

Planning Committee

16 August 2023

Update/Amendment/Correction/List

Planning Committee Minutes – 10 July 2023

The Committee are asked to approve the minutes of the meeting held on Monday 10 July 2023 (attached).

Please note that on page 6, last paragraph where it states the following: ...'In the constitution this was delegated to the Joint Executive Head of Planning, in consultation with the Head of Legal, the Chief Finance Officer and the Planning Portfolio Holder'.

At the meeting The Legal Advisor, Angela Watson actually stated, 'ward councillor' and was replaced in the minutes by 'Planning Portfolio Holder', as that is what is stated in the constitution.

22/P/01742 (Page 143) – Friar's Elm, Dong Kennel Green, Ranmore Common, RH5 6SU

Additional information received from agent.

The following supporting information has been submitted by the agent (received 15 August 2023):

"The applicants desire is to be carbon neutral. They believe that where people have the financial means to reduce carbon footprint then they should do this to help meet national commitments and address climate change. Accordingly they provided their current electricity usage to expert consultants and this led to the proposal that has been submitted. It was the applicants desire to contain the units within the garden grounds. However, there are many trees on the property and the energy aims could only have been achieved by removing many of these. Since the single motivation for this project is to reduce carbon footprint without losing the features of the property, this course of action was ruled out."

23/P/00473 (Page 157) – Kings Court, Burrows Lane, Gomshall, Shere, GU5 9QE

Conditions:

Condition 2 (drawing numbers) updated to included drawing no.s which were omitted in error:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 17 March 2023:

Drw.LMKC/PAD4.1 (Location Plan)
Drw.LMKC/PAD4.2 (Existing Ground Floor Plan)
Drw.LMKD/PAD4.4 (Existing First Floor Plan)
Drw.LMKC/PAD4.5 (Proposed First Floor Plan)
Drw.LMKC/PAD4.7 (Existing and Proposed Roof Plan)
Drw.LMKC/PAD4.8 (First Floor Amenity Space)

Amended plans received 14 July 2023:

LM002 3A 04 P3 (Amended Proposed Ground Floor Plan)
KM002 3A 05 P4 (Amended Proposed Elevations)

Additional plans LM002/ 3A/10 Rev P1 (Section drawing) received 10 August 2023 and DRW.LMKC/PAD4.9 and 4.10 received 14 August 2023.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Condition 10 (Balcony details): Omitted as sufficient details have been provided on the submitted drawings.

Planning considerations:

Due to a formatting error the following paragraph is missing in the published committee report (at P.170 of the agenda):

The Principle of Development and Impact on the Green Belt

The site is located within the Green Belt, outside of any settlement area. Policy P2 of the Local Plan enacts national planning policy as set out within the NPPF. The NPPF states that the construction of new buildings should be regarded as inappropriate development in the Green Belt. This planning application does not seek to provide additional footprint to the Green Belt, rather it seeks a change of use from employment use to residential use. Paragraph 150 of the NPPF (2021) states that re-use of buildings, provided these are of a permanent construction, is not considered inappropriate development so long as they preserve openness and do not conflict with the purposes of including land within the Green Belt.

Superseded Planning Policies:

The report incorrectly refers to now superseded policies of the 2003 Local Plan. Following the adoption of the Local Plan: Development Management Policies, these policies have been superseded as follows:

- References to Policy G1(3) as a saved Policy in the section on impacts on neighbouring amenity (P.180). Policy G1(3) has been superseded including by Local Plan DM Policy D5. Similarly Policy G5 on P.177 of the agenda is superseded by LPSS policy D1 and LPDMP Policies D4 and D7. This does not alter the planning considerations conclusions.