

PLANNING COMMITTEE

- * Councillor Fiona White (Chairman)
- * Councillor Colin Cross (Vice-Chairman)

- | | |
|----------------------------------|-----------------------------|
| * Councillor Jon Askew | * Councillor Liz Hogger |
| * Councillor Christopher Barrass | * Councillor Marsha Moseley |
| * Councillor David Bilbé | * Councillor Susan Parker |
| * Councillor Chris Blow | * Councillor Maddy Redpath |
| * Councillor Ruth Brothwell | * Councillor Paul Spooner |
| * Councillor Angela Gunning | * Councillor James Steel |
| * Councillor Jan Harwood | |

*Present

PL106 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence were received.

PL107 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

Councillor Fiona White declared a non-pecuniary interest in application 20/P/01271 – 3,4, 5 and 9 Midleton Industrial Estate owing to the fact that it was located in part of the County Division which she represented as a Surrey County Councillor. She confirmed that she had come to the meeting with an open mind and would consider the application accordingly.

PL108 MINUTES

The minutes of the Planning Committee held on 31 March 2021 were approved and signed by the Chairman as a true record.

PL109 ANNOUNCEMENTS

The Committee noted the procedures for determining planning applications.

PL110 20/P/01271 - 3, 4, 5 AND 9 MIDLETON INDUSTRIAL ESTATE ROAD, GUILDFORD, GU2 5XW

The Committee considered the above-mentioned full application for erection of 20 industrial units with two entrances off the Midleton Industrial Estate Road with car and bicycle parking facilities and landscaping around the perimeter following the demolition of 2 existing industrial buildings and associated drainage and accesses, and the levelling off of the site into two main areas.

The Committee was informed by the planning officer that the estate was owned by Guildford Borough Council and was designated in the Local Plan as one of the borough's strategic employment sites. Plots 5 and 9 were currently in a poor state of repair and in need of replacement. The rest of the site was made up of hardstanding. The front of the building was vacant with unused land on plots 3 and 4 with building number 9 proposed to be demolished.

In place of the existing building and vacant land, it was proposed to build 20 new industrial units, split into two separate buildings made up of 10 units each. Parking would be provided along the northern boundary. The buildings would have a shallow pitched roof and finished in a grey metal cladding.

It was the planning officer's view that the development of the site was deemed to be acceptable. The proposal to provide a total of 20 modern purpose-built industrial units represented a significant improvement upon the existing situation. The economic benefits of the proposal also weighed heavily in favour of the development. No objections had been received from any of the statutory consultees including the County Highway Authority. A financial contribution had also been secured to provide a crossing at the junction of Middleton, subject to a Statement of Intent, which would help protect pedestrian safety.

The Committee discussed the application and raised a query as to whether there would be any natural light in the units and was that something that should be conditioned? Also, to confirm if the blocks shown on the aerial plan of the roof were solar panels? The planning officer confirmed that the blocks were roof lights which would be included on all of the blocks to be built. With regard to solar panels, the Committee was referred to condition 14 which required a 20% reduction in carbon emissions which could potentially be achieved through the use of solar panels or other green technologies. The Committee agreed that the proposed development was well designed and would have no harmful impact on the character of the area, neighbouring amenity, surface water flood risk, highways and parking or trees and vegetation.

A motion was moved and seconded to approve the application which was carried.

RECORDED VOTES LIST				
	Councillor	FOR	AGAINST	ABSTAIN
1.	Christopher Barrass	X		
2.	Angela Gunning	X		
3.	Jon Askew	X		
4.	Chris Blow	X		
5.	Colin Cross	X		
6.	Liz Hogger	X		
7.	Maddy Redpath	X		
8.	James Steel	X		
9.	David Bilbe	X		
10.	Paul Spooner	X		
11.	Susan Parker	X		
12.	Fiona White	X		
13.	Jan Harwood	X		
14.	Marsha Moseley	X		
15.	Ruth Brothwell	X		
	TOTAL	15	0	0

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

RESOLVED to approve application 20/P/01271 subject:

- (i) That a Statement of Intent be entered into which secures a contribution towards the provision of a new toucan crossing.

If the terms of the Statement of Intent or wording of the planning conditions are significantly amended as part of ongoing Statement of Intent or planning condition(s) negotiations any changes shall be agreed in consultation with the Chairman of the Planning Committee and lead Ward Member.

- (ii) That upon completion of the above, the application be determined by the Director of Service Delivery. The preliminary view is that the application should be granted subject to conditions.

PL111 PLANNING APPEAL DECISIONS

The Committee noted the planning appeal decisions.

The meeting finished at 7.25 pm

Signed

Chairman

Date