



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday 19 February 2015 at 9.30 am at the Wonersh Sports Pavilion.

Present: Cllrs K Bawden, R Bawden (in the chair), G Grant, P Maggs, A Powell-Evans and L Healy and three members of the public.

In attendance: Mrs G Charlton, Assistant to the Clerk.

P14/15 163 To receive and approve apologies for absence.

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

P14/15 164 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 GU/15/P/00171. Cllr A Powell-Evans declared a non-pecuniary interest in WA/2014/0112.

P14/15 165 Open meeting for *members of the public* to raise matters about planning issues.

Mr I Ferguson provided clarification of certain aspects of WA/2015/0144 for the Committee.

P14/15 166 To consider and approve the minutes of the Committee meeting held on 5 February 2015.

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

P14/15 167 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

No matter was raised.

P14/15 168 To consider and approve observations about the following planning applications submitted to WBC:

WA/2015/0047: Church Woods, The Street, Wonersh, GU5 0PG

Erection of extensions.

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

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

WA/2015/0112: Great Tangley Manor Farmhouse, Great Tangley, Wonersh, GU5 0PT

Erection of extensions.

The Committee carefully considered this application and had no objection to the form of the proposals. However, the Committee noted that the conservatory would increase the extent of additional floor space over the original building to 85% and agreed to ask WBC to confirm whether or not special circumstances continue to pertain given that the property is in the GB and outside any settlement boundary.

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

WA/2015/0144: Tangley Field, Wonersh Common, Wonersh, GU5 0PY

Erection of porch and alterations to windows.

The Committee carefully considered this application and noted with regret that the part relating to fenestration is essentially retrospective. The Committee agreed that if WBC now regard the North elevation as superceding the Western one as the principal elevation, it has no objection to the windows being clear glazed and capable of being opened. The Committee also agreed that it has no objection to the proposed porch.

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

WA/2015/0187: Derryswood Hill, Cranleigh Road, Wonersh, GU5 0QZ

Certificate of Lawfulness under Section 192 for erection of summerhouse.

The Committee carefully considered this application, noting that it is for a Certificate of Lawfulness and had no comment to make.

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

GU/15/P/00171: Blackheath Cottage, Lockner Holt, Chilworth, GU4 8RD

Proposed replacement two storey five bedroom dwelling with rooms in the basement, following demolition of existing dwelling.

The Committee carefully considered this application and agreed that the proposals fail to address the majority of the objections raised by the Planning Inspector, Mr NP Freeman on the appeals referenced APP/Y3615/C/12/2189026(A) & 2189027(B). In particular, the Committee agreed that the proposals still represent inappropriate development in the GB through a reduction in openness particularly associated with the elongated single storey element, principally visible in the East elevation, and through the overall increase in bulk. Furthermore, there has been little reduction in the extensive glazing which was a significant criticism of the Inspector's. The Committee also found the proposed flat roof to be anachronistic and completely out of sympathy with the overall context of the building, as are the proposed cladding materials. The Committee was of the opinion that if this application had been presented while the original building was still in existence, it would have been rejected by GBC. For the above reasons, the Committee agreed to object to the proposals.

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

P14/15 169 To consider Councillors' business and other correspondence for noting or including on a future agenda.

No matter was brought forward.

P14/15 170 Date of next meeting.

Thursday 5th March 2015.

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

Signed: *Richard Bawden*

5 March 2015