

PLANNING COMMITTEE

22 May 2007

*Councillor Keith Taylor - Chair
Councillor John Garrett - Vice-Chair

*Councillor David Carpenter	*Councillor Ed Owen
*Councillor Sarah Di Caprio	*Councillor Tony Phillips
*Councillor Steve Freeman	*Councillor Caroline Reeves
*Councillor Matt Furniss	*Councillor Pauline Searle
*Councillor David Goodwin	*Councillor Victor Searle
*Councillor Jayne Hewlett	*Councillor Nick Sutcliffe
Councillor Roy Hogben	*Councillor Neil Ward
*Councillor Liz Hogger	*Councillor Fiona White
*Councillor Diana Lockyer-Nibbs	*Councillor Jenny Wicks
Councillor Mrs Marsha Moseley	*Councillor Melanie Wilberforce
*The Mayor, Councillor Mike Nevins	

*Present

In accordance with Procedure Rule 17(m), Councillors Andrew Hodges, Stephen Mansbridge, Pat Scott, Mrs Sarah Creedy and Wendy May attended as substitutes for Councillors John Garrett, Jayne Hewlett, Roy Hogben, Mrs Marsha Moseley and Sarah Di Caprio.

PL5 – APOLOGIES FOR ABSENCE were received on behalf of Councillors John Garrett, Jayne Hewlett, Roy Hogben, Mrs Marsha Moseley and Sarah Di Caprio. Councillor Sarah Di Caprio arrived prior to the consideration of the first planning application and therefore resumed membership of the Committee.

PL6 – MINUTES

The Minutes of the meetings of the Planning Committee held on 24 April and 15 May 2007 were confirmed and signed.

PL7 – DISCLOSURE OF INTERESTS

In accordance with the Local Code of Conduct the following Members disclosed interests as indicated below:

Member	Minute Ref. and (Page No.)	Type and nature of interest
Councillor Mrs Sarah Creedy	PL11 (p.3)	Personal: In relation to application 07/P/00467 – 29 & 31 Lime Grove, Guildford. Councillor Creedy had employed the architect previously.
Councillor Mike Nevins	PL8 & PL9 (p.2 & 3)	Personal: In relation to applications 07/P/00416 & 07/P/00417 – 3 Littleholme, Upper Guildown Road, Guildford. Councillor Nevins knew the applicant.

Member	Minute Ref. and (Page No.)	Type and nature of interest
Councillor Jenny Wicks	PL8 & PL9 (p.2 & 3)	<p>Personal: In relation to applications 07/P/00416 & 07/P/00417 – 3 Littleholme, Upper Guildown Road, Guildford.</p> <p>Councillor Wicks knew the applicant.</p>
Councillor Caroline Reeves	PL18 (p.7)	<p>Personal: In relation to application 07/P/00638 – 2 Broomfield, Guildford.</p> <p>Councillor Reeves knew the developer through a business liaison.</p>
Councillors Sarah Di Caprio, David Goodwin, Liz Hogger, Wendy May, Caroline Reeves, Fiona White, Mike Nevins, Tony Phillips and Pauline Searle	PL8 & PL9 (p.2 & 3)	<p>Personal: In relation to applications 07/P/00416 & 07/P/00417 – 3 Littleholme, Upper Guildown Road, Guildford.</p> <p>Councillors Sarah Di Caprio, David Goodwin, Liz Hogger, Wendy May, Caroline Reeves, Fiona White, Mike Nevins, Tony Phillips and Pauline Searle knew of Mr John Bannister an objector in relation to these applications.</p>
Councillors Mike Nevins and Fiona White	PL17 (p.7)	<p>Prejudicial: In relation to application 07/P/00619 – St Lawrence Primary School, Effingham. Councillors Mike Nevins and Fiona White would consider the application as members of Surrey County Council's Planning Committee in due course.</p>
Councillor Wendy May	PL12 (p.4)	<p>Prejudicial: In relation to application 07/P/00493 – Headway House, North Road, Guildford.</p> <p>Councillor Wendy May had previously written in objection to the application.</p>

PL8 – 07/P/00416 – 3 LITTLEHOLME, UPPER GUILDOWN ROAD, GUILDFORD

The Committee considered the above-mentioned full application for alterations and additions comprising part single storey/part two storey with basement side extension.

The Committee noted that consideration of this application had been deferred from the 24 April 2007 meeting in order to allow Members to visit the site.

Having taken account of the representations received in relation to this application including the views of the public speakers at the last meeting, the Committee

RESOLVED: That application 07/P/00416 be approved subject to the conditions set out on the agenda report submitted to the Committee.

Reason for Approval

The development hereby approved had been assessed against Surrey Structure Plan 2004 policies SE5, SE4 Guildford Borough Local Plan 2003 policies HE1, HE4, H8, G1, G5 and material considerations. The Committee concluded that the development, subject to the conditions imposed, would accord with the development plan and there were no other material considerations to justify a refusal of permission.

PL9 – 07/P/00417 – 3 LITTLEHOLME, UPPER GUILDFORD ROAD, GUILDFORD

The Committee considered the above-mentioned application for listed building consent for alterations and additions comprising part single storey/part two storey with basement side extension.

The Committee noted that consideration of this application had been deferred from the 24 April 2007 meeting in order to allow Members to visit the site.

Having taken account of the representations received in relation to this application including the views of the public speakers at the last meeting, the Committee

RESOLVED: That application 07/P/00417 be approved subject to the conditions set out in the agenda report submitted to the Committee

Reason for Approval

The development hereby approved had been assessed against Surrey Structure Plan 2004 policy SE5 Guildford Borough Local Plan 2003 policy RE2, RE5, RE6, RE8, G1, G5, RE9 and material considerations. The Committee concluded that the development, subject to the conditions imposed, would accord with the development plan and there were no other material considerations to justify a refusal of permission.

PL10 – 07/P/00465 – LAND AT CHESTNUT AND ROBINSWOOD, POPLAR ROAD, SHALFORD, GUILDFORD

The Committee considered the above-mentioned full application for the erection of a two storey detached four bedroom dwelling with integral double garage.

Having taken account of the representations received in relation to this application, the Committee

RESOLVED: That application 07/P/00465 be deferred to allow Members to visit the application site on Thursday 31 May 2007.

PL11 – 07/P/00467 – 29 & 31 LIME GROVE, GUILDFORD

The Committee considered the above-mentioned full application for the erection of a two storey detached three bedroom dwelling with parking for two vehicles, following demolition of existing double garages (as amended by drawings received on 10 April 2007).

The Committee noted that the applicant had indicated a willingness to enter into a Section 106 agreement to secure the following:

- A contribution of £1,530 for improvements at the SPA avoidance site at Riverside;
- A BREEAM rating with a minimum accreditation of 'very good';
- The inclusion within the curtilage of the new house of land forming part of the rear gardens of both 29 and 31 Lime Grove, Guildford as shown on the

approved drawings.

Having taken account of the representations received in relation to this application, the Committee

RESOLVED: That, subject to the satisfactory completion of a Section 106 agreement as detailed above, application 07/P/00467 be approved subject to the conditions set out in the agenda report submitted to the Committee.

Reason for Approval

The development hereby approved, subject to the satisfactory completion of a Section 106 agreement, had been assessed against Surrey Structure Plan 2004 policies DN2, DN3, SE2, SE7, and Guildford Borough Local Plan 2003 policies G1(3), H4, H10, G5, NE1, NE4 and material considerations including third party representations. The Committee concluded that the development, subject to the conditions imposed, would accord with the development plan and there were no other material considerations to justify a refusal of permission.

PL12 – 07/P/00493 – HEADWAY HOUSE, NORTH ROAD, GUILDFORD

Prior to consideration of this application, the following persons addressed the Committee in accordance with Procedure Rule 32 (b):

- Mr Paul Kassell;
- Mr Steven Bryant;
- Mr Andrew Gilbert; and
- Ms Toni Eyles.

The Committee considered the above-mentioned full application for the erection of a two storey building incorporating day centre and four flats, a two storey terrace of 6 houses and associated car parking and landscaping following demolition of existing day centre (as amplified by additional information received 27 April 2007).

Having taken account of the representations received in relation to this application including the views of the public speakers and the additional information on the 'Amendment/Correction' list circulated prior to the meeting, the Committee

RESOLVED: That application 07/P/00493 be deferred to allow Members to visit the application site on Thursday 31 May 2007.

PL13 – 07/P/00508 – THE FORMER ARTINGTON COLD STORE SITE, NEW POND ROAD, ARTINGTON, GUILDFORD

The Committee considered the above-mentioned full application for the relaxation of Condition 2 of 06/P/01664 approved on 6 October 2006 to allow the use of ward top deck basalt grey double standing seam sheets as a roofing material for a new place of worship with ancillary car park. (Amended description 25 April 2007).

Having taken account of the representations received in relation to this application and the additional information on the 'Amendment/Correction' list circulated prior to the meeting, the Committee

RESOLVED: That application 07/P/00508 be approved subject to the conditions set out on the agenda report submitted to the Committee and the amendment to Condition 14 to read:

14. Before the first and each subsequent occupation of the premises a Travel Plan shall be submitted to and approved in writing by the local planning authority. This shall be implemented and thereafter retained in accordance with the details thus provided.

Reason: In recognition of Planning Policy Guidance Note 13 – Transport.

Reason for Approval

The development hereby approved had been assessed against Guildford Borough Local Plan 2003 policies RE2, RE5, RE6, G5 and material considerations including third party representations. The Committee concluded that the development, subject to the conditions imposed, would accord with the development plan and there were no other material considerations to justify a refusal of permission.

PL14 – 07/P/00519 – 270 GRANGE ROAD, GUILDFORD

The Committee considered the above-mentioned full application for a two storey rear extension and single storey rear/side extension and front porch. (Amended plans received 16 April 2007).

Having taken account of the representations received in relation to this application, the Committee

RESOLVED: That application 07/P/00519 be deferred to enable Members to visit the site on Thursday 31 May 2007.

PL15 – 07/P/00545 – CHRISTOPHERS CHILDRENS HOSPICE, OLD PORTSMOUTH ROAD, GUILDFORD

The Committee considered the above-mentioned application for erection of a part three storey, part two storey extension to the side to provide new therapy and training wing and two storey rear extension comprising maintenance office, workshop and on-call overnight accommodation.

The Committee concluded that ‘very special circumstances’ had been adequately demonstrated in relation to the principle of expanding the hospice in this Green Belt location. The Committee then discussed in detail the design of the proposed buildings and considered whether the proposed three storey element, massing and profile would have a harmful impact on the Green Belt.

In particular, the Committee recognised the constraints of the site and felt that the three-storey building proposed would be more acceptable than an alternative lower building which would have a larger footprint on this site. In addition, Members noted that the neighbouring buildings at the Guildway office development were at least comparable, if not higher, than those proposed and appeared more prominent in the landscape.

Members concluded that there were ‘very special circumstances’ relating to the design of the buildings proposed in this application and these outweighed the location of the site within the Green Belt.

Having taken account of the representations received in relation to this application and the additional information on the ‘Amendment/Correction’ list circulated prior to the meeting, the Committee

RESOLVED: That application 07/P/00545 be approved subject to the conditions set out below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory. In accordance with the following policy number(s), G5 of the Guildford Borough Local Plan 2003.

3. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated use.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with the following policy number(s), DN2 and DN3 of the Surrey Structure Plan 2004.

4. Before the development hereby permitted commences, a scheme protecting the proposed development from noise emanating from the nearby railway line shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development is occupied.

Reason: To protect the amenities of the occupiers of the development. In accordance with the following policy number G1(3) of the Guildford Borough Local Plan 2003.

Informatives:

1. This decision relates expressly to drawings AD-20, AD-21, AD-22, AD-23, AD-24, AD-25, AD-26, AD-27 and additional information received on 19 March 2007.
2. The applicant is advised that in relation to condition 4 the minimum requirement is that the scheme shall incorporate similar noise protection measures to those submitted with respect to the original planning application 97/P/00806.

Reason for Approval

The development hereby approved had been assessed against Surrey Structure Plan Policy LO4 Guildford Borough Local Plan 2003 policies RE2, RE5, HE10 and material considerations including third party representations. The Committee concluded that the development, subject to the conditions imposed, comprised very special circumstances and there were no other material considerations to justify a refusal of permission.

PL16 – 07/P/00613 – THE HAUTOY INN, OCKHAM LANE, OCKHAM

The Committee noted that application 07/P/00613 had been withdrawn by the Applicant.

PL17 – 07/P/00619 – ST LAWRENCE PRIMARY SCHOOL, LOWER ROAD, EFFINGHAM

The Committee considered a consultation from Surrey County Council in relation to the above-mentioned application for an extension and alteration to the primary school to create a new hall and kitchens, following demolition of existing brick built store and timber shed.

Members considered the application in detail and considered the 'very special circumstances' demonstrating the requirement for an extension to the school given its location in the Green Belt. The Committee considered the effect of the proposal on the Conservation Area and considered that there would be no detrimental impact.

Having taken account of the representations received in relation to this application and the additional information on the 'Amendment/Correction' list circulated prior to the meeting, the Committee

RESOLVED: That no objection be raised to Surrey County Council in relation to application 07/P/00619.

Reason for Decision

The development hereby considered had been assessed against Surrey Structure Plan 2004 Policy LO4, Guildford Borough Local Plan 2003 policies RE2, HE7 and material considerations including third party representations. The Committee concluded that the development, would accord with the development plan and there were no other material considerations to justify an objection.

PL18 – 07/P/00638 – 2 BROOMFIELD, GUILDFORD

Prior to consideration of this application, the following persons addressed the Committee in accordance with Procedure Rule 32 (b):

- Mr Paul Kassell; and
- Mr Bruce Belton.

The Committee considered the above-mentioned full application for the erection of a two storey semi-detached dwelling with associated parking.

The Committee noted that the applicant had indicated a willingness to enter into a Section 106 agreement to secure:

- A financial contribution of £765 avoidance works at Riverside Nature Reserve, in keeping with the tariffs set in the Guildford Borough Council Thames Basin Heath Special Protection Area Interim SPA Avoidance Strategy; and
- A BREEAM rating of 'very good' or above.

Members considered the proposal in terms of its impact on the existing context and character of adjacent buildings.

Having taken account of the representations received in relation to this application including the views of the public speakers and the additional information on the 'Amendment/Correction' list circulated prior to the meeting, the Committee

RESOLVED: That application 07/P/00638 be refused for the reasons set out below:

1. The proposal, by creating a terrace, would be at odds with the established development pattern, which would have a detrimental impact on the character and context of the surrounding area. The proposed development is therefore contrary to policies G5(1) and H4 of the Guildford Borough Local Plan 2003.
2. The proposed development would result in the loss of open space, which contributes to the existing character of the area, contrary to policies G5(3) and G5(10) of the Guildford Borough Local Plan 2003.
3. The following levels of contribution and provisions would normally be sought from the applicant had the application been supported.
 - A financial contribution of £765 avoidance works at Riverside Nature Reserve, in keeping with the tariffs set in the Guildford Borough Council Thames Basin Heath Special Protection Area Interim SPA Avoidance Strategy; and
 - A BREEAM rating of 'very good' or above.

Without a unilateral undertaking from the applicant agreeing to these contributions and provisions an objection is raised in accordance with policy G6 of the Guildford Borough Local Plan 2003 and policy DN1 of the Surrey Structure Plan 2004 and the Infrastructure Supplementary Planning Document (Sept 2006).

PL19 – PLANNING APPEAL DECISIONS

The Committee noted details of the appeal decisions received since the last meeting.