

PLANNING COMMITTEE

- * Councillor Vanessa King (Chairperson)
- * Councillor Dominique Williams (Vice-Chairperson)

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| * Councillor Bilal Akhtar | Councillor Richard Mills OBE |
| * Councillor Joss Bigmore | * Councillor Patrick Oven |
| Councillor David Bilbe | * Councillor Maddy Redpath |
| * Councillor Yves de Contades | * Councillor Joanne Shaw |
| * Councillor Lizzie Griffiths | * The Deputy Mayor, Councillor |
| Councillor Stephen Hives | Howard Smith |
| Councillor James Jones | * Councillor Cait Taylor |

*Present

Councillor Fiona White was also in attendance online.

PL1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Stephen Hives, James Jones and Richard Mills with no substitutes. Councillor David Bilbé was also not in attendance.

PL2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

There were no disclosures of interest.

PL3 MINUTES

The minutes of the Planning Committee held on 17 July 2024 were agreed and signed by the Chairperson as a true and accurate record.

PL4 ANNOUNCEMENTS

The Committee noted the Chairperson's announcements.

**PL5 23/P/02015 - HEPWORTH GARAGE, HORSHAM ROAD, SHALFORD,
GUILDFORD, GU4 8DQ**

The Committee considered the above-mentioned full application for erection of pair of two-bedroom semi-detached units and a row of three-bedroom x three terrace properties (Revised plans received 4 June 2024 – amended description).

The Committee received a presentation from the Team Leader, Justin Williams and noted that the application had been referred to the Planning Committee because more than 10 letters of objection had been received contrary to the officer's recommendation. However, nobody registered to speak in objection or in support of the application. It was also noted that the objections submitted solely related to the original application for 7 dwellings and were not in relation to the revised application. The scheme had now been reduced to a total of five dwellings.

The Committee noted that the residential properties would be located to the north and east of the site with access off Horsham Road. There was also an access way across the Common which served a number of other properties. The proposal would be based in a similar area to the existing building but would increase the separation distance to the eastern boundary by reduction of the built form with garden areas to the east of the site. Nine parking spaces would be provided which was in excess of the adopted parking standards. Planning officers were satisfied that the proposal would not materially harm the character of the area, the visual amenity of the streetscene nor the amenities of the residents in the adjacent properties. The application was therefore considered to comply with the policies in the Local Plan and was recommended for approval.

The Committee discussed the application and received confirmation that the terrace of 3 bed properties had been reduced to 2 bed properties. It was also noted that there were no charging points for E-Bikes or E-Cars as this was not required by legislation. The Committee noted that residents were also given the opportunity to comment on the revised plans submitted but no objections were received. The Committee agreed that it made sense to construct residential homes and make use of land that was defined as light industrial.

The Committee noted the discrete access road to Mitchell's Row and queried whether the access would be reduced in size and whether the existing parking arrangements for those residents would be affected by the proposed development. The Committee noted that there would be no further encroachment caused by the development to Mitchell's Row residents nor would

the access be made smaller and that residents could continue to utilise their existing parking arrangements.

The Committee queried condition 7 which related to ground water or soil contamination and whether it was stringent enough. Confirmation was received that the condition was required to enable Environmental Health to identify if contaminants were present and that this investigation would be carried out.

The Committee noted that the Head of Parks and Countryside did not support the widening of the access. The applicant was aware that they would need to liaise with the parks team in relation to facilitating this. It was also confirmed that the comments of one individual service such as the Parks and Countryside team were not relevant for the Committee's consideration. owing to the fact that it was a land ownership and common rights issue. In terms of the planning merits of this scheme, there was an existing garage and there had been some problems with parking on the verge of the existing access due to the customers coming and going during the day. The creation of the access would therefore enable the development to take place and would reduce the traffic movements. If the application were granted then the applicant would need to discuss with the Council whether or not they would be willing to agree to the widening of the access, but this stood independently of the planning permission.

A motion was moved and seconded to approve the application.

RECORDED VOTE LIST				
		FOR	AGAINST	ABSTAIN
1	Cllr Pat Oven	X		
2	Cllr Yves de Contades	X		
3	Cllr Vanessa King	X		
4	Cllr Joanne Shaw	X		
5	Cllr Cait Taylor	X		
6	Cllr Bilal Akhtar	X		
7	Cllr Maddy Redpath	X		
8	Cllr Joss Bigmore	X		
9	Cllr Dominique Williams	X		
10	Cllr Howard Smith	X		
11	Cllr Lizzie Griffiths	X		
	TOTALS	11	0	0

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

RESOLVED to approve application 23/P/02015 subject to the conditions as detailed in the report.

PL6 24/P/00772 - 1-8 REINDORP CLOSE, GUILDFORD

The Committee considered the above-mentioned full application for installation of 4 air source heat pumps on 1-4 Reindorp Close and 4 air source heat pumps on 5-8 Reindorp Close.

The Committee received a presentation from the Senior Planning Officer, James Tang. The Committee noted that the application had been referred to it as the applicant was Guildford Borough Council.

The application consisted of two x two storey buildings that were blocks of flats. Two air source heat pumps would be installed on the two side elevations of both buildings, with eight air source heat pumps being installed overall. The air source heat pumps would be installed at ground level which would minimise the visual impact on the streetscene of the area. Planning officers considered that the proposal would not have any significant impact on the visual amenities of the area nor neighbouring amenities. No objections had been received from any of

the statutory consultees and the application was recommended for approval subject to the conditions as detailed in the agenda.

The Committee discussed the application and was interested to know if this was the first time air source heat pumps had been installed on Council property. Planning officers did not have that information to hand. The Committee noted that sometimes air source heat pumps were not well received by residents owing to the noise generated by them. Claire Upton-Brown, Joint Assistant Director for Planning stated that she would be happy to provide an update at their next meeting, via the Council's technical team in housing, regarding the improvements which had been made in the overall efficiencies of air source heat pumps. Residents could equally be informed and engaged by the Council's Tenant's Engagement Group Forum.

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

RECORDED VOTE LIST				
	COUNCILLOR	FOR	AGAINST	ABSTAIN
1	Cllr Joanne Shaw	X		
2	Cllr Vanessa King	X		
3	Cllr Dominique Williams	X		
4	Cllr Pat Oven	X		
5	Cllr Bilal Akhtar	X		
6	Cllr Howard Smith	X		
7	Cllr Yves de Contades	X		
8	Cllr Cait Taylor	X		
9	Cllr Maddy Redpath	X		
10	Cllr Joss Bigmore	X		
11	Cllr Lizzie Griffiths	X		
	TOTALS	11	0	0

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

RESOLVED to approve application 24/P/00772 subject to the conditions as detailed in the agenda.

PL7 PLANNING APPEAL DECISIONS

The Committee discussed and noted the appeal decisions.

The meeting finished at 7:30pm.

Signed

Date

Chairman