



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday **6 June 2013** at 9.30 am at the Wonersh Sports Pavilion.

Present: Cllrs K Bawden, R Bawden (in the chair), G Grant, L Healy, A Powell-Evans; and one member of the public.

In attendance: Mr K Garvey (Clerk to the Council)

P13/14 011 To receive and approve apologies for absence.

The Committee received and approved apologies from Cllrs M Band, B Holtom and C Smith.

P13/14 012 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.

Members declared no disclosable interests in any of the after-mentioned items of business.

P13/14 013 Open meeting for *members of the public* to raise matters about planning issues.

Mr P Maggs expressed concern about the development undertaken at Blackheath Cottage, Lockner Holt, Chilworth, GU4 8RD. He noted that the property was located just outside Wonersh Parish but that it was considered part of Blackheath village community rather than Chilworth. He objected to the major works which had been carried out without prior planning permission: the demolition of the previous property and rebuild; and inappropriate changes to the topography of the site which had damaged important flora and fauna habitat. Mr Maggs commended the enforcement action being taken by Guildford Borough Council (GBC) against the development and requested that the Council contribute to the Inspectorate Appeal hearing due to begin on 31 July 2013.

The Committee agreed to bring forward consideration of agenda item 017.

P13/14 017 To consider and approve the Council's participation, if any, at the Planning Inspectorate Appeal hearing about enforcement proceeding by Guildford Borough Council (GBC) in respect of Blackheath Cottage, Lockner Holt, Chilworth, GU4 8RD.

1. The Committee carefully considered this development in the neighbouring St Martha's Parish because of its negative impact and precedent on the Blackheath locality - which was recognised as an important part of the shared Surrey Hills Green Belt and designated Area of Outstanding Natural Beauty (even though it was divided by a number of administrative local authority boundaries). Members noted that the Council was consistent in its approach in accepting appropriate development undertaken after public consultation and planning permission being granted. However, if the development had taken place within the Parish, the Committee would certainly have expressed serious concerns about its non-compliance with nationally-approved Planning Regulations and the Village Design Statement. As it was, a large-scale development had taken place without the relevant proposals being set out in a planning application.

2. The Committee therefore supported GBC in seeking to oppose this damaging development and to demand that it be demolished. The Committee also supported the demand that the

original topography of the site be restored. In view of the seriousness of the case the Committee also agreed that it should seek to participate at the Planning Inspectorate hearing on 31 July and to make an oral submission detailing its concerns and objections.

Action: Cllr R Bawden to draft the Council's submission for consideration and approval by the Committee at its next meeting.

The Committee resumed consideration of agenda items in their original numerical sequence.

P13/14 014 To consider and approve the minutes of the Committee meetings held on 25 April and 23 May 2013.

The Committee approved the official record of the meeting held on 25 April 2013. Cllr R Bawden signed the minutes. The Committee agreed to defer consideration of the minutes of the meeting held on 23 May 2013 to its next meeting.

P13/14 015 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

(a) Permitted Development criteria

The Committee reiterated its concerns about properties which do not have principal elevations fronting a highway being able to undertake large-scale permitted development. It was grateful that this issue had been discussed at the meeting of the WBC Planning Forum on 21 May 2013. However, in the light of the briefing by WBC about the difficulties in applying *Article 4 directions*, as recommended by the Department for Communities and Local Government to address the Council's concerns, the Committee agreed to consider a further letter to Mrs Anne Milton MP about this issue.

Action: Cllr R Bawden to draft a letter to Mrs Milton for consideration and approval at the next meeting of the Committee.

P13/14 016 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

<p>WA/2013/0737: 65 Nursery Hill, Shamley Green, GU5 0UL. <i>Erection of a dwelling (revision of WA/2012/1270).</i></p> <p>The Committee carefully considered this application and agreed that it had no objections to the proposals.</p> <p>Action: Clerk to notify WBC of the Committee's approved recommendations.</p>
<p>WA/2013/0763: The Robins, The Drive, Wonersh, GU5 0QW. <i>Application under Section 73 to vary Condition 5 of WA/2012/1909 (approved plan numbers) to allow alterations to extensions.</i></p> <p>The Committee carefully considered this application and agreed that it had no objections to the proposals.</p> <p>Action: Clerk to notify WBC of the Committee's approved recommendations.</p>
<p>NMA/2013/0053: Winters Grace, Stroud Lane, Shamley Green, GU5 0ST. <i>Amendment to WA/2011/2033 for refurbishment of existing historic water wells.</i></p> <p>NMA/2013/0054: Winters Grace, Stroud Lane, Shamley Green, GU5 0ST. <i>Amendment to WA/2011/2033 to provide changes to internal and external layout.</i></p> <p>The Committee noted that WBC had already approved these non-material amendments and did not consider them further.</p>

Action: No further action.

TC/2013/0016: Barnett Lane opposite Timbrells, The Street, Womersley, GU5 0PE.
G.P.D.O. Part 24; siting and appearance of equipment cabinet.

The Committee carefully considered this *Prior Approval* application and expressed concern about the proposed siting of this additional DSLAM cabinet on the opposite side of the road to the existing PCP cabinet and junction box. Members agreed that the proposed location would make it much more visible and intrusive on the street scene within the designated village conservation area. The Committee therefore recommended that the applicant be requested to re-consider siting the new cabinet alongside the existing cabinet and box as this was a more discreet location. In addition, the Committee agreed that Mr Sean Rix, WBC Conservation Officer, should be informed about these concerns with a request that he also examine the site and contribute his considered views.

Action: Clerk to notify WBC of the Committee's approved recommendations.

P13/14 018 Councillors' business and other correspondence for noting or including on a future agenda.

WBC Planning Forum: September 2013

The Committee noted the variance in the quality of detailed plans submitted with planning applications. Some were excellent and the Committee had commended them to WBC. However, others could be very poor and they made it difficult to assess whether or not a proposed development met the criteria in the Local Plan and/or the Village Design Statement. The Committee therefore requested that the issue of the quality and consistency of such plans be discussed at the next meeting of the Forum.

Action: Clerk to notify WBC of the Committee's request.

P13/14 019 Date of next meeting

Thursday, 20 June 2013.

There being no further business, Cllr R Bawden closed the meeting at 10.12 am.

Signed: *Richard Bawden*

5 July 2013