



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday 5 February 2015 at 9.30 am at the Wonersh Sports Pavilion.

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

**In Attendance:** Mrs G Charlton, Assistant to the Clerk

**P14/15 155 To receive and approve apologies for absence.**

The Committee received and approved apologies from Cllrs B Holtom, A Powell-Evans, C Smith and M Band; and from the Clerk, Mr K Garvey.

**P14/15 156 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.**

Cllr P Maggs declared a non-pecuniary interest in WA/2015/0032 and elected not to take part in the discussion of this item. Cllr G Grant declared a non-pecuniary interest in WA/2014/2453, WA/2014/2458 and WA/2015/0032.

**P14/15 157 Open meeting for *members of the public* to raise matters about planning issues.**

Mr B Herbert raised a concern with respect to NMA/2014/0146. Following clarification, his concerns were alleviated.

**P14/15 158 To consider and approve the minutes of the Committee meeting held on 22 January 2015.**

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

**P14/15 159 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

Cllr P Maggs alerted the Committee to the fact that the Appeal hearing relating to Blackheath Cottage is due to take place on 18 March 2015

**P14/15 160 To consider and approve observations about the following planning applications submitted to WBC:**

**WA/2014/2453: Tree Tops, Northcote Lane, Shamley Green, GU5 0RB**

*Certificate of Lawfulness under Section 192 for erection of single storey extension*

The Committee carefully considered this application and noted that it was for a Certificate of lawfulness and therefore for WBC to decide as a matter of fact and law. The Committee agreed to alert WBC to the fact that the principal elevation of the original building faced South whereas the claimed principal elevation of the replacement building faces North. The Committee considered it regrettable that an Article 4 Direction had not been applied to the original application for this development.

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

**WA/2014/2458: Tree Tops, Northcote Lane, Shamley Green, GU5 0RB**

*Certificate of Lawfulness under Section 192 for construction of roof lights and internal alterations.*

The Committee carefully considered this application and noted that it was for a certificate of lawfulness. The committee agreed to express regret that if the development does take place there is a considerable risk of excessive light pollution in this dark area of the countryside.

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

**WA/2014/2462: The Barn, Westland Farm, Lordshill Common, Shamley Green, GU5 0TL.** *Application under Section 73 to vary Condition 3 of WA/2012/1533 (approved plans) to allow alterations to elevations and roof.*

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

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

**WA/2015/0017: Stable Cottage, Upper House Lane, Shamley Green, GU5 0SX**

*Erection of first floor extension and alterations to outbuilding.*

The Committee carefully considered this application and agreed that it had no objection providing that a condition be placed upon any approval to prevent the building being converted to habitable accommodation.

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

**WA/2015/0032: Hazelhurst, Blackheath Lane, Blackheath, GU4 8RA**

*Erection of single storey extension together with dormer to provide additional habitable accommodation.*

The Committee carefully considered this application and agreed that it had no objection to the form of the proposals. However it noted that the existing extension increased the floor area of the dwelling by over 50% and the proposals would add a further 20%. The committee agreed to urge WBC to consider whether this increase, well beyond the guidance pertaining to RD2 would be justified.

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

**WA/2015/0071: Beechcroft, Guildford Road, Shamley Green, GU5 0RT**

*Erection of extension and alterations.*

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

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

**P14/15 161 To consider Councillors' business and other correspondence for noting or including on a future agenda.**

No matter was brought forward.

**P14/15 162 Date of next meeting.**

Thursday 19 February 2015.

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

Signed: *Richard Bawden*

19 February 2015