



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday **12 June 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 two members of the public (for agenda items 019 to 024 only).

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

**P14/15 019 To receive and approve apologies for absence.**

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

**P14/15 020 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.

**P14/15 021 Open meeting for *members of the public* to raise matters about planning issues.**

1. Mrs Ferris set out her concerns about the unacceptable negative impact that the proposed development at WA/2014/0916 could have on her own neighbouring property. Cllrs K and R Bawden confirmed that they had made a site visit at the invitation of Mrs Ferris.

2. The Chairman briefly rehearsed the role the Parish Council in making observations and recommendations about individual planning applications but it was the responsibility of WBC (the Planning Authority) to make a decision based on all the relevant evidence at its disposal. Cllr Powell-Evans also reiterated that the Committee had a duty, as a corporate body, to submit comments and recommendations that represented its agreed views and not those of individual Members.

**P14/15 022 To consider and approve the minutes of the Committee meeting held on 29 May 2014.**

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

**P14/15 023 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

**Meeting with Waverley Borough Council (WBC) to discuss the draft Local Plan.**

Minute 14/15 015 last refers. The Committee noted that the meeting of WBC councillors and officials with Parish Council representatives had taken place on 5 June. Cllr Bawden had prepared a report and recommendations for consideration by the Council on 12 June 2014.

**Action:** Full Council to consider how to ensure that it and local residents have the opportunity to contribute effectively to WBC's forthcoming public consultation over the draft Local Plan.

**P14/15 024 To consider and approve observations about the following planning applications submitted to WBC:**

**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 that it had no objections to the proposals.

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

**WA/2014/0770: Spring House, Willingham 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/2014/0772: Little Garden Cottage, Garden Close, Shamley Green, GU5 0UW.**  
*Erection of 2 detached dwellings and vehicular accesses following demolition of existing dwelling.*

1. The Planning Committee carefully considered this application and agreed that it had no objections in principle 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.

2. 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 recommended that two conditions be attached to the application's approval by the Planning Authority:

- (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.

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

**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 that it had no objections to the proposals.

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

**WA/2014/0855: Oakley House, Green Lane, Shamley Green, GU5 0RD.**  
*Construction of a swimming pool.*

The Planning Committee carefully considered this application and had no objection in principle to the proposals. However, given the narrowness of Green Lane itself as well as that of Northcote Lanes and Littleford Lanes from which all access is derived, the Committee recommended that, in order to safeguard the amenity of neighbours, the Planning Authority

impose all necessary conditions and restrictions on the use of large vehicles to deliver machinery and materials to the site and satisfy itself that all spoil would be disposed of in an environmentally sustainable way.

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

**WA/2014/0881: Ashness, Green Lane, Shamley Green, GU5 0RD.**

*Erection of annexe and construction of swimming pool following demolition of existing annexe and outbuildings.*

The Planning Committee carefully considered this application and had no objection in principle to the proposals. However, given the narrowness of Green Lane itself as well as that of Northcote Lanes and Littleford Lanes from which all access is derived, the Committee supported the recommendations of Surrey County Highways for the Planning Authority to impose a *Method of Construction Statement* that will include all necessary conditions and restrictions on the use of large vehicles to deliver machinery and materials to the site and to satisfy itself that all spoil will be disposed of in an environmentally sustainable way.

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

**WA/2014/0905: Lee House, Northcote Lane, Shamley Green, GU5 0RB.**

*Certificate of lawfulness (CoL) under Section 192 for the erection of extensions.*

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/2014/0916: Stonards Cottage, Stonards Brow, Shamley Green, GU5 0UY.**

*Erection of a two storey extension following demolition of existing single storey extension.*

The Planning Committee carefully considered this application and expressed concern about the bulk of the proposed two-storey rear extension, which could have an overbearing and negative impact on the amenity of the neighbouring property, *Grey Owls*. In particular, Members noted that the proposed extension would be very close to the curtilage boundary and far less than the minimum of 3 metres as set out at section 8.2 of the *WBC Residential extensions supplementary planning document*. For this reason the Committee recommended that the application be refused by the Planning Authority.

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

**P14/15 025 Councillors' business and other correspondence for noting or including on a future agenda.**

No issues were raised.

**P14/15 026 Date of next meeting.**

Thursday 26 June 2014.

There being no further business, Cllr R Bawden closed the meeting at 10.15 am.

Signed: *Richard Bawden*

26 June 2014