

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

When calling please ask for:

Leila Manzoorkimberly Soane, Democratic  
Services Officer

**Legal & Democratic Services**

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Date: 16 August 2023

### **Membership of the Planning Committee**

Cllr David Beaman (Chair)  
Cllr Penny Rivers (Vice Chair)  
Cllr Jane Austin  
Cllr Carole Cockburn  
Cllr Janet Crowe  
Cllr Jacquie Keen  
Cllr Andrew Laughton  
Cllr Alan Morrison

Cllr John Robini  
Cllr Julian Spence  
Cllr Richard Steijger  
Cllr Phoebe Sullivan  
Cllr John Ward  
Cllr Terry Weldon  
Cllr Graham White

### **Substitutes**

Dear Councillors

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

DATE: WEDNESDAY, 23 AUGUST 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

**Susan Sale,**  
**Executive Head of Legal & Democratic Services & 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.

Alternatively, agendas may be downloaded to a mobile device via the free Modern.Gov app, available for iPad, Android, Windows and Kindle Fire.

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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 SUBSTITUTIONS**

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 15 August 2023.

#### **2 MINUTES OF THE LAST MEETING**

To approve the Minutes of the meeting held on 26 July 2023, and published on the councils website, as correct record of the meeting

#### **3 DECLARATIONS OF INTERESTS**

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 15 August 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 15 August 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.

**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.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

7.1 WA/2022/02194 - LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU (Pages 7 - 76)

Hybrid application including Full planning application for the erection of 216 dwellings, a new farm shop (Use Class E), change of use of existing farm shop building to rural business hub (Use Class E), provision of public open space, new sports pitches and associated infrastructure, landscaping, drainage arrangements, parking and formation of new access points following the demolition of existing buildings. Outline application (with all matters reserved except access) for the erection of a new health hub following demolition of the existing black barn.at LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU

**RECOMMENDATION A**

Delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to conditions (including minor amendments to recommended conditions) and the completion of a legal

agreement, securing affordable housing, healthcare hub, off site pedestrian cycle way, sustainable transport provisions, open space, SUDS and playspace maintenance, and subject to planning permission being granted by Guildford Borough Council for the playing pitches.

### **RECOMMENDATION B**

That, in the event that the legal agreement required under recommendation A is not forthcoming within 6 months of the committee resolution, permission be **REFUSED**.

7.2 WA/2023/00905 - WEY COURT EAST UNION ROAD FARNHAM GU9 7PT  
(Pages 77 - 94)

Application under Regulation 3 for external alterations to existing building for use as a GP Surgery & Pharmacy; alterations include erection of entrance canopy, alterations to elevations, installation of louvres and PV panels to roof and alterations to existing car park. at WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

### **RECOMMENDATION**

That, subject to conditions, permission be **GRANTED**.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2023/01048 - LAND AT WOODSIDE PARK CATTESHALL LANE  
GODALMING (Pages 95 - 312)

Erection of a building comprising of 12 flats together with associated parking, bicycle store and bin store. at WOODSIDE PARK CATTESHALL LANE GODALMING.

### **RECOMMENDATION A**

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of 100% on site affordable housing and subject to conditions, permission be **GRANTED**.

### **RECOMMENDATION B**

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

9 EXCLUSION OF PRESS AND PUBLIC

To consider, if necessary, the following recommendation on the motion of the Chairman:

### **Recommendation**

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(s) 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 these items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) at paragraph 3 in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

10 LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

**For further information or assistance, please telephone  
Leila Manzoor, Democratic Services Officer, on 0148352325824 or by  
email at [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)**