Dear Councillor

Your attendance is requested at a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber, Millmead House, Millmead, Guildford on **TUESDAY 24 MAY 2011** at 7.00pm.

Yours faithfully

Richard Lingard
Head of Legal and Democratic Services

**MEMBERS OF COMMITTEE:**

Membership of this Committee will be determined by the Council at its meeting to be held on Tuesday 17 May 2011.

**QUORUM 5**

A plans viewing session will take place prior to the meeting from 6.15 pm in Committee Room 2 at Millmead House.
THE COUNCIL’S STRATEGIC FRAMEWORK

Vision – for the Borough

A Borough that seeks opportunity and choice for future generations, while retaining a pride in its local heritage.

Mission – for the Council

A forward looking, efficiently run Council working in partnership with others and providing first class services that give the community value for money.

Core Values of the Council

• The Council will provide timely, reliable and targeted public services that are judged by their quality, their cost effectiveness and relevance to the community's needs.

• The Council will focus on providing what the community needs and this will be established through dialogue and consultation, delivered in close partnership with other organisations.

• The Council will be an excellent employer encouraging a 'can do' culture that finds solutions, takes decisions and learns from the best practice of others.

• The Council's work will be publicly accountable and presented with openness and transparency.

• The Council's decisions will be guided throughout by compassion for those people in need.

Key Strategic Priorities

Excellence and Value for Money – Providing efficient, cost-effective and relevant quality public services.

Sustainable Local Environment - Preserving and enhancing a sustainable environment, both rural and urban, within Guildford Borough.

Safe and Vibrant Community - Ensuring our diverse community can live in safety and with dignity.

Dynamic Economy - Encouraging a vibrant business and knowledge based local economy.
NOTES:

(i) During the consideration and determination of planning and related applications only, it has been agreed that Councillors’ speeches shall be limited as follows:-

(a) No speech to be longer than **five minutes** for a local Ward Councillor proposing a recommendation on a particular application, and **three minutes** for all other Councillors speaking on the same application.

(b) No Councillor to speak more than once during the debate on an application, except the proposer of the recommendation, who may reply to the debate. The proposer’s second speech must be in reply only to points made during the debate and may not last more than **two minutes**.

(ii) Meetings of the Planning Committee shall end by 10.30 pm except:

- where it appears to the Chairman that the remainder of the Agenda can be completed expeditiously thereafter or where a debate on a specific matter has not been completed by 10.30 pm; or
- where the Committee decides that specific matters should be considered at that meeting.

All outstanding items not completed by the end of the meeting shall be adjourned to the reconvened or next ordinary meeting of the Committee.

(iii) Any request for a planning application to be determined by the Council and not the Planning Committee must be made by **Two Councillors** either:-

(a) In writing to the Head of Legal and Democratic Services before the meeting; or

(b) Orally at the meeting **before** a decision is made by the Committee.

**AGENDA**

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

2 LOCAL CODE OF CONDUCT – DISCLOSURE OF INTERESTS

Councilors are requested to disclose, in accordance with the Local Code of Conduct, both the existence and nature of any “personal” or “prejudicial” interests they may have in relation to matters for consideration on this Agenda.

**Personal Interests**

For guidance purposes, you should disclose a personal interest in a matter if it is anticipated that a decision on it might reasonably be regarded as affecting the well-being or financial position of yourself, a member of your family or person with whom you have a close association, a body employing those persons or any body of which you are a member or in a position of general control or management to a greater extent than the majority of other Council Tax payers, ratepayers or inhabitants of the Ward affected by the decision.

**Prejudicial Interests**

Having identified a personal interest, you also have a prejudicial interest in the matter where a member of the public with knowledge of the relevant facts would reasonably regard the interest as so significant that it is likely to prejudice your judgment of the public interest. You do not have a prejudicial interest where the matter does not affect the financial position of yourself or other persons or bodies described above or does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or those persons or bodies.
Councillors are reminded of the Standard and Audit Committee’s advice that a personal and/or prejudicial interest does not arise solely by virtue of being a political colleague of another Councillor and that further criteria of friendship should be considered. It is the responsibility of each Councillor to make this judgment in each specific case.

3 MINUTES
To confirm the minutes of the meeting of the Committee held on 26 April 2011 as circulated to Councillors electronically. A copy of the minutes will be placed on the dais prior to the meeting.

4 PLANNING AND RELATED APPLICATIONS
All current applications between numbers 10/P/01795 and 11/P/00424 which are not included on the above-mentioned List, will be considered at a future meeting of the Committee or determined under delegated powers.

5 PLANNING FOR GROWTH REPORT

6 QUARTERLY APPEALS INFORMATION JANUARY – MARCH 2011

7 PLANNING APPEAL DECISIONS

8 EXCLUSION OF PUBLIC AND PRESS
The Committee are asked to consider passing the following resolution:-

“That under Section 100A(4) of the Local Government Act 1972 (as amended), the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A to the Act indicated below”.
APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR CONSIDERATION BY THE PLANNING COMMITTEE

NOTES:

Officers Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:

- Site location plan;
- Site Description;
- Proposal;
- Planning History;
- Consultations; and
- Planning Policies and Considerations.

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in each report.

Written Representations

Copies of representations received in respect of the applications listed are available for inspection by Councillors at the plans viewing session held prior to the meeting and will also be available at the meeting. Late representations will be summarised in a report which will be circulated at the meeting.

Planning applications and any representations received in relation to applications are available for inspection at the Planning Services reception by prior arrangement with the Head of Planning Services.

Background Papers

In preparing the reports relating to applications referred to on the Planning Committee Index, the Officers refer to the following background documents:

- Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 2007). Policies H1, H10, S1, GT4, RE7, HE11 and U1 are no longer in effect.
- Consultation responses and other correspondence as contained in the application file, together with such other files and documents which may constitute the history of the application site or other sites in the locality.

Town & Country Planning (Use Classes) Order 1995 (as amended) are summarised for information below:

<table>
<thead>
<tr>
<th>A1. Shops</th>
<th>Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Financial and professional services</td>
<td>Banks, building societies, estate and employment agencies, professional and financial services and betting offices.</td>
</tr>
<tr>
<td>A3. Restaurants and Cafes</td>
<td>For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafés.</td>
</tr>
<tr>
<td>A4. Drinking Establishments</td>
<td>Public houses, wine bars or other drinking establishments (but not nightclubs)</td>
</tr>
<tr>
<td>A5. Hot Food Takeaways</td>
<td>For the sale of hot food for consumption for off the premises</td>
</tr>
<tr>
<td>B1. Business</td>
<td>Offices, research and development, light industry appropriate to a residential area.</td>
</tr>
<tr>
<td>B2. General industrial</td>
<td>Use for the carrying on of an industrial process other than one falling within class B1 above</td>
</tr>
<tr>
<td>B8. Storage or distribution</td>
<td>Use for storage or as a distribution centre including open air storage</td>
</tr>
<tr>
<td><strong>C1.</strong> Hotels</td>
<td>Hotels, boarding and guest houses where, in each case, no significant element of care is provided.</td>
</tr>
<tr>
<td><strong>C2.</strong> Residential institutions</td>
<td>Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</td>
</tr>
<tr>
<td><strong>C2A Secure Residential Institutions</strong></td>
<td>Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as military barracks</td>
</tr>
<tr>
<td><strong>C3.</strong> Dwellinghouses</td>
<td>Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.</td>
</tr>
<tr>
<td><strong>D1.</strong> Non-residential institutions</td>
<td>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.</td>
</tr>
<tr>
<td><strong>D2.</strong> Assembly and leisure</td>
<td>Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).</td>
</tr>
</tbody>
</table>

**Sui Generis**

Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.

Please contact us to request this document in an alternative format or language.
<table>
<thead>
<tr>
<th>Parish</th>
<th>Applicant</th>
<th>Location</th>
<th>App.No.</th>
<th>Rec.</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEND</td>
<td>Greydune Developments Ltd, 44b Summerly</td>
<td>Land Adjacent to Aldertons, Send Marsh Road, Send, WOKING, GU23 7DJ</td>
<td>10/P/01795</td>
<td>APPC</td>
<td>1</td>
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<tr>
<td>WANB</td>
<td>Goldway Properties Ltd c/o Agent</td>
<td>Telephone Exchange, Puttenham Heath Road, Puttenham, Guildford, GU3 1AP</td>
<td>11/P/00122</td>
<td>APPC</td>
<td>7</td>
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<tr>
<td>WORP</td>
<td>Mr Graham Coles, 46 Fairlands Avenue</td>
<td>46 Fairlands Avenue, Fairlands, Guildford, GU3 3NB</td>
<td>11/P/00258</td>
<td>APPC</td>
<td>16</td>
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<td>SEND</td>
<td>Mr Malcolm Wheeler, Hot Wells</td>
<td>Hot Wells, Tuckey Grove, Ripley, Woking, GU23 6JG</td>
<td>11/P/00272</td>
<td>REF</td>
<td>21</td>
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<tr>
<td>MERR</td>
<td>Dr J Turnbull, 23 Merrow Chase</td>
<td>23 Merrow Chase, Guildford, GU1 2RZ</td>
<td>11/P/00278</td>
<td>APPC</td>
<td>25</td>
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<tr>
<td>WORP</td>
<td>Mr P. Arrow Finglebridge</td>
<td>Finglebridge, Woking Road, Guildford, GU4 7PS</td>
<td>11/P/00291</td>
<td>S106</td>
<td>32</td>
</tr>
<tr>
<td>SHAL</td>
<td>Mr. &amp; Mrs. William Floydd, St Catherines</td>
<td>St Catherines, Chinthurst Lane, Bramley, Guildford, GU5 ODR</td>
<td>11/P/00306</td>
<td>REF</td>
<td>43</td>
</tr>
<tr>
<td>WEST</td>
<td>Hannah Homes, Barbarons</td>
<td>84-90 Aldershot Road, Guildford, GU2 8AQ</td>
<td>11/P/00334</td>
<td>S106</td>
<td>47</td>
</tr>
<tr>
<td>HOLY</td>
<td>Tania Goroshko, 54 Cline Road</td>
<td>54 Cline Road, Guildford, GU1 3NH</td>
<td>11/P/00424</td>
<td>REF</td>
<td>62</td>
</tr>
</tbody>
</table>

**Total Applications for Committee**: 9