



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday **20 June 2013** at 9.30 am at the Wonersh Sports Pavilion.

**Present:** Cllrs K Bawden, R Bawden (in the chair), G Grant, L Healy, B Holtom, A Powell-Evans and one member of the public (for items 020 to 025 only).

**P13/14 020 To receive and approve apologies for absence.**

Apologies were received from Cllrs C Smith and M Band; and Mr K Garvey (Clerk to the Council). In the absence of the Clerk, Cllr K Bawden agreed to be responsible for recording the proceedings of the meeting.

**P13/14 021 Declarations of disclosable interests under the Council's Code of Conduct and, if requested, consideration and approval of dispensations.**

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

**P13/14 022 Open meeting for *members of the public* to raise matters with the Council on planning issues.**

Mrs A Pritchard appraised the Committee of her and her husband's concerns about the effect that proposals under **WA/2013/0827** would have on their dwelling and garden. She confirmed that they would be objecting formally to Waverley Borough Council (WBC).

**P13/14 023 To consider and approve the minutes of the Planning Committee meeting held on 6 June 2013.**

The Committee agreed to defer consideration of these minutes to its next meeting.

**P13/14 024 To receive progress reports about planning matters previously considered and approved by the Committee or the Council:**

**(a) WA/2012/2033: Little Garden Cottage, Garden Close, Shamley Green GU5 0UW.**

The Chairman informed the committee that the appeal process on this application had reached its final stage although no date for determination had been set.

**Action:** No further action.

**(b) WA/2013/0091 Land At Willinghurst Estate, Guildford Road, Shamley Green GU5 0SU.**

The Chairman informed the committee that the appeal process on this application had reached its penultimate stage with final comments due by 28 June 2013.

**Action:** No further action.

**P13/14 025 To consider and approve recommendations about the following planning applications submitted to WBC:**

**WA/2013/0809: Stoke Allbrooke, Upper House Lane, Shamley Green, GU5 0SX.**

*Erection of porch following demolition of existing porch and alterations.*

**WA/2013/0810: Stoke Allbrooke, Upper House Lane, Shamley Green, GU5 0SX.**

*Listed Building Consent for erection of porch following demolition of existing porch and internal and external alterations.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2013/0814: 45 New Road, Wonersh, GU5 0SF.**

*Erection of extension and porch.*

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

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

**WA/2013/0827: 10 Hullmead, Shamley Green, GU5 0UG.**

*Erection of a two storey extension to provide annexe accommodation; erection of a conservatory following demolition of existing garage (revision of WA/2012/2073).*

The Committee carefully considered this application, noting that 4 members had attended a site visit at a neighbouring property, and agreed to object on the following grounds:

- Because the relative positioning of nos 8 & 10 Hullmead on corner plots results in a significant narrowing of the rear portion of each curtilage the proposed extension will be overbearing upon the rear of no 8 resulting in a loss of amenity.
- Closure of the gap between nos 8 & 10 Hullmead will result in a loss of the view from the green through to the hillsides beyond the settlement thereby contravening guidelines in the Blackheath, Shamley Green and Wonersh Village Design Statement (page 6, bullet 2; page 9 column 2 bullet 6; page 10 section "Distant views").

The Committee agreed to request that, should officers be minded to approve the application, it be considered by the WBC Eastern Area Planning Committee. The Committee further agreed that, should the application be approved, a condition be placed upon that approval to ensure, in perpetuity, that the extension might not be sub-let nor sold as a separate dwelling.

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

**WA/2013/0855: 6 Barnett Close, Wonersh, GU5 0SB.**

*Erection of extension following demolition of existing garage.*

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

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

**PC/2013/0012: Keepers Cottage, Row Lane, Albury, GU5 9EN.**

*Consultation from a neighbouring authority for a detached two storey four bedroom dwelling following demolition of existing dwelling.*

The Committee carefully considered this application and agreed to object on the grounds that expansion over the existing dwelling by 50% constituted a material increase in size and bulk. Thus the proposal, by its very nature, was detrimental to the countryside and contravened Guildford Borough Council's planning policy RE2.

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

**CA/2013/0048: Wetheringsett, Barnett Lane, Wonersh, GU5 0RU.**

*Wonersh Conservation Area: Works to three Lime trees.*

The Committee noted this application and had no comment to make.

**Action:** Chairman to notify WBC of the Committee's position.

**P13/14 026** To consider and approve the Council's submission to the Planning Inspectorate Appeal hearing on 31 July 2013 about enforcement proceedings by Guildford Borough Council in respect of Blackheath Cottage, Lockner Holt, Chilworth, GU4 8RD.

The Committee reviewed the draft speaking notes and agreed that, with one amendment, they should form the basis of WPC's submission to the appeal hearing.

**Action:** Clerk to obtain WPC attendance and speaking opportunity at the appeal hearing.

**P13/14 027** To consider and approve a letter to Mrs Anne Milton MP requesting support for changes to the Department for Communities and Local Government's *Town and Country (General Development Procedure) Order 1995*.

The Committee reviewed the draft letter and agreed that it should be forwarded to Mrs Milton.

**Action:** Chairman to forward letter to Mrs Milton.

**P13/14 028** Councillors' business and other correspondence for noting or including on a future agenda.

There was no other business to consider.

**P13/14 029** Date of next meeting.

Friday, 5 July 2013.

There being no further business, Cllr R Bawden closed the meeting at 10.30 am.

Signed: *Richard Bawden*

1 August 2013