



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday **29 August 2013** at 9.30 am at the Wonersh Sports Pavilion.

Present: Cllrs K Bawden, R Bawden (in the chair), G Grant, L Healy, P Maggs; and two members of the public.

P13/14 055 To receive and approve apologies for absence.

The Committee received and approved apologies from Cllrs M Band, B Holtom, C Smith and A Powell-Evans. The Committee also accepted apologies from Mr K Garvey (Clerk to the Council). In the absence of Clerk, Cllr R Bawden agreed to be responsible for recording the proceedings of the meeting.

P13/14 056 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.

P13/14 057 Open meeting for *members of the public* to raise matters about planning issues.

Mr P Budgen rehearsed the objections he had submitted directly to Waverley Borough Council (WBC) about planning application WA/2013/1231 and requested that the Committee take these objections into account in considering the application (see item 060 below).

P13/14 058 To consider and approve the minutes of the Committee meeting held on 15 August 2013.

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

P13/14 059 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

No matters were raised.

P13/14 060 To consider and approve observations about the following planning applications submitted to WBC:

WA/2013/1231: Downfield, Cranleigh Road, Wonersh, GU5 0QT.

Certificate of Lawfulness (Col) under Section 191- land to the rear of the main garden of the dwelling has been used as additional garden area for a period in excess of ten years.

The Committee carefully considered this application. It noted that it related to a CoL but requested that WBC taken into account the following comments:

- The Council had objected to the original planning application WA/1999/1435 and it remained the Committee's view that the land to the rear of the main garden of Downfield should not be incorporated into the dwelling's curtilage;
- The Committee noted that the land in question formed part of the designated area of great landscape value (AGLV) and should be afforded the special protection that this implied;

- The Committee was not convinced that sufficient evidence had been presented to conclude that the land had, indeed, been used as a garden for ten years. In particular it noted that there was no evidence of features normally associated with a garden setting (eg borders, shrubs, trees, paths) being established. The Committee considered that the photographic evidence merely suggested that the area had been maintained as a separate piece of grassland.
- Should WBC conclude that the land had been used as a garden for ten years the Committee requested that WBC consider carefully whether or not concealment had occurred. The Committee believed that the erection of a close-boarded fence and subsequent establishment of a dense and high leylandii hedge around the land amounted to concealment. On this basis the Committee recommended that WBC had grounds to act under the amendments made to the Town and Country Planning Act 1990 through Section 124 of the Localism Act 2011.

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

WA/2013/1254: Woodmans Rest, Knob Copse, Willinghurst Estate, Shamley Green, GU5 0SU. *Continued siting of a mobile home.*

The Committee carefully considered this application and agreed that it had no objections to the proposals provided that a condition be placed upon approval that the caravan should be for use only by an estate worker for the pursuit of his or her lawful business.

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

NMA/2013/0091: Winters Grace, Stroud Lane, Shamley Green, GU5 0ST. *Amendment to WA/2011/2033 & WA/2011/2034 to provide alterations to ridge height.*

The Committee noted that WBC had already approved this non-material amendment and had no comments to make about it.

Action: No further action.

P13/14 061 To review the present Councillors' Planning Code of Good Practice and to approve recommendations to the Council for the adoption of a revised Code.

The Committee carefully considered the revised Code proposed by the Clerk and agreed to recommend it for approval by the Council subject to the inclusion at paragraph 8 of an additional bullet point:

- the historical significance of the structures.

Action: Clerk to submit the revised Code to the Council for consideration and approval at the latter's next meeting on 12 September 2013.

P13/14 062 Councillors' business and other correspondence for noting or including on a future agenda.

No matters were raised.

P13/14 063 Date of next meeting

Thursday 12 September 2013.

There being no further business, Cllr R Bawden closed the meeting at 10.10 am.

DRAFT