



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday 9 June 2016 at 9.30 am at the Wonersh Sports Pavilion.

**Present:** Cllr C Crouch (in the chair), Cllr G Payne, and Cllr P Maggs.

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

**P16/17 010 To receive and approve apologies for absence.**

The Committee received and approved apologies from: Cllrs M Band, P Neve, M Hardman, A Powell-Evans, H Kendall, and R Weale, and from the Clerk, Mr J Aldworth.

**P16/17 011 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.**

No declarations of disclosable interest were made.

**P16/17 012 Open meeting for *members of the public* to raise matters about planning issues.**

No members of the public were present.

**P16/17 013 To consider and approve the minutes of the Committee meeting held on 26 May 2016.**

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

**P16/17 014 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

- 1) Northcote Farm, Northcote Lane, Shamley Green ( WA/2016/0599).  
The Committee noted that WBC had advised they would be considering this application at the Eastern Planning Committee meeting to be held on Wednesday 15 June. The Committee considered that the revised plans had taken into consideration the concerns raised when this application was considered at the Planning Committee meeting held on 12 May, (minute item P15/16 220 refers). The committee therefore considered that there was no requirement for WPC to be represented at the Eastern Planning Committee meeting.
- 2) The Dairy, Hallams Farm, Littleford Lane, Shamley Green: The Committee requested an update in respect of the enforcement order, in connection with works to reinstate the embankment to its previous state (case reference C/2015/00198).

Action: Clerks Assistant to contact Cllr Goodridge to see if he was aware of any progress with this case.

**P16/17 015 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

**WA/2016/0805: Whipleigh Manor Farm, Horsham Road, Bramley GU5 0LL**

*Erection of commercial office and retail buildings following the demolition of existing buildings and formation of new access.*

**WA/2016/0806: Whipleigh Manor Farm, Horsham Road, Bramley GU5 0LL**

*Listed Building Consent for the alterations to elevations and demolition of modern extensions.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0816: 2 Dawson Cottage, Lordshill Common Shamley Green GU5 0TJ**

*Erection of a double garage.*

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

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

**WA/2016/0846: Gaston House, Guildford Road, Cranleigh GU6 8QZ**

*Erection of mixed use building to provide B1 Offices and 2 dwellings following demolition of existing dwelling and associated outbuildings.*

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

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

**WA/2016/0885: Great Tangley Manor Farm, Great Tangley, Wonersh GU5 0PT**

*Application under Section 73A to vary Condition 9 of WA/2015/1718 (plan numbers).*

**WA/2016/0886: Great Tangley Manor Farm, Great Tangley, Wonersh GU5 0PT**

*Application under Section 19 to vary Condition 14 of WA/2015/1719 (plan numbers).*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0895: Little Easteds, The Green, Shamley Green GU5 0UH**

*Erection of conservatory on existing foundations following demolition of existing conservatory.*

**WA/2016/0896: Little Easteds, The Green, Shamley Green GU5 0UH**

*Listed Building Consent for erection of conservatory on existing foundations following demolition of existing conservatory.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0899: 37 Barnett Close, Wonersh GU5 0SD**

*Erection of extensions and alterations including extension to garage.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0910: Twin Oaks, Stroud Lane, Shamley Green GU5 0ST**

*Erection of extensions and alterations following demolition of existing garage.*

The Committee carefully considered this application. The Committee had concerns over the size of the extensions, notably that the proposals would increase the area of the dwelling to nearly double its original size and therefore agreed to urge WBC to consider whether this increase would be justified. The committee also expressed concern over the expanse of glazing on the rear of the property and considered that this could cause excessive light pollution in a dark area of the countryside. For these reasons the Committee agreed to object to the proposals.

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

**WA/2016/0935: Little Oaks, Mellersh Hill Road, Wonersh GU5 0QJ** *Application under Alterations to existing detached garage to provide habitable accommodation and link extension; erection of a porch and alterations; erection of a detached garage/carport.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0950: Lostiford House Barn, Cranleigh Road, Wonersh**

*Formation of new access from Mill House Lane.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**WA/2016/0952: Westland Farm, Lordshill Common, Shamley Green GU5 0TL**

*Change of use of an agricultural farm to a mixed use of agriculture, private equestrian and commercial equestrian use; formation of a sand school, car parking and associated works.*

The Committee carefully considered these applications and agreed that it had no objections to the proposals.

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

**P16/17 016 To consider Councillors' business and other correspondence for noting or including on a future agenda.**

- 1) Guildford Local Plan: The Committee noted that the deadline for comments was 18 July and therefore suggested that this item be put on the agenda for the next Planning Committee meeting to be held on the 23 June.

Action: Clerks Assistant to circulate the previous comments submitted to GBC prior to the meeting on 23 June.

- 2) Neighbourhood Plan Working Party: Cllr Crouch advised that they still needed some additional members. Cllr Maggs agreed to join the Working Party. The Committee also agreed that additional help outside WPC should also still be considered.
- 3) Lee Farm, Northcote Lane, Shamley Green: Complaint file reference C/2015/00267  
The Committee noted that WBC had now received revised plans which are currently being processed.
- 4) Cllr Maggs extended his apologies for the next Planning committee meeting on 23 June. The Committee noted also that Cllr Crouch would be away for the meeting on 7 July. Cllr Crouch suggested that as the holiday season was upon us, a reminder for the Planning Committee dates be circulated to allow Councillors the opportunity to advise which meeting they are unable to attend, so that the Committee can ensure the meetings will be quorate.
- 5) The Committee noted that there were 2 responses still to be received for the "Planning Meetings Options" poll, to find a more convenient time for the Planning Meetings.

**P16/17 017 Date of next meeting:** Thursday 23 June 2016.

There being no further business, Cllr Crouch closed the meeting at 10.20am.

Signed: *Chris Crouch*

23 June 2016