

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE JOINT PLANNING COMMITTEE - 18 FEBRUARY 2015

SUBMITTED TO THE COUNCIL MEETING – 14 APRIL 2015

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

Present

Cllr Brian Ellis (Chairman)	Cllr Simon Inchbald
Cllr Maurice Byham (Vice Chairman)	Cllr Diane James
Cllr Paddy Blagden	Cllr Bryn Morgan
Cllr Elizabeth Cable	Cllr Stephen O'Grady
Cllr Mary Foryszewski	Cllr Julia Potts
Cllr Richard Gates	Cllr John Ward
Cllr Michael Goodridge	Cllr Nick Williams
Cllr Christiaan Hesse	Cllr Patricia Ellis
Cllr Stephen Hill	

Apologies

Cllr Brian Adams, Cllr Peter Isherwood, Cllr Stephen Mulliner, Cllr Stefan Reynolds, Cllr Stewart Stennett, Cllr Chris Storey and Cllr Jane Thomson

59. MINUTES (Agenda item 1.)

The minutes of the meeting held on 2 February were confirmed and signed.

60. APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES (Agenda item 2.)

Apologies for absence were received from Councillors Brian Adams, Peter Isherwood, Stephen Mulliner, Stefan Reynolds and Stewart Stennett. Councillor Patricia Ellis attended as a substitute.

61. DECLARATIONS OF INTERESTS (Agenda item 3.)

There were no declarations of interest.

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

62. APPLICATION FOR PLANNING PERMISSION - WA/2014/1565 (Agenda item 5.)

Proposed development

Outline application for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping (as amended by additional information received 17/11/2014 and 04/02/2015) at **Land At Crondall Lane, Farnham**

The Chairman introduced the Officers present and referred Members to the proposed order of business for the meeting.

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 site and plans for the application. A representative from the County Highways Authority was also present and advised members of the arrangements in place by the applicant to improve access and highway improvements.

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 reference to three further conditions in relation to the SANG, works relating to the Ecological Assessment and ground levels. There were also 2 additional representations against the application but these did not raise any new material considerations.

Officers advised the Committee that the application was for outline planning permission with all matters reserved except for means of access. Members noted that the site was located in the countryside beyond the Green Belt and although the Councils preference would be for previously developed land to be developed first, they had not been able to identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. The Committee was advised that the applicant had put forward two sites for SANG, Farnham Park and Crookham Park which was 4.8km north of the application site and Members could agree a preference for this.

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:

Mr S Edge and Mr J Williamson - Objector
Cllr Genziani – Farnham Town Council
Mr G Woolf - Applicant/Agent

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

The Committee was pleased to note that the scheme would provide for affordable housing as this would improve the vitality of the Town Centre and help young people and families live and remain in Farnham. However, the scheme would result in an increase in traffic movements and Members were concerned about the impact this would have on Crondall Lane. Furthermore, officers had not consulted Hampshire County Council Highways Authority despite the proposal lying on the border and it was felt that they should be consulted on the impact of the development if people were to travel north to the SANG.

There was some concern raised about the size of the development and the impact on infrastructure. Concern was expressed for the amenity of people living on Beavers Close who would be most impacted by the development.

During discussion it was proposed and seconded that there should be an amendment to the conditions if approved in relation to deliveries, that it should not take place before 9.30 Monday to Friday and this amendment was past.

The Committee discussed the proposal for the delivery of SANG and was disappointed that no SANG could be delivered on site and residents would have to drive over the border some distance to visit this area. It was identified that there was some land in the applicants ownership to the North of the site, however, it did not meet Natural Englands criteria as it was too small. Members did not feel that the alternative SANG proposed was appropriate and sought clarification from Natural England about the availability on site for this. Consequently, it was agreed that the application should be deferred until this information was available.

Decision

RESOLVED to DEFER a decision on the application for more information from Natural England regarding the proposed SANG and for consultation with Hampshire County Council Highway Authority.

The meeting commenced at 7pm and concluded at 9.35pm

Chairman