trinity Church and Grade II Listed Dukes Farm House, as well as harm to the character and appearance of the Conservation Area. These harms would significantly and demonstrably outweigh the benefits of the scheme, and would be contrary to Policies RE1, RE3, HA1 and TD1 of the Local Plan Part 1 (2018), retained policies D1, D4, HE3 and HE8 of the Local Plan 2002, the provisions of the emerging Ewhurst and Ellens Green Neighbourhood Plan and policy contained in the NPPF in particular paragraphs 124, 130 and 174.**

- 3. In the absence of a completed legal agreement, the development would fail to make satisfactory provision for affordable housing, the maintenance of play space, the maintenance of the Sustainable Urban Drainage System (SUDS), the maintenance of open space, the provision and monitoring of a travel plan and the provision of a new public bridleway. The proposal would thereby be contrary to Policies ICS1, AHN1, LRC1 and ST1 of the Local Plan (Part 1) 2018 and Paragraph 169 of the National Planning Policy Framework 2021.**

The Chairman adjourned the meeting for a short break at 7.52pm

The meeting resumed at 7.59pm

171. B1 - WA/2022/00136 - LAND AT GREAT TANGLEY BARNS (Agenda item 9.1)

Proposal

Alterations to barn to create 2 x dwellinghouses and erection of double garage and a studio outbuilding following the demolition of existing stables

The report was considered by the Committee.

Public Speaking

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

Mr Davies – Objector  
Geoff Douglass – in support  
Lisa Davison – Wonersh Parish Council

Following the debate, the Committee voted in favour of approval, 10 for, 0 against and 5 abstentions.

**RESOLVED that planning permission be GRANTED subject to**

- I. the conditions and informatives as set out in the committee report and update sheet;**
- II. the amendment of condition 6 (e) to include before and after construction condition surveys of the highway *and bridleway* and a commitment to fund the repair of any damage caused; and**
- III. the addition of an informative relating to the prompt repair of the bridleway following construction.**

**The meeting commenced at 6.00 pm and concluded at 8.45 pm**

**Chairman**