

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 14 JUNE 2023

SUBMITTED TO THE COUNCIL MEETING – 18 JULY 2023

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

Present

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| Cllr David Beaman (Chair) | Cllr Alan Morrison |
| Cllr Penny Rivers (Vice Chair) | Cllr Andy Macleod |
| Cllr Jane Austin | Cllr John Robini |
| Cllr Carole Cockburn | Cllr Julian Spence |
| Cllr Janet Crowe | Cllr Richard Steijger |
| Cllr Jacquie Keen | Cllr Phoebe Sullivan |
| Cllr Andrew Laughton | Cllr Terry Weldon |

Apologies

Cllr Heather McClean and Cllr Graham White

1 APPOINTMENT OF CHAIR (Agenda item 1)

Cllr David Beaman was elected chair of the Planning Committee for the 2023-24 Municipal Year. Proposed by Cllr Penny Rivers and Seconded by Cllr Terry Weldon.

2 APPOINTMENT OF VICE CHAIR (Agenda item 2)

Cllr Penny Rivers was elected vice-chair of the Planning Committee for the 2023-24 Municipal Year. Proposed by Cllr David Beaman and Seconded by Cllr Terry Weldon.

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 3)

Apologies for absence were received from Cllr Graham White and Cllr Andy Macleod attended as substitute.

4 MINUTES OF THE LAST MEETING (Agenda item 4)

The minutes of the Western Planning Meeting held on 5th April was agreed as a correct record.

5 DECLARATIONS OF INTERESTS (Agenda item 5)

Cllr Carole Cockburn advised that she was the Ward member for items relating to 17 Frensham Road, Lower Bourne and that she would be participating in the discussion on the items but not voting.

6 QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 6)

There were no questions received from members of the public.

7 QUESTIONS FROM MEMBERS (Agenda item 7)

There were no questions received from members.

8 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 8)

There were no relevant updates to note for this meeting.

9 APPLICATIONS FOR PLANNING PERMISSION (Agenda item 9)

10 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 10)

10.1 WA/2022/ 01408 - LAND AT PELLGATE RIDGLEY ROAD CHIDDINGFOLD GODALMING GU8 4QW (Agenda item 10.1)

Outline application with all matters reserved except for access and layout for the erection of 3 dwellings with associated works

Public Speaking

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

Robin Fryer – in objection

Janet Long (Planit Consulting) – in support

Christine Tebbot – Parish Council

Cllr Dave Busby – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 8 in favour, 5 against and 1 abstention.

Decision

Subject to conditions 1-19 and Informatives 1-4, **OUTLINE PERMISSION IS GRANTED.**

10.2 WA/2022/01984 - LAND AT UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG (Agenda item 10.2)

Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping)

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

Lucy Jacob – in objection

Jon Boyes – in support

Cllr Jerry Hyman – Ward Councillor

Following the debate, the Committee voted unanimously in favour of the officers' recommendation to grant permission.

Decision A

Subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, outline planning permission is **GRANTED**

Decision B

In the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission is **REFUSED**

10.3 WA/2023/00103 - LAND KNOWN AS 17 FRENHAM ROAD LOWER BOURNE FARNHAM GU9 8HF (Agenda item 10.3)

Erection of a dwelling with associated works following demolition of original dwelling

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

Elizabeth Chart – in objection

Michael Connelly – in support

Cllr George Murrey – Ward Councillor

Cllr Cockburn spoke on this item but did not vote

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 11 in favour, 2 against and no abstentions.

Decision A

Subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham

Park; and subject to conditions, with slight amendment of condition 4 to remove the word 'demolition' , planning permission is **GRANTED**

Decision B

In the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission is **REFUSED**

10.4 WA/2023/00123 - LAND KNOWN AS 17 FRENHAM ROAD LOWER BOURNE FARNHAM GU9 8HF (Agenda item 10.4)

Part demolition of existing unauthorised structure and with alterations to form a dwelling

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

Elizabeth Chart – in objection

Michael Connelly – in support

Cllr George Murrey – Ward Councillor

Cllr Cockburn spoke on this item but did not vote

Following the debate, the Committee voted against the officers' recommendation to grant permission 0 in favour, 13 against and no abstentions.

Cllr Joh Robini proposed to refuse the application and Cllr Andy Macleod Seconded.

The Committee voted in favour of the revised recommendation to **REFUSE** permission 13 in favour, 0 against and no abstentions

Decision

Permission **REFUSED** for the following reasons:

1. The proposed development by virtue of its siting would create an inappropriate form of development that would materially harm the character of the street scene and not retain the well-wooded appearance of the immediate and wider area. The proposal would be contrary to Policy TD1 of the Local Plan (Part 1) 2018, Policy FNP1 and FNP8 Farnham Neighbourhood Plan (2013-2032), Policies DM1 and DM4 of the Local Plan Part 2 (2023), Farnham Design Statement (2010) and the NPPF (2021).
2. The proposal (in combination with other projects) would have a significant effect on the integrity of the Thames Basin Heath Special Protection Area (SPA). Accordingly, since the planning authority is not satisfied that Regulation 64 of the Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 63(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NE1 and NE3 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan Part 2 (2023), Policies FNP12 and FNP13 of the Farnham

Neighbourhood Plan (2013-2032), saved Policy NRM6 from the South East Plan (2009) and paragraph 179 and 181 of the NPPF 2021.

10.5 WA/2023/00313 - LAND AT PIERREPONT FARM, THE REEDS ROAD, FRENHAM GU10 3BS (Agenda item 10.5)

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of WA/2015/1989 (approved plans) to allow alterations to design

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

Danielle Dewe – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 14 in favour, 0 against and no abstention.

Decision

Subject to conditions 1-4, **LISTED BUILDING CONSENT IS GRANTED**

10.6 WA/2023/00323 - LAND AT PIERREPONT FARM THE REEDS ROAD FRENHAM GU10 3BS (Agenda item 10.6)

Application under Section 73A to vary condition 1 of WA/2015/1988 (approved plans) to allow alterations to design

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

Danielle Dewe – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 14 in favour, 0 against and no abstention.

Decision

Subject to conditions, permission is **GRANTED**

10.7 WA/2022/02941 - LAND AT HELEN ARKELL DYSLEXIA CENTRE ARKELL LANE FRENHAM FARNHAM GU10 3BL (Agenda item 10.7)

Erection of 3 detached dwellings with associated vehicular access, parking and garden space following demolition of all existing buildings and structures

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

Natalie Wiliams – in objection (written submission circulated to members and read out by the clerk)

Karen Clark – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 13 in favour, 0 against and 1 abstention.

Decision

Subject to conditions, permission is **GRANTED**

11 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 11)

There were no applications not subject to public speaking to consider so the Chair closed the meeting.

The meeting commenced at 6.00 pm and concluded at 9.28 pm

Chairman