

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: 28 February 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**

Cllr Peter Clark

Dear Councillors

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

DATE: WEDNESDAY, 6 MARCH 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.

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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 27 February 2024.

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

To approve the Minutes of the meeting held on 7 February 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 Tuesday 27 February 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 Tuesday 27 February 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.

**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/2023/00087 - Land at Farnham Park Cemetery, Hale Road, Farnham (Pages 7 - 40)

Erection of funeral ceremony building with associated landscaping and parking

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested, amended or additional conditions.

7.2 WA/2022/01529 - Land at Hindfield, The Avenue, Rowledge, Farnham, GU10 4BD (Pages 41 - 62)

Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section

Recommendation

That, subject to conditions 1- 13 and informatives 1-4, permission be GRANTED

7.3 WA/2023/02273 - The Bourne Hall Vicarage Hill Farnham GU9 8HG (Pages 63 - 76)

Erection of four dwellings with associated parking and landscaping following demolition of existing building (amended and additional plans received, 3/11/23,15/12/23 & 4/1/24)

Recommendation

That permission be REFUSED

7.4 WA/2022/02194 - Hurst Farm, Chapel lane, Godalming (Pages 77 - 148)

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

Recommendation

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.

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2021/01837 - Land Centred Co-Ordinates 506215 140275, South of Amlets Lane, North of Russett Grove, Cranleigh (Pages 149 - 188)

Outline Application for erection of up to 12 dwellings and associated works with all matters reserved (as amended by drainage information received 20/08/2021, amended plans and transport statement received 02/11/2022 and drainage and arboricultural information received 17/03/2023) (amended description)

Recommendation

That, subject to the applicant entering into an appropriate legal agreement to secure the provision of affordable housing, access to and maintenance of play space and public open space, and subject to conditions and informatives, that

outline planning permission be GRANTED

8.2 WA/2023/02717 - Land at Lammasbank, 26 Chalk Road, Godalming, GU7 3AP (Pages 189 - 194)

Construction of patio and retaining walls (retrospective)

Recommendation

That subject to conditions, permission be GRANTED

9 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.

10 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)**