

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE PLANNING COMMITTEE - 10 JANUARY 2024

(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 Julian Spence
Cllr Jane Austin	Cllr Richard Steijger
Cllr Carole Cockburn	Cllr Phoebe Sullivan
Cllr Janet Crowe	Cllr John Ward
Cllr Jacquie Keen	Cllr Terry Weldon
Cllr Andrew Laughton	Cllr Graham White
Cllr Alan Morrison	

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 1)

There were no apologies for absence received.

2 MINUTES OF THE LAST MEETING (Agenda item 2)

The Committee agreed that the minutes of the meeting held on 15 November 2023 and published on the website were a complete and accurate record.

3 DECLARATIONS OF INTERESTS (Agenda item 3)

Cllr John Robini declared that he is a member of the Haslemere Society.

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

There was a question received from Mr Tim House.

The Executive Head of Planning Development noted that the question relates to a planning application for the discharge of condition and is not a matter to bring before the Committee. An email response will be sent directly to Mr. House.

5 QUESTIONS FROM MEMBERS (Agenda item 5)

There were non received.

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

The Executive Head of Planning Development noted that the National Planning Policy Framework (NPPF) had been published in December 2023. A comprehensive note will be circulated to all Members to set out the changes made and how they will effect Planning in the Borough.

- 8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 8)
- 9 WA/2023/02173 - LAND AT 1 & 2 LONDENE COTTAGES, HEDGEHOG LANE, HASLEMERE, GU27 2PH (Agenda item 9)
- 9.1 The Chair noted that a formal request had been received from the applicant to make a representation at the Committee. In the interests of openness and transparency, the Chair advised that he was willing for the applicant to address the Planning Committee on this application for which there was an officer recommendation for refusal. The Chair exercised his discretion to allow the applicant, Ryan Snow, to make a representation before the Planning Committee for the allocated 4 minutes.
- Cllr Terry Weldon, Ward Councillor and Member of the Planning Committee, exercised his right to make a statement on the application and was allocated 4 minutes.
- 9.2 The meeting began with a verbal update on the application following the call-in from Cllr Weldon. The focus was on Section 10, addressing the five-year land housing supply position and the Section.23 conclusion of the officer's report. It was noted that Council Policy emphasised the need for a presumption in favor of sustainable development. However, attention was drawn to the revised NPPF under paragraph 11d(i), which supplies the Tilted Balance in cases where policies protecting specific areas or assets provide a clear reason for refusing the proposed development. Footnote 7 of the NPPF contains a comprehensive list of NPPF policies protecting areas or assets of particular importance. Notably, policies related to an area of outstanding natural beauty were discussed, with a requirement for decision-makers to assess the proposed development's impact on landscape and scenic beauty. The officers' view was presented, indicating that, in their assessment, the Tilted Balance had not been engaged. However, should the Committee resolve to decide otherwise, then the Titled Balance exercise could be engaged.
- 9.3 In principle, the Committee were in agreement with the proposals set out in the Outline application. The Committee were satisfied that the application had not been objected by the AONB Officer, Haslemere Town Council or the Haslemere Society and did not believe that this application was in breach of Policy RE1. The Committee stressed the importance of building family homes in the area. Furthermore, the Officer confirmed that there were no lower vantage points for this site and was therefore generally well screened.
- 9.4 The Committee, however, urged that the design details must be considered carefully given the heritage asset near the site and the building/design should be implemented in a sympathetic manner to the neighbouring buildings in the area. Cllr Keen supported this point and expressed disappointment that the homes would not be regarded as affordable.

There was a Motion proposed By Cllr Carole Cockburn and Seconded by Cllr John Robini to **GRANT** outline permission for the application, delegating authority to the

Executive Head of Planning Development to add relevant Planning Conditions to ensure the outcomes expressed by the Committee.

[There were 11 votes in favour and 3 abstentions. Cllr Terry Weldon excused himself from the vote as the Ward Councillor for Haslemere East.]

11 LEGAL ADVICE (Agenda item 11)

There were no applications subject to legal advice.

**The meeting commenced at 6.00 pm and concluded at 6.38 pm**

**Chairman**