

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 23 AUGUST 2023

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

Present

Cllr David Beaman (Chair)	Cllr John Robini
Cllr Penny Rivers (Vice Chair)	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr John Ward
Cllr Jacquie Keen	Cllr Terry Weldon
Cllr Alan Morrison	Cllr Graham White

Apologies

Cllr Jane Austin, Cllr Andrew Laughton and Cllr Julian Spence

Also Present

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)

Apologies for absence were received from Cllr Jane Austin, Cllr Andrew Laughton and Cllr Julian Spence.

2 MINUTES OF THE LAST MEETING (Agenda item 2)

The Committee confirmed that the minutes of the meeting held on 26th JULY 2023 were correct and accurate.

3 DECLARATIONS OF INTERESTS (Agenda item 3)

Cllr Alan Morrison declared a non-pecuniary interest as a member of the Surrey Wildlife Trust.

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

None received.

5 QUESTIONS FROM MEMBERS (Agenda item 5)

None received.

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

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 7)

7.1 WA/2022/02194 - LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU (Agenda item 7.1)

Representations were made by the following Member(s) of Public and duly considered by the Committee:

- Guy Robison (Written Statement - Objection)
- John Secret (Support)

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission unanimously, with the updates included below in red.

DECISION 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.

Update: Recommendation A is also subject to prior consultation upon the application to the Secretary of State.

This consultation is only required in the event that Waverley are not minded to refuse permission. It is required because retail development is proposed outside of a defined town centre, the proposal is not wholly in accordance with the development plan and more than 5000m² of new built floorspace is proposed.

DECISION 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**.

Conditions - Update

Please note, Officers have made changes to the detailed wording of some conditions within the condition schedule in accordance with delegated authority within the recommendation.

3 additional conditions are recommended –

Condition 54

No more than 75 residential dwellings hereby consented shall be first occupied until the vehicular and pedestrian/cycle site access onto the A3100 Portsmouth Road (including the Chapel Lane/Portsmouth Rd junction improvement/public realm scheme and the 10 No. public parking spaces for local shops) has been provided in general accordance with Icen Drawing No. 24 Rev F and subject to the Highway

Authority's technical and safety requirements. Once provided the access and visibility splays shall be permanently retained.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

Condition 55

No more than 110 dwellings hereby consented shall be first occupied until the following has been provided, in general accordance with Icen Drawing No's. 01 Rev J and No. 31: • Portsmouth Road/Church Road mini-roundabout junction improvement scheme. • Station Lane/Church Road priority junction improvement scheme. • Uncontrolled pedestrian crossing on Portsmouth Road. • Portsmouth Road speed reduction measures comprising speed activated signage (VAS), traffic island and road markings.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

Condition 56

The development hereby approved shall not be commenced unless and until a scheme for the provision of electric vehicle charging points (including a strategy for their ongoing management and maintenance), in accordance with "Surrey County Council's Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (2023)", has been submitted to and approved in writing by the Local Planning Authority. The required provision shall comprise: • 1 fast charge socket (7kw Mode 3 with Type 2 Connector) per dwelling (houses and flats) • 50% of visitor spaces to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector) and 50% provided with cable routes for future EV Charging sockets. • 50% of spaces serving the farm shop to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50% of spaces serving the healthcare facility to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50 % of spaces serving the rural business hub to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • 50% of spaces serving the sports pitches to be fitted with a fast charge socket (7kw Mode 3 with Type 2 Connector). • All 10 No. parking spaces designated for serving the local shops and services shall be installed with cable routes for future EV Charging sockets. The Electric Vehicle Charging sockets shall be installed prior to the first occupation of each dwelling and prior to the non-residential land-uses being first brought into use/opened for trading.

Reason: To encourage the use of sustainable transport and provide highway safety and efficiency in accordance with Policies ST1 of the Local Plan (Part 1) 2018, DM9 of the Local Plan (Part 2) 2023 and T1 and T2 of the Witley Neighbourhood Plan (2021).

7.2 WA/2023/00905 - WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

(Agenda item 7.2)

Representations were made by the following Member(s) of Public and duly considered by the Committee:

- Libby Greyshaw (Objection)

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

DECISION

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

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 8)

8.1 WA/2023/01048 - LAND AT WOODSIDE PARK CATTESHALL LANE GODALMING (Agenda item 8.1)

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

Decision 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**.

DECISION 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**.

The meeting commenced at 6.00 pm and concluded at 8.00 pm

Chairman