

Planning Committee
4 January 2023
Update/Amendment/Correction/List

Planning Committee Minutes – 30 November 2022

Please find attached the minutes of the Planning Committee held on 30 November 2022.

22/P/01151 – (Page 31) – 20 Pit Farm, Guildford, GU1 2JL

Two additional conditions are recommended:

Condition 17:

The first floor windows on the side elevations of Plots 1, 2 and 3 of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Condition 18:

The rooflights on the north-west roofslope of Plots 1 and 3 and the rooflights on the south-east roofslope of Plots 2 and 3 of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Updated Block Plan

Please also see an updated block plan to replace the incorrect image provided on page 32 of the Planning Committee Agenda.

22/P/01330 – (Page 51) – 1 Fowlers Croft, Compton, Guildford, GU3 1EH

One additional condition is recommended:

Condition 14:

The window in the west elevation of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Applications 22/P/01336 and 22/P/01337 – Land bounded by the Friary Bus Station, North Street and Leapale Road, Guildford, GU1

On 3 January 2023 and in accordance with Council Procedure Rule 26 (c), Councillor Paul Spooner has proposed, and Councillor Marsha Moseley has seconded, that the above planning application be referred to the full Council for determination in its capacity as the Local Planning Authority. The rationale for the request, as stated by Councillor Spooner, is as follows:

“This application is very important to the Town and Borough and to be determined by a small number of members, some relatively inexperienced (from a Major development perspective) and some pre-determined, is wrong. Every Councillor should have the opportunity to speak and question Officers and be seen doing this in an open and transparent way.

As it stands the application falls short on policy grounds such as the provision of affordable units and there is (unusually!) strong opposition from key stakeholder partners such as Surrey County Council. If we are going to ignore policy (and we have the right to do that) then the whole Council should be party to the decision”.

Council Procedure Rule 26 (c) provides that the Democratic Services and Elections Manager shall inform all councillors by email of the request to determine an application by full Council, including the rationale provided for that request. This email was sent to all councillors yesterday evening. The matter is then placed as an agenda item for consideration at the next Planning Committee meeting.

The proposer and seconder shall each be given three minutes to state their case at the meeting. However, the seconder (Cllr Moseley) in relation to this matter has given her apologies for absence this evening. In the circumstances, Councillor Bilbe will be invited to speak on behalf of the seconder, following which the Committee will debate the proposal and then take a vote on it. Reference of this planning application (and the associated Listed Building Consent application) to the full Council for determination will be decided by a majority vote of the Committee this evening.

If the Committee decides to refer the applications to full Council for determination, an extraordinary meeting of the Council would need to be convened for this purpose, which would, if necessary, be held on Wednesday 25 January 2022 at 7pm.