



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday **23 May 2013** at 9.30 am at the Wonersh Sports Pavilion.

**Present:** Cllrs K Bawden, R Bawden (in the chair), G Grant, A Powell-Evans (except for agenda item 008: WA/2013/0702); and one member of the public (for items 001 to 008 only).

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

**P13/14 001 To elect the Chairman of the Committee.**

Members elected unanimously Cllr R Bawden as Chairman of the Committee (proposed by Cllr Powell-Evans).

**P13/14 002 To elect the Vice-chairman of the Committee.**

Members elected unanimously Cllr Powell-Evans as Vice-chairman of the Committee (proposed by Cllr K Bawden).

**P13/14 003 To receive and approve apologies for absence.**

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

**P13/14 004 Declarations of disclosable interests under the Council's Code of Conduct and, if requested, consideration and approval of dispensations.**

Cllr Powell-Evans declared a disclosable pecuniary interest in item 008: WA/2013/0702 because of her family's ownership of the property.

**P13/14 005 Open meeting for *members of the public* to raise matters with the Council on planning issues.**

1. Mr G Evans explained the background and rationale for the present **WA/2013/0702** planning application, which took into account Waverley Borough Council (WBC)'s latest advice. He accounted for previously submitted and withdrawn applications relating to housing for the biomass boilers/store because of WBC Planning Services' inconsistent and contradictory advice.

2. Mr Evans confirmed that the proposals included modifications to address the up-to-date recommendations of Planning Services.

**P13/14 006 To consider and approve the minutes of the Planning Committee meeting held on 9 May 2013.**

The Committee approved the official record of this meeting. Cllr R Bawden signed the minutes.

**P13/14 007 To receive progress reports about planning matters previously considered and approved by the Committee or the Council:**

**(a) WA/2013/0509: Shamley Cottage, Stroud Lane, Shamley Green, GU5 0ST.**

The Clerk informed the Committee that the applicant had contacted him to discuss how the Parish Council contributed to the process of decision-making by WBC about planning applications. The Clerk had explained that the Council was not in a position to intervene directly with the Planning Authority on behalf of private individuals during the application process nor become actively engaged in the preparation of, or support for, any individual

private planning application. To do otherwise would compromise the Council's Planning Committee's capacity to make objective observations or recommendations about an application once it had been formally submitted to the Planning Authority and become subject to public consultation. The Clerk reiterated the importance that the Council's Planning Committee attached to the compatibility of all applications with the provisions of the *Village Design Statement* in addition to all other material considerations.

**Action:** No further action.

**(b) Blackheath Cottage, Lockner Holt, Chilworth, GU4 8RD.**

The Clerk informed the Committee that he had contacted Guildford Borough Council (GBC) and spoken to Mr Lee Payne, who was leading on enforcement action being taken in respect of this property. He explained that the deadline for written submissions to the Planning Inspectorate Appeal hearing due to be held from 31 July to 2 August 2013 had passed. However, there could be an opportunity for interested parties such as the Council to attend the hearing and to seek to make representations there.

**Action:** The Committee agreed that it should consider this issue as a substantive agenda item at its next meeting.

**(c) Land at Hornhatch Farm, New Road, Chilworth, GU4 8HS.**

The Committee noted that GBC had refused permission for this proposed housing development. However, this could now go to appeal.

**Action:** Committee to follow developments.

**P13/14 008 To consider and approve recommendations about the following planning applications submitted to WBC:**

**WA/2013/0698: St Mary's Cottage, Woodhill Lane, Shamley Green, GU5 0SP.**

*Erection of a dwelling and detached garage/annexe building following demolition of existing dwelling and garage/annexe building.*

The Committee carefully considered this application and agreed that it had no objections to the proposals.

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

Cllr Powell-Evans withdrew from the meeting.

**WA/2013/0702: Great Tangley Manor, Great Tangley, Wonersh, GU5 0PT.**

*Installation of container to provide housing for biomass boilers/store (revision of WA/2012/0903).*

The Committee carefully considered this application and agreed that it had no objections to the proposals.

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

Cllr Powell-Evans rejoined the meeting.

**WA/2013/0718: Camerton Cottage, Blackheath Lane, Blackheath, GU4 8RB.**

*Erection of extensions, alterations and garage following demolition of existing garage (revision of WA/2013/0021).*

The Committee carefully considered this application and agreed that it had no objections to the proposals.

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

**P13/14 009 Councillors' business and other correspondence for noting or including on a future agenda.**

**(a) WBC Planning Forum: 21 May 2013.**

The Clerk informed the Committee that Cllrs Grant, Healy and he had attended the meeting. He briefly rehearsed the topics covered at the meeting: broadband upgrade and cabinets, Buildings of Local Merit, Neighbourhood Plans, Community Infrastructure Levy, Local Plan update, Article 4 Directions, Permitted Development changes, Rural Affordable Housing report, and website demonstration. The Committee requested that a written report be submitted to the next Council meeting. Members noted the date set for the next meeting of the Forum: 24 September 2013.

**Action:** Cllrs Grant and Healy to present a report to the next Council meeting on 13 June 2013.

**(b) Members' comments about planning applications.**

The Committee noted the value of receiving comments from all Councillors, especially if other commitments meant that Members could not attend meetings. The Committee therefore urged all Members who were unable to participate in its meetings to contribute their written observations beforehand so that these could be taken into account in the Committee's consideration of individual applications.

**Action:** All Members.

**P13/14 010 Date of next meeting.**

Thursday, 6 June 2013.

There being no further business, Cllr R Bawden closed the meeting at 10.18 am.

Signed: *Richard Bawden*

**20 June 2013**