



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday **29 May 2014** at 9.30 am at the Wonersh Sports Pavilion.

Present: Cllrs K Bawden, R Bawden (in the chair), G Grant, L Healy, B Holtom, P Maggs; and one member of the public (for agenda items 011 to 016 only).

In attendance: Mr K Garvey, Clerk to the Council.

P14/15 011 To receive and approve apologies for absence.

The Committee received and approved apologies from Cllrs M Band, A Powell-Evans and C Smith.

P14/15 012 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.

P14/15 013 Open meeting for *members of the public* to raise matters about planning issues.

No matters were raised.

P14/15 014 To consider and approve the minutes of the Committee meeting held on 15 May 2014.

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

P14/15 015 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

Proposed meeting with Waverley Borough Council (WBC) to discuss the draft Local Plan.

Minute 14/15 007 last refers. The Clerk informed the Committee that WBC participants had been unable to attend the meeting on dates proposed so far. The Committee agreed to offer 0930 on Thursday 5 June as an alternative.

Action: Clerk to notify WBC and confirm acceptance of the new date

P14/15 016 To consider and approve observations about the following planning applications submitted to WBC:

WA/2014/0772: Little Garden Cottage, Garden Close, Shamley Green, GU5 0UW.

Erection of 2 detached dwellings and vehicular accesses following demolition of existing dwelling.

1. The Committee carefully considered this application and agreed in principle that it had no objections to the proposals. It noted that the latest designs had taken account of concerns previously expressed about the height and bulk of the new dwellings. Members agreed that the present proposals would have far less negative impact on the street scene or the adjacent designated conservation area. However, in order to safeguard the interests of neighbours and to take account of the lack of adequate on-road parking in the vicinity, the Committee also agreed to recommend that two conditions be attached to the application's

approval:

- (a) for screening to be incorporated along the eastern and western curtilage boundaries; and
- (b) for permitted development rights relating to any subsequent change of use for the proposed integrated garages to be removed.

2. The Committee noted that the deadline for submission of observations was not until 13 June and agreed to defer confirmation of its decision until its meeting on 12 June.

Action: Clerk to include on the Committee's agenda for 12 June 2014.

WA/2014/0822: Hyde Farm, The Green, Shamley Green, GU5 0UB.

Erection of extensions and alterations.

WA/2014/0823: Hyde Farm, The Green, Shamley Green, GU5 0UB.

Listed Building Consent for erection of extensions and internal and external alterations.

The Committee carefully considered these applications and agreed in principle that it had no objections to the proposals. However, noting that the deadline for submission of observations was 13 June, the Committee agreed to defer confirmation of its decision until its meeting on 12 June.

Action: Clerk to include on the Committee's agenda for 12 June 2014.

WA/2014/0763: Barnett Hill Conference Centre, Blackheath Lane, Womersley, GU5 0RF.

Listed Building Consent for internal alterations.

The Committee carefully considered this application and agreed *in principle* that it had no objections to the proposals. However, noting that the deadline for submission of observations was 13 June, the Committee agreed to defer confirmation of its decision until its meeting on 12 June.

Action: Clerk to include on the Committee's agenda for 12 June 2014.

WA/2014/0770: Spring House, Willinghurst Estate, Shamley Green, GU5 0SU.

Alterations to existing barn to provide a dwelling with integral garage.

The Committee carefully considered this application and expressed concern about the negative impact of the design, including the extent of glazed exterior elevations, for a proposed new dwelling that would be highly visible in the designated area of outstanding natural beauty (AONB). Members also noted with regret that the application took no account of the *Village Design Statement (VDS)*. The Committee therefore recommended that the application be refused.

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

WA/2014/0777: Yew Tree Cottage, Blackheath Lane, Blackheath, GU4 8QU.

Erection of a single storey extension following demolition of existing extension; construction of dormer windows following removal of existing rooflights.

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 observations.

WA/2014/0784: Land south of junction with Smithwood Common Road, Guildford Road, Rowly. *Outline application for erection of 9 dwellings including village shop with access and layout matters reserved.*

1. The Committee carefully considered this outline application and agreed that it objected to the proposals. Given the Council's policy to support the presumption against development in the Green Belt unless exceptional circumstances could be demonstrated the Committee did

not consider that the developer had made any convincing case for an acceptable exceptional development. Members were concerned that the negative impact on the Green Belt itself and views to and from the adjacent designated area of outstanding natural beauty (AONB) would be considerable. The Committee therefore recommended that the application be rejected.

2. Noting that the proposed development was located at the border of this parish and that of Cranleigh, the Committee requested that the Clerk contact Cranleigh Parish Council (CPC) to invite the latter to submit comments about the proposals.

Action: Clerk to notify WBC and CPC of the Committee's observations.

WA/2014/0794: Longacre School, Hullbrook Lane, Shamley Green, GU5 0NQ.

Erection of a multi use games area and associated works.

The Committee carefully considered this application and agreed that it had no objections to the proposals, provided that WBC satisfy itself that the development would have no detrimental impact on neighbours because of any increased traffic or vehicle parking concerns.

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

WA/2014/0798: Marlowe, Stroud Lane, Shamley Green, GU5 0ST.

Erection of a detached garage/store building following demolition of existing outbuildings.

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 observations.

WA/2014/0816: Browe Cottage, Stroud Common, Shamley Green, GU5 0TB.

Certificate of Lawfulness (CoL) under Section 192 for erection of a single storey outbuilding.

The Committee noted that this was a CoL application and had no comments to make about the proposals.

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

WA/2014/0817: Uplands, Stonards Brow, Shamley Green, GU5 0UY.

Erection of extensions and alterations.

The Committee carefully considered this application. It noted that it had no objections to the main, lateral extension. However, Members expressed concern about the flat-roofed development at the front of the property, which they agreed would have an unbalancing effect, detrimental to the street scene. The Committee therefore agreed to recommend that this component of the application be rejected.

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

CA/2014/0059: Land between White Cottage & Lane End Cottage, The Green, Shamley Green, GU5 0UA. SHAMLEY GREEN CONSERVATION AREA. 1x Holly - fell.

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 observations.

DW/2014/0019: Blackheath Grove, Wonersh, GU5 0PU.

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 10m, for which the height would be 2.5m, and for which the height of the eaves would be 2m.

The Committee noted that this application had been withdrawn and had no comments to

make about it.

Action: No further action.

P14/15 017 Councillors' business and other correspondence for noting or including on a future agenda.

No issues were raised.

P14/15 018 Date of next meeting.

Thursday 12 June 2014.

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

Signed: *Richard Bawden*

12 June 2014