

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 5 JANUARY 2015

SUBMITTED TO THE COUNCIL MEETING – 17 FEBRUARY 2015

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

Present

Cllr Brian Ellis (Chairman)	Cllr Bryn Morgan
Cllr Maurice Byham (Vice Chairman)	Cllr Stephen Mulliner
Cllr Brian Adams	Cllr Stephen O'Grady
Cllr Mary Forszyswski	Cllr Julia Potts
Cllr Richard Gates	Cllr Stefan Reynolds
Cllr Michael Goodridge	Cllr Stewart Stennett
Cllr Christiaan Hesse	Cllr Chris Storey
Cllr Stephen Hill	Cllr Jane Thomson
Cllr Peter Isherwood	Cllr Nick Williams
Cllr Diane James	

Apologies

Cllr Paddy Blagden, Cllr Elizabeth Cable, Cllr Simon Inchbald and Cllr John Ward

Also Present

Councillor Patricia Ellis and Councillor Nicholas Holder

43. MINUTES (Agenda item 1.)

The notes of the meeting of the Joint Planning Committee which took place on 17th November were confirmed and signed.

44. APOLOGIES FOR ABSENCE AND DECLARATION OF SUBSTITUTES (Agenda item 2.)

Apologies for absence were received from Councillors Simon Inchbald, Elizabeth Cable, Paddy Blagden and John Ward. Councillors Jim Edwards and Adam Taylor-Smith attended as substitutes.

45. DISCLOSURE OF INTERESTS (Agenda item 3.)

Councillors Brian and Patricia Ellis declared non-pecuniary interests as the local ward members for the planning application being considered on the agenda.

PART I - RECOMMENDATIONS TO THE COUNCIL

There were no matters raised under this heading.

BACKGROUND PAPERS

The background papers relating to the following item in Part II are specified in the agenda for the meeting of the Joint Planning Committee.

PART II - BRIEF SUMMARIES OF OTHER MATTERS DEALT WITH

46. APPLICATIONS FOR PLANNING PERMISSION (Agenda item 5.)
47. WA/2014/0912 - LAND SOUTH OF HIGH STREET, BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH (Agenda item 5.1)

Outline Planning Application with the reservation for subsequent approval of appearance, landscaping, layout and scale (reserved matters) for the erection of up to 425 dwellings including affordable homes and associated works, and new access points onto Alfold Road and Knowle Lane. This application affects Bridleway 566 and is accompanied by an Environmental Statement

The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting. Members were reminded that the application had been reported to the Joint Planning Committee on 28 October 2014 when they resolved to defer the application to allow time for officers to address the concerns of the Lead Local Flood Authority (LLFA) with regards to surface water flood risk and, since that meeting, the applicant had submitted further information and the Council had also received information from independent consultants Odyssey Markides who had been commissioned to assess the information.

With reference to the report circulated with the agenda, Officers presented a summary of the planning history of the site, and the current plans and proposals. Officers showed pictures of the application site and plans for the application. Members were advised that the application sought outline permission for the development proposal with all matters reserved for future consideration except for access. It was the officers view that the scheme should be supported subject to the applicant entering into an appropriate legal agreement to secure contributions towards a number of different elements detailed in the report.

Officers outlined the matters of principle/technical judgement and those matters of judgement and advised members of information received following the agenda being published and detailed in the update sheet. This included a further 25 representations but these did not raise any additional material considerations, and comments from the Applicants. Furthermore, Members received a copy of a letter from the Secretary of State advising Members that if they were minded to grant the application if was possible that it may be called-in under Section 77 of the town and Country Planning Act 1990 (as amended)

Following the officers presentation and before the Committee debated the application, in accordance with the guidance for public participation at meetings, each party was given the opportunity to speak for up to 5 minutes. The following people spoke to the application:

Objectors

Mrs Townsend and Adrian Clark

Cranleigh Parish Council

Cllr Ken Reed

Applicant

Adrian Brown

In accordance with the Council's constitution, Procedure Rule 23, Councillors Nick Holder and Patricia Ellis spoke for 4 minutes on the application before the Committee debated the application.

Having heard the officers' presentation as well as the representations from the objectors, the Parish Council and the local ward Councillor, Members were invited to ask any further questions or to seek clarification on areas of concern from the officers.

The Committee raised particular concern about the possibility of flooding on the site and the completion of the sequential test. Members also raised concern about the loss of countryside beyond the greenbelt, the impact of additional cars on residential amenity particularly on Alfold Road, the density of the proposal and the impact on the Downs link. There was also concern expressed about the harm it could create to the character of the area, the impact on the trees and visual amenity.

Having concluded its deliberations, the Joint Planning Committee **RESOLVED** that: planning permission be **REFUSED** for the following reasons:

1. The proposal, by virtue of the number of dwellings, scale, urbanising impact and loss and harm to ancient woodland, would cause material and detrimental harm to the character and setting of the existing village settlement and the intrinsic character, beauty and openness of the countryside contrary to Policies C2, D1 and D4 of Waverley Borough Local Plan 2002 and paragraphs 17 and 118 of the NPPF. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.
2. The application, by virtue of its indicative details has failed to adequately demonstrate that the proposal for up to 425 dwellings could be delivered in sustainable way contrary to paragraphs 6 and 7 of the NPPF and Policies D1 and D4 of the Waverley Borough Local Plan. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.
3. The application fails to comply with the Waverley Borough Council Infrastructure Contribution SPD (April 2008) and therefore the proposal conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002.
4. Notwithstanding Reasons for refusal Nos1 and 2 and the Council's objection to the development of this site, the proposal is considered to be unacceptable in that it fails to provide affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal is therefore contrary to Paragraphs 50 of the NPPF which states that Local Planning authorities should plan for a mix of housing.

The meeting commenced at 7pm and concluded at 10.20pm