

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

When calling please ask for:

Kimberly Soane, Democratic Services Officer

**Legal & Democratic Services**

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Date: 17 March 2023

### **Membership of the WESTERN Planning**

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

Cllr Daniel Hunt  
Cllr Anna James  
Cllr Jacquie Keen  
Cllr Michaela Martin  
Cllr John Neale  
Cllr Julian Spence  
Cllr Michaela Wicks

### **Substitutes**

Cllr Robert Knowles  
Cllr Stephen Mulliner  
Cllr Jerome Davidson

Cllr Jerry Hyman  
Cllr Peter Nicholson  
Cllr John Ward

Dear Councillors

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

DATE: WEDNESDAY, 29 MARCH 2023

TIME: 6.00 PM

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

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting [www.waverley.gov.uk/webcast](http://www.waverley.gov.uk/webcast).

Yours sincerely

**Stephen Rix,**  
**Executive Head of Legal & Democratic Services (Interim) & Monitoring Officer**

Agendas are available to download from Waverley's website ([www.waverley.gov.uk/committees](http://www.waverley.gov.uk/committees)), where you can also subscribe to updates to receive information via email regarding arrangements for particular committee meetings.

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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](http://www.waverley.gov.uk/webcast).

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### **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 Tuesday 21 March 2023.

2. **MINUTES OF THE LAST MEETING**

To approve the Minutes of the meeting held on 11 January 2023, 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 Tuesday 21 March 2023.

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 Tuesday 21 March 2023.

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

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

### **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.

8. APPLICATIONS SUBJECT TO PUBLIC SPEAKING

9. WA/2022/02046 - LAND AT 33 AVELEY LANE (Pages 7 - 34)

Erection of one detached dwelling and garage following the demolition of the existing garage

Recommendation

That, subject to the applicant entering into an appropriate S106 Agreement securing a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) within the 5km buffer of the Thames Basin Heath SPA; and to facilitate any works required in respect of the access across land classified as Common Land and that the necessary statutory processes as per the Commons Act 2006 have been sought and secured prior to the commencement of the development, and subject to the conditions listed below,

permission be **GRANTED**

10. APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

11. WA/2019/0770 - LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM (Pages 35 - 132)

This application is being referred back to the Western Planning Committee as the completion of the S106 agreement has gone past the 6 months that was originally agreed by the Council as the period in which it should be completed by, from the resolution to grant at Western Planning Committee in May 2021. Officers are seeking to extend the resolution to grant until 29th June 2023.

**Revised recommendation**

As a result of the changes outlined in the report, the amended resolution would be:

Recommendation A

That, subject to the applicant entering into an appropriate legal agreement by 29/06/2023 (unless an alternative date is subsequently agreed by the Chair and Vice Chair of the Planning Committee) to secure the provision of 30% affordable housing (70% rented and 30% shared ownership) contributions towards SANG and SAMM, travel plan contribution, £25,000 for highways improvement works, provision of car club scheme, sustainable travel vouchers for each dwelling SuDS management/ maintenance, open space management/ maintenance; provision of LEAP/LAP; contribution towards waste and recycling containers; subject to conditions and informatives, permission be GRANTED.

Recommendation B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED.

12. 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

13. 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](mailto:kimberly.soane@waverley.gov.uk)**