



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday 2 April 2015 at 9.30 am at the Wonersh Sports Pavilion.

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

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

**P14/15 188 To receive and approve apologies for absence.**

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

**P14/15 189 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.**

Cllrs R Bawden, K Bawden and A Powell-Evans declared a non-pecuniary interest in WA/2015/0490.

**P14/15 190 Open meeting for *members of the public* to raise matters about planning issues.**

Mrs Ferris, a neighbour of Stonards Cottage, (WA/2015/0420) spoke in connection with this application.

**P14/15 191 To consider and approve the minutes of the Committee meeting held on 19 March 2015.**

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

**P14/15 192 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

No matter was raised.

**P14/15 193 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

**WA/2015/0374: Wetheringsett, Barnett Lane, Wonersh, GU5 0RU**

*Erection of single storey extension and porch; alterations to existing elevations.*

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

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

**WA/2015/0420: Stonards Cottage, Stonards Brow, Shamley Green, GU5 0UY**

*Erection of two storey extension and ancillary works following demolition of existing single storey extension (Revision of WA/2014/0916).*

The Committee carefully considered this application and noted that they had agreed to object to the original application, WA/2014/0916, based on concerns 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, 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*.

The Committee found that the revised plans had not been changed to address any of the concerns over the previous application, and therefore agreed to object to the proposals on the same basis as before. The Committee expressed surprise that the suggestion that a new case officer dealing with the new application might make a difference to the outcome with reference to the applicant's pre-application discussions with WBC. (Alliance Planning objection letter to WBC of 30 March 2015).

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

**WA/2015/0414: Little Pond, Hullbrook Lane, Shamley Green, GU5 0UQ**

*Erection of a two storey extension and alterations.*

The Committee carefully considered this application and noted that they had agreed to object to the original application, WA/2014/2334, based on concerns that the supposedly subservient extension would, in fact, become the dominant feature of the dwelling and thus would adversely affect the street scene within the Shamley Green Conservation Area. It also noted that the proposals would further reduce the stock of small family homes within the parish. The committee found that the revised plans had not been changed to address any of the concerns over the previous application, and therefore agreed to object to the proposals on the same basis as before.

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

**WA/2015/0446: Garages north of 12 Nursery Hill, Shamley Green**

*Application under Regulation 3 for the erection of 5 affordable dwellings and provision of 15 parking spaces (3 to serve off site users) following demolition of existing garages together with associated works.*

The Committee carefully considered this application, and agreed it had no objections to the proposals. However, the Committee noted that as the access to the garages was very narrow, consideration should be given to the on road parking on either side of, and opposite, the entrance, to ensure there is unrestricted access.

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

**WA/2015/0469: Shipley House, Hill Close, Womersley, GU5 0QP**

*Erection of extensions following demolition of existing porch; alterations to roof space including the construction of a dormer window to provide habitable accommodation.*

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

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

**WA/2015/0490: Land at Leybourne, Barnett Lane, Wonersh, GU5 0RZ**

*Erection of a detached dwelling and vehicular access onto New Road following demolition of existing outbuildings.*

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

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

**P14/15 194 To consider Councillors' business and other correspondence for noting or including on a future agenda.**

No matter was brought forward.

**P14/15 195 Date of next meeting.**

Thursday 16 April 2015.

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

Signed: *Richard Bawden*

**16 April 2015**