

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

When calling please ask for:

Kimberly Soane, Democratic Services Officer

**Legal & Democratic Services**

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Date: 31 January 2024

### **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, 7 FEBRUARY 2024

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 5pm on Tuesday 30 January 2024.

#### 2 **MINUTES OF THE LAST MEETING** (Pages 7 - 10)

To approve the Minutes of the meeting held on 10 January 2024, 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 5pm on Tuesday 30 January 2024.

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 5pm on Tuesday 30 January 2024.

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.

7 PLANNING ENFORCEMENT UPDATE REPORT (Pages 11 - 14)

The purpose of this report is to provide Members with a overview of Planning Enforcement for the year 2023.

Effective planning enforcement maintains public confidence in the planning system. Dealing appropriately with breaches of planning control and ensuring compliance is essential to ensure that the planning process as a whole remains credible. Central Government advise that local planning authorities should act proportionately in their responses bearing in mind that to build without planning permission is not an offence and that the main purpose of planning enforcement is not to punish but to achieve sustainable development.

The planning enforcement function and how we investigate complaints is set out in the [Waverley Borough Council Local Planning Enforcement Plan \(January 2023\)](#)

The plan includes a flowchart at Appendix 1 of how breaches of planning control are dealt with.

**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.

8 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

9 WA/2023/01714 - LAND SOUTH EAST OF BINSCOMBE, GODALMING  
(Pages 15 - 50)

Erection of 27 dwellings (affordable houses) and associated works including a vehicular cycle and pedestrian accesses open space and landscaping.

10 WA/2023/00103 - LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE, FARNHAM, GU9 8HF (Pages 51 - 66)

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

11 WA/2022/01984 - UNITS 1 - 5 HOOKSTILE LANE, FARNHAM, GU9 8LG  
(Pages 67 - 88)

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).

12 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

13 WA/2023/02009 - ST JOHNS SEMINARY, WONERSH (Pages 89 - 100)

Listed Building consent for alterations and extensions to the to St John's Seminary to create 41 dwellings including alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge

14 WA/2023/02010 - ST JOHNS SEMINARY, WONERSH (Pages 101 - 172)

Erection of extensions and alterations to existing buildings to provide a total of 52 dwellings, alterations to the chapel to provide residents gym and spa facilities following demolition of existing outbuildings; erection of extensions to The Lodge and Lower Lodge; associated works including landscaping, parking, amenity space; formation of a new vehicular access onto Cranleigh Road.

15 EXCLUSION OF PRESS AND PUBLIC

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the following matter 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 the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in Paragraph X of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

16 LEGAL ADVICE

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

**For further information or assistance, please telephone  
Kimberly Soane, Democratic Services Officer, on 01483523258 or by  
email at [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)**