



GUILDFORD
B O R O U G H

James Whiteman
Managing Director

www.guildford.gov.uk

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 26 FEBRUARY 2020

Please find attached the following:

7. **Late Sheets (Pages 1 - 12)**

Yours sincerely

Sophie Butcher, Committee Officer
01483 444056

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Planning Committee

26 February 2020

List of Public Speakers

In accordance with the Council's adopted scheme to allow the public to address meetings of this Committee on planning and related applications and on site specific matters, the following persons have given notice of their wish to speak at this meeting on the applications/matters listed in the table below.

These applications/matters will be considered ahead of the other applications/matters on the Agenda and will be taken in the order indicated. Unless stated otherwise, the page number in the first column of the table refers to the page number on the List of Planning and Related Applications on the Agenda (Item 6).

In each case where an objector has given notice to speak, the applicant (or the applicant's agent) will have been informed and offered the opportunity to address the Committee in accordance with the scheme.

The Committee will deal with tonight's applications in the following order:

ITEM 6 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS	
59.	19/P/01915	6 Mountside, Guildford, GU2 4JE	1.	Ms Millie Skinner (in support)
67.	19/P/01980	Land off, Westwood Lane, Wanborough, Guildford	1. 2.	Ms Mary Adkins - (to object) Mr Stephen Callender – (to object)

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Planning Committee

26 February 2020

Amendment/Correction/Update List

Planning Committee Minutes – 29 January 2020

Please find attached the Planning Committee minutes from the previous meeting for your information.

19/P/01980 – (Page 67) – Land off, Westwood Lane, Wanborough, Guildford

- Condition 3 should be amended to that below:

No development above ground level shall take place until details and samples of the proposed external facing and roofing materials (including colour and finish) as well as details for the areas of hard-surfacing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Reason: To ensure that the external appearance of the building is satisfactory.

- An additional condition should be imposed:

No development above ground level shall take place on site until: (a) details of floodlighting or other form of external lighting scheme has been submitted to and approved in writing by the local planning authority in writing. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination. (b) the floodlight or external lighting scheme has been installed, maintained and operated in accordance with the approved details. Any lighting, which is so installed, shall thereafter be maintained and operated and shall not be altered other than for routine maintenance that does not involve changing the approved details.

Reason: In the interests of visual and/or residential amenity and/or highway safety.

- The following two informatives should be added:

The applicant should note that the site is located on land covered by an Article 4 Direction which prevents the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 to the Order and also prevents the temporary use of land comprised within Class B of Part 4 of Schedule 2.

This permission is for agricultural use. Any material change of use from agricultural to retail use will require planning permission in its own right.

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PLANNING COMMITTEE

- * Councillor Marsha Moseley (Chairman)
- * Councillor Tony Rooth (Vice-Chairman)

- | | |
|-----------------------------|------------------------------|
| * Councillor Jon Askew | * Councillor Liz Hogger |
| * Councillor David Bilbé | * Councillor Bob McShee |
| * Councillor Chris Blow | * Councillor Susan Parker |
| * Councillor Dennis Booth | * Councillor Caroline Reeves |
| Councillor Colin Cross | Councillor Paul Spooner |
| * Councillor Angela Gunning | Councillor Fiona White |
| Councillor Jan Harwood | |

* Present

Councillors Joss Bigmore, John Redpath and Patrick Sheard were also in attendance.

PL118 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence was received from Councillors Colin Cross, Paul Spooner and Fiona White. Councillors Maddy Redpath, Nigel Manning and Angela Goodwin were present as substitutes, respectively.

PL119 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

Councillor Tony Rooth declared a disclosable pecuniary interest in respect of application 19/P/01660 – 21 Baillie Road, Guildford, GU1 3LN, as the spouse of the applicant and left the meeting during the course of the consideration and determination of this application.

PL120 MINUTES

The minutes of the Committee meeting held on 8 January 2020 were approved as a correct record, and signed by the Chairman.

PL121 ANNOUNCEMENTS

The Committee was advised that application 19/P/01807 – Corkage, 60 Quarry Street, Guildford, GU1 3UA, for a change of use of the premises from A1 use to mixed use (A1/A4) (retrospective application) had been deferred owing to a discrepancy between the application site red line and the detailed description of development in the application form. An amended site location and floor plan had been requested and re-consultation in respect of the revisions was required.

The procedures for determining planning applications were noted.

PL122 19/P/01799 - THE OLD PADDOCK, PERRY HILL, WORPLESDON, GUILDFORD, GU3 3RE

Prior to the Committee's consideration of this application for erection of a replacement shed to house swimming pool pump / electrics (retrospective), the following persons addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Ms Maria Cowie (to object)
- Ms Janet Ashton (to object)
- Ms Lisa Cooke (applicant) (in support)

The application had been referred to the Committee as more than ten letters of objection had been received, contrary to the planning officer's recommendation, regarding noise emitted from the plant equipment in close proximity to neighbouring properties. Reference was made to the late representation from Worplesdon Parish Council which also objected to the application on the grounds that it failed to respect the residential amenity of the adjacent dwelling and sought measures to ameliorate noise from the pool plant equipment.

The Committee received a presentation from the planning case officer which stated that the development was not considered to be inappropriate as it was not materially larger than the shed it replaced and, taking account of the boundary treatment, had limited impact on the Conservation Area. The report advised that the equipment located within the shed was for domestic purposes and, in the event that a statutory nuisance occurred as a result of the use of this equipment, the situation would be dealt with under separate legislation.

Councillors were sympathetic to the concerns raised around the impact on neighbours as a result of noise and vibration associated with the plant equipment located within the shed.

In conclusion, having taken account of the representations received in relation to this application, the Committee

RESOLVED to approve application 19/P/01799 subject to the conditions and reasons as detailed in the report together with an additional condition and reason requiring the provision of sound insulation of the shed and pool equipment to address the concerns raised.

PL123 19/P/01868 - BRAMCOMBE, FLEXFORD ROAD, NORMANDY, GUILDFORD, GU3 2EF

The planning case officer drew the Committee's attention to the updated site plan and late representation from the agent submitted in respect of this application for erection of two dwellings and associated works following demolition of existing outbuildings (amended and additional plans received on 3 December 2019). The officer's presentation made reference to the proximity of the development site to the Thames Basin Heath Special Protection Area, the related tree preservation order, access issues, noise and disturbance concerns, and bin store positioning. Numerous objections to the application had been received on grounds including the scale of the proposed development and its negative impact on the character of the area.

This application had been brought before the Committee at the request of the ward councillor who felt the proposed development could be an acceptable infill, not disproportionate and consistent with other houses in close proximity.

Prior to the Committee's consideration of this application, the following persons addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Mr Cliff Haworth (to object)
- Mr Chris White (in support)

Having considered the application, councillors indicated their agreement with the views expressed in the Executive summary in the report that, whilst a development of the site was acceptable in principle, this application was considered inappropriate due to the scale and orientation of the proposed dwellings and the poor access.

In conclusion, having taken account of the representations received in relation to this application, the Committee

RESOLVED that application 19/P/01868 be refused for the reasons set out in the report.

PL124 19/P/02050 - 20 PIT FARM ROAD, GUILDFORD, GU1 2JL

The above application, for conversion of two dwellings (flats) to provide a single dwelling house and erection of a single storey extension following demolition of outbuildings, had been referred to the Committee as more than ten letters of objection had been received, contrary to the planning officer's recommendation. The planning case officer's presentation highlighted the details of the application and the fact that a similar application had been refused recently.

Prior to the Committee's consideration of the application, the following person addressed the Committee in accordance with Public Speaking Procedure Rules 3(b):

- Ms Amanda Mullarkey (to object)

The Chairman permitted Councillor Joss Bigmore to speak for three minutes in his capacity as ward councillor.

Following consideration of the application, councillors concurred with the report which stated that there was an in principle objection to the proposal as reasons to make an exception to policy had not been demonstrated and as such the loss of a residential dwelling was contrary to policy and unacceptable.

In conclusion, having taken account of the representations received in relation to this application, the Committee

RESOLVED that application 19/P/02050 be refused for the reasons set out in the report.

PL125 19/P/01807 - 60 QUARRY STREET, GUILDFORD, GU1 3UA

Consideration of this application, for a change of use of the premises from A1 use to mixed use (A1/A4) (retrospective application), was deferred owing to a discrepancy between the application site red line and the detailed description of development in the application form. An amended site location and floor plan had been requested and re-consultation in respect of the revisions was required.

PL126 19/P/01660 - 21 BAILLIE ROAD, GUILDFORD, GU1 3LN

Following Councillor Tony Rooth's withdrawal from the meeting, the Committee considered the above-mentioned full application for proposed replacement bay window and first floor window on front elevation with double-glazed UPVC units.

The application had been referred to the Committee for determination as the applicant was the spouse of a Committee member.

The application site was located within the urban area of Guildford and within the Charlotteville and Warren Road Conservation Area. There was an Article 4 direction on the conservation area, removing permitted developments rights, including replacement windows.

Baillie Road contained a mix of dwellings of varying styles and designs. The application site was a two-storey semi-detached property.

Through the course of the application additional information had been provided regarding the proposed windows. They would be the same opening style and appearance as the existing timber windows. The framing and glazing bars would be replicated as far as possible with double glazed panes. The replacement windows were considered to be sympathetic to the qualities of the wider conservation area and did not detract from the mixed immediate street scene.

As no statutory or third party representations had been received in relation to this application and it was considered that the proposal would result in no material harm to the designated heritage asset, the Committee

RESOLVED to approve application 19/P/01660 subject to the reasons and conditions as detailed in the report.

PL127 19/P/00407 - PLOT 5, GUILDFORD BUSINESS PARK, GUILDFORD BUSINESS PARK ROAD, GUILDFORD, GU2 8XG

The Committee considered the above-mentioned full application for proposed six storey purpose-built student accommodation block including 360 bed spaces, support ancillary student services (such as study spaces, gymnasium, games rooms, lounge areas, student hub), car and cycle parking, access and landscaping arrangements.

This application was deferred from the Committee meeting on 4 December 2019, following a previous deferral from the 9 October meeting. This second deferral was to allow consideration of a further (but undated) Counsel Opinion submitted by the applicant on 4 December, the day of the Committee meeting. This undated second Counsel Opinion submitted by the applicant alleged errors in the officer's report to the Committee and was included in the body of the report together with the previous Opinion provided by the applicant. The application was therefore deferred to enable the Council to seek its own further legal advice.

The Council had now obtained this advice from leading Counsel and the full text of this advice was included, with the previous advice, in the confidential papers at Appendix 3. As was indicated in the previous report, the applicant's Counsel's Opinions had been considered as had the advice provided to the local planning authority by its own Counsel.

Officers advice was that there was an error in so far as the word "application" should have been used rather than "interpretation", but this should have no substance on the remainder of the report. Accordingly, Members were advised that the word "interpretation" in paragraph 3 of the report at Appendix 1 should be replaced with "application".

Whilst officers have had regard to the Counsel's Opinion submitted by the applicant, they had concluded that subject to the minor clarification noted above, there was no reason to suggest that the report to committee required any material amendment. Officers remained of the view that the marketing information submitted by the applicant was not sufficient to demonstrate that the site could not deliver employment floorspace, or could not deliver complementary or ancillary accommodation to support the function of the Strategic Employment Site. Accordingly, the recommendation remained to refuse planning permission, with no change to the previous original recommendation and reasons for refusal.

Councillors received late representations from the applicant which asked the Committee to take into consideration the various legal opinions circulated when determining the application.

In conclusion, having taken account of the representations received in relation to this application, the Committee

RESOLVED to refuse application 19/P/00407 for the reasons as outlined in the report.

PL128 EXCLUSION OF THE PUBLIC AND PRESS

As the Committee did not discuss the confidential Appendices of the following item of business which contained exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to Section 100A(4) of the Local Government Act 1972 (as amended), it did not resolve to exclude the public and press.

PL129 19/P/00407 - PLOT 5, GUILDFORD BUSINESS PARK, GUILDFORD BUSINESS PARK ROAD, GUILDFORD, GU2 8XG

In the event, the exempt Executive Summary of Advice and Appendices 1, 2 and 3 of this application were not discussed.

PL130 PLANNING APPEAL DECISIONS

The Committee's attention was drawn to the appeal decisions in respect of applications 19/P/00178 and 19/P/00179 regarding Burchatt's Farm Barn, London Road, Guildford, GU1 1TU which were allowed. The remaining appeal decisions were noted.

The meeting finished at 8.35 pm

Signed

Chairman

Date

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Planning Committee

26 February 2020

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 5 – Planning Applications

19/P/01577 – (Page 31) – 22A Send Barns Lane, Send, Woking, GU23 7BS

One further representation received with the following comments:

- latest drawings do not deal with the traffic concerns already raised
- pressure on existing school
- concerns regarding surface water drainage

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