

To: All Members of the AREA
PLANNING COMMITTEE (WESTERN
AREA)*
(Other Members for Information)

Robin Pellow
Head of Democratic and Legal Services

When calling please ask for: Emma Dearsley

Direct line: 01483 523224

Calls may be recorded for training or monitoring

E-Mail: emma.dearsley@waverley.gov.uk

Date: 16th November 2009

Membership of the Area Planning Committee (Western Area)

Cllr Peter Isherwood (Chairman)	Cllr Stephen O'Grady
Cllr John Ward (Vice-Chairman)	Cllr Alan Lovell
Cllr Len Bate	Cllr Sam Pritchard
Cllr Carole Cockburn	Cllr Ian Sampson
Cllr Pat Frost	Cllr Roger Steel
Cllr Jill Hargreaves	Cllr Andrew Thorp
Cllr Stephen Hill	Cllr Nerissa Warner-O'Neil
Cllr Denise Le Gal	

Dear Councillors

A meeting of the PLANNING COMMITTEE (WESTERN AREA) will be held as follows:-

DATE: WEDNESDAY, 25 NOVEMBER 2009*

TIME: 7.15PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the meeting is set out below.

Yours sincerely

MARY ORTON

Chief Executive

*This meeting will be web cast and can be viewed by visiting
<http://www.waverley.ukcouncil.net/>

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NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officers.

AGENDA

1. MINUTES

To confirm the Minutes of the Meeting held on 28th October 2009 (to be laid on the table half an hour before the meeting).

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DISCLOSURE OF INTERESTS

To receive from Members declarations of personal and prejudicial interest in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. THAMES BASIN HEATHLAND SPECIAL PROTECTION AREA – POSITION STATEMENT ON CURRENT CAPACITY

[Portfolio Holder for Planning: Councillor Gates]
[Wards Affected: All Farnham Wards]

In 2006 English Nature (now Natural England) produced a draft Delivery Plan to guide local authorities on the protection of the Thames Basin Heathland Special Protection Areas (SPAs) heathland birds from the threat of new residential development. Avoidance measures were required to comply with the European Habitats Regulations. Without these measures no further residential development was possible within 5km of the SPA which affected the majority of the Farnham area.

The Council's Interim Miniplan (April 2007) outlined avoidance measures to overcome the halt in planning permissions including the introduction of a developer tariff. Farnham Park was identified as a Suitable Accessible Natural Greenspace (SANGS) that could be used for avoidance.

Natural England confirmed an interim area of 21.25 hectares provided for by Farnham Park. This was reduced for an initial 3-year period to 10.9 hectares because Natural England felt that car parking was the major limiting factor to increasing public access to the SANGS area.

The table below gives the up-to-date position on the numbers of permissions that have been granted and the remaining capacity until a further area of the SANGS can be released.

Figures to 11/11/09 No Change to last month	Total SANG Area (ha)	Total SANG Capacity (dw)	Dwellings Allocated to Date	Amount of SANG Allocated (ha)	Remaining Unallocated (ha)	Remaining Unallocated Capacity (dwellings)
Development	10.9	567	558	10.7	0.2	9

Recommendation

That the Committee note the information provided on the Thames Basin Heathlands Special Protection Area.

6. APPLICATIONS FOR PLANNING PERMISSION

6.1 Site inspections arising from this meeting

In the event of site inspections being necessary, as a result of consideration of the applications before this meeting, these will be held on Wednesday 9th December 2009 at a time to be agreed at the meeting.

6.2 Applications for planning permission

To consider the report at Schedules A and B attached.

7. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman:-

Recommendation

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in the revised Part 1 of Schedule 12A to the Local Government Act 1972 (to be identified at the meeting)

8. LEGAL ADVICE

To consider any legal advice relating to any applications in the agenda.

For further information or assistance, please telephone Emma Dearsley, Democratic Services Officer, on 01483 523224 or emma.dearsley@waverley.gov.uk