



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday 10 September 2015 at 9.30 am at the Wonersh Sports Pavilion.

*Membership of the Committee: all Members of the Council, and Mr R Bawden appointed by co-option: by resolution of the Council at its annual meeting held on 14 May 2015 (minute ref 15/16 010).*

**Present:** Cllr C Crouch (in the chair), Cllr A Powell-Evans, Cllr M Hardman and Cllr G Payne; and seven members of the public.

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

**P15/16 072 To receive and approve apologies for absence.**

The Committee received and approved apologies from: Cllrs M Band, H Kendall, P Neve, P Maggs and R Weale; and from Mr R Bawden and the Clerk, Mr K Garvey.

**P15/16 073 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.**

Cllr Powell-Evans declared a non-pecuniary interest in agenda item P15/16 077(WA/2015/1518) and declined to make any comments on this application.

**P15/16 074 Open meeting for *members of the public* to raise matters about planning issues.**

1. Mrs A Bolton (Head-teacher of Longacre School) spoke in support of application WA/2015/1518 and acknowledged residents' concerns over increased traffic levels. She said that the intention was not to increase above 280 pupils and advised that any increases would be applied gradually, over several years. The School had introduced several new minibus routes and made other improvements to the "drop off" and "pick up" processes to reduce traffic volumes despite an increase in pupils and staff. The School had also been seeking SCC Highways' support for improvements to Hullbrook Lane. Although Longacre's main objective was to provide a good education for young children, it was fully committed to supporting and working with the village community by sharing its facilities and providing business for local companies.

2. Five local residents spoke to object to the proposals. While some acknowledged that the school had taken steps to mitigate the traffic problems, they expressed serious concerns over the current levels of traffic entering and leaving the school, resulting in residents having restricted access to their own properties at certain times during the day, together with potential delay for access by emergency vehicles. They also raised concerns over the safety of young children and other pedestrians using the very narrow access roads, where there are no pavements. They argued that, if traffic levels were to increase further, there would be an unacceptable risk of accidents occurring. Concern was also raised over the number of inconsiderate drivers, who presently behaved selfishly and dangerously when driving on these narrow roads.

**P15/16 075 To consider and approve the minutes of the Committee meeting held on 27 August 2015.**

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

**P15/16 076 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

No matters were raised.

**P15/16 077 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

**WA/2015/1518: Longacre School, Hullbrook Lane, Shamley Green, GU5 0NQ**

*Application under Section 73A to vary Condition 14 of WA/2014/0065 (restricts pupil capacity to 240) to allow increase to 300 pupils.*

1. The Committee carefully considered this application. It noted that to date seventy- three objections had been logged by WBC. It also noted that one supportive comment had been received. The Committee further noted that the Waverley Local Plan's Policies: D2, CF3, M2 and M14 were relevant to the material consideration of this application.
2. The Committee agreed that the key issue at stake related to the present negative impact of motor vehicle traffic to and from the school at the beginning and end of the school day on the amenity of neighbouring residents, and residents seeking to access along the narrow, unpaved sections at Hullbrook Lane and Stonards Brow/Sweetwater Lanes. The Committee welcomed the efforts and initiatives of the School to mitigate traffic congestion to-date but also recognised that the present road/pavement infrastructure was inadequate.
3. Given the considerable public interest in this application, the Committee had already agreed to defer to the full Council meeting, due to take place on the evening of 10 September, responsibility for approving the Council's observations to WBC. The Committee agreed that it could only recommend not to object to the proposals if a credible traffic-reduction management plan and improvements to the road/pavement infrastructure were to be put in place prior to any increase in the present limit on pupil numbers.

**Action:** Cllr Crouch to report these observations and recommendations to the full Council meeting.

**WA/2015/1541: Larch Cottage, Wonersh Common, Wonersh, GU5 0PW**

*Erection of a two storey extension and alterations following demolition of existing detached garage/office.*

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

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

**WA/2015/1554: The Old House, The Street, Wonersh, GU5 0PF**

*Listed Building Consent for internal alterations.*

The Committee noted that this application related to Listed Building consent and agreed it had no objections to the proposals.

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

**WA/2015/1555: Shamley Wood, Woodhill Lane, Shamley Green, GU5 0SP**

*Erection of a greenhouse following the demolition of an existing greenhouse.*

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

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

**WA/2015/1620: Sandford Lodge, Mellersh Hill Road, Wonersh, GU5 0QL**

*Erection of two storey front extension and alterations to front window.*

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

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

**WA/2015/1626: East Barn, Whitley Manor Farm, Horsham Road, Bramley, GU5 0LL**  
*Listed Building consent for alterations.*

The Committee noted that this application related to Listed Building consent and had no comments to make.

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

**P15/16 078 WBC Draft Shopfront Design Guide Supplementary Planning Document Consultation(SPD).**

The Committee considered the draft submission and agreed its contents.

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

**P15/16 079 To consider Councillors' business and other correspondence for noting or including on a future agenda.**

Cllrs Payne & Powell-Evans extended their apologies for absence at the Planning Committee meeting due to be held on 24 September 2015.

**P15/16 080 Date of next meeting.**

Thursday 24 September 2015.

There being no further business, Cllr Crouch closed the meeting at 10.40 am.

Signed: *Christopher Crouch*

**24 September 2015**