

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 15 NOVEMBER 2023

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

Present

Cllr David Beaman (Chair)	Cllr Alan Morrison
Cllr Penny Rivers (Vice Chair)	Cllr John Robini
Cllr Jane Austin	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr Terry Weldon
Cllr Jacquie Keen	Cllr George Murray
Cllr Andrew Laughton	Cllr Ruth Reed

Apologies

Cllr Julian Spence, Cllr John Ward and Cllr Graham White

Also Present

Cllr Dave Busby (virtual as Ward Councillor)

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)

Apologies were received from Cllrs Julian Spence, John Ward and Graham White. Cllrs Ruth Reed and George Murray attended as substitutes.

2 MINUTES OF THE LAST MEETING (Agenda item 2)

The minutes of the meeting held on 18 October 2023 and published on the Council's website were agreed as a correct record.

3 DECLARATIONS OF INTERESTS (Agenda item 3)

Cllr Alan Morrison declared an interest as he is a member of the Surrey Wildlife Trust and Cranleigh Parish Council.

Cllr Carole Cockburn declared she was a Ward Councillor for Farnham Bourne and would therefore be excluding herself from voting on item 7.1.

Cllr George Murray declared he was a Ward Councillor for Farnham Bourne and would therefore be excluding himself from voting on item 7.1.

Cllr Ruth Reed declared she was a Ward Councillor for Cranleigh East and would therefore be excluding herself from voting on item 7.3. she also declared she was the Waverley Council representative on the Surrey AONB.

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

A question had been submitted by Mr Tim House as set out in the agenda. The Executive Head of Planning Development advised that she would respond to this question 'off-line' directly to Mr House as the purpose of this committee was to consider planning applications and not to look at planning enforcement issues.

5 QUESTIONS FROM MEMBERS (Agenda item 5)

There were no questions submitted by Members.

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

The Executive Head of Planning Development advised that the Levelling Up Bill had now been published but there were no immediate changes to note.

Members were advised that there had been a planning fee increase which would come into effect on 6 December 2023.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 7)

7.1 WA/2022/02754 - LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN (Agenda item 7.1)

Application for the erection of two storey extension following demolition of existing extension at LAKE COTTAGE 7 VICARAGE LANE THE BOURNE FARNHAM GU9 8HN.

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

Christopher Doyle - Objector
Edward Hurley – in support
Cllr George Murray – Ward Councillor
Cllr Carole Cockburn – Ward Councillor

The committee discussed how the conditions set out would be enforced and the safety of pedestrians using the footpath whilst HGVs are also using it during development. Officers assured members that the conditions set out would sufficiently address these issues.

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 11 in favour, 1 against and no abstentions. Cllrs Carole Cockburn and George Murray excluded themselves from voting as ward councillors.

Decision

Subject to conditions 1-6, with addition of 'warning signs' advising HGV's were using track to be erected into condition 6, and informative, permission is **GRANTED**.

7.2 WA/2022/02506 - LAND NORTH OF QUEEN'S MEAD, CENTRED CO-ORDINATES 496040 136027 PETWORTH ROAD, CHIDDINGFOLD (Agenda item 7.2)

Outline application with some matters reserved for the erection of 78 dwellings including associated infrastructure, public open space, parking and access, LAND NORTH OF QUEEN'S MEAD, CENTRED CO-ORDINATES 496040 136027 PETWORTH ROAD, CHIDDINGFOLD.

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

Trisan Snell – in support
Cllr Dan Hall – Parish Councillor
Cllr Dave Busby – Ward Councillor

The committee discussed the positive impact this development would make to Cranleigh.

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 13 in favour, 0 against and no abstentions. Cllr George Murray had left the meeting for a short while during the item so was unable to vote.

Decision

Delegated authority is granted to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into an appropriate Section 106 Agreement securing; the provision of affordable housing at 30% plus contribution for 0.4 of a unit; highway improvements to the bus stops on Petworth Road (the A283); Public Footpath Nos. FP557, FP211 and FP238a to Petworth Road to be upgraded to a Public Bridleway; the provision and management of play areas comprising a Locally Equipped Area of Play (a LEAP) and two Local Areas of Play (LAPs) within the site; and the management of a surface water drainage scheme; and subject to conditions 1-40 and informatives 1-22, permission is **GRANTED**.

7.3 WA/2023/00973 - SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR (Agenda item 7.3)

Application for the erection of a new dwelling and garage together with extension and alterations to existing dwelling following demolition of garage building (as amended by plans received 18/09/2023) at SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR.

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

Sally Squires - Objector
Laura Lampard – in support
Cllr Philip Townsend – Ward Councillor

Cllr Ruth Reed – Ward Councillor

The committee discussed issues around the access to the property and the lack of conditions around maintaining biodiversity.

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 13 in favour, 0 against and no abstentions. Cllr Ruth Reed excluded herself from voting as ward councillor.

Decision

Subject to conditions 1-15 and informatives 1-6, and delegated authority to the Executive Head of Planning Development to include conditions for the implementation of bat boxes, bee bricks and hedgehog pathways to increase biodiversity, permission is **GRANTED**.

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

8.1 WA/2023/01587 - FOXDENE 16 SHEPHERDS WAY TILFORD FARNHAM GU10 2AB (Agenda item 8.1)

The application, under Regulation 3, is for the erection of single storey extensions to a Council owned property, to facilitate disablement adaptations at FOXDENE 16 SHEPHERDS WAY TILFORD FARNHAM GU10 2AB.

The committee were in favour of adaption a property to allow a disabled resident to stay in their property.

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

Decision

Subject to conditions 1-3 and informative, permission is **GRANTED**.

9 EXCLUSION OF PRESS AND PUBLIC (Agenda item 9)

There were no items to discuss in exempt session so the chair closed the meeting.

The meeting commenced at 6.00 pm and concluded at 8.00 pm

Chairman