



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday 25th August 2016 at 9.30 am at the Wonersh Sports Pavilion.

Present: Cllr C Crouch (in the chair), Cllr P Neve, Cllr G Payne, Cllr P Maggs, Cllr A Powell-Evans.

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

P16/17 044 To receive and approve apologies for absence.

The Committee received and approved apologies from Cllrs Band, Kendall, Weale and Hardman

P16/17 045 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.

Cllr Crouch disclosed a pecuniary interest in application WA/2016/1472- Church Woods, The Street, Wonersh.

P16/17 046 Open meeting for *members of the public* to raise matters about planning issues.

Mr Bondosz from D&M Planning spoke on behalf of the applicant for Tangley Close, WA/20161291. Mr Bondosz explained that the proposed 5 new detached dwellings replacing the original building and outbuildings would be appropriately positioned on the plot and although there was no opportunity for affordable housing on this development, a contribution would be made available to another project in the village if an appropriate site could be found.

Another member of the public advised the Committee that Tangley Residents Association had suggested widening and rebuilding the access road to the site.

P16/17 047 To consider and approve the minutes of the Committee meeting held on 21st July 2016.

The Committee approved the official record of the meeting. Cllr Maggs signed the Minutes.

P16/17 048 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

No matters were raised.

P16/17 049 Shamley Green Barn – presentation of the drawings, designs and models for a full planning application by Nick Willson Architects.

The Committee viewed the model and plans with interest, but had no comments to make at this pre-planning stage.

P16/17 050 Local Plan – Cllr Crouch updated the Committee with a summary of the meeting with The Joint Parish Councils, held on 24th August. The Committee agreed that a ‘Sub-Committee of the Planning Committee would be required to be set up to progress work on the Local Plan therefore this should be on the agenda for the full Council meeting on 8th September. The Committee decided that the preferred dates for holding the Public Meeting for the Local Plan would be either on Saturday 17th September, or Saturday 24th September.

Action: Clerk to enquire about availability for using the Memorial Hall in Wonersh for the venue.

P16/17 051 **To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

WA/2016/1291 TANGLEY CLOSE, WONERSH COMMON, WONERSH GU50PW

Outline application for erection of 5 dwellings and associated works following the demolition of existing dwelling, with access and layout only to be determined at outline stage.

The Committee agreed to object to the application on the basis that it was an inappropriate development in the Green Belt. The Committee referred to the NPPF principal which suggests that all new builds in the Green Belt are, by definition, harmful. The Committee could find no special circumstances, in this case, which could outweigh the harm to the Green Belt. Furthermore, if this application was being regarded as a replacement building, then the proposal would far exceed WBC’s policies on the size of a replacement building.. The Committee also considered that due to 13 objections being received, WPC should request that the application is considered by the Eastern Planning Committee, to allow both the applicant and the objectors an opportunity for ‘public speaking’.

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

WA/2016/1318 37 BARNETT CLOSE, WONERSH, GU5 0SD (application has been confirmed invalid) *Erection of extensions and alterations (revision of WA/2016/0899)*

The Committee noted this application had been confirmed to be Invalid.

WA/2016/1372 DERRYSFOLD, CRANLEIGH Rd, WONERSH, GU5 0QZ

Construction of dormer windows and roof lights; alterations to existing dormer windows and elevations following removal of existing dormer windows and chimney stacks.

The Committee agreed that it had no objections to the proposals.

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

NMA/2016/0122 LOSTIFORD HOUSE, CRANLEIGH Rd, WONERSH GU50QY (NMA has been allowed)

Amendment to WA/2016/0950 to provide new access

The Committee noted that this NMA had been allowed.

AG/2016/0006 SHAMLEY FARM, STROUD LANE, GU5 0ST

GPDO Part 6; Erection of agricultural barn

The Committee agreed that it had no objections provided there would be no plans for future conversion into habitable dwelling.

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

WA/2016/1394 GARDEN COTTAGE, BLACKHEATH LANE, WONERSH GU5 0RF

Erection of side extension following demolition of existing extension

The Committee agreed that it had no objections to the proposals.

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

WA/2016/1430 MILL LODGE, CRANLEIGH RD, WONERSH GU5 0QY

Erection of a single storey extension following demolition of existing conservatories

The Committee agreed that it had no objections to the proposals.

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

WA/2016/1447 LAND AT 2 BARNETT VILLAS, BARNETT LANE, WONERSH GU5 0RZ

Erection of dwelling and associated works together with provision of parking to existing dwelling

The Committee agreed to object to the proposals based on loss of parking, damage to the street scene by loss of any front garden, and by loss of amenity to the neighbouring properties.

The Committee requested that should WBC be minded to approve the application, then WPC should request it be considered by WBC (Eastern) Planning Committee.

Action: Clerk to notify WBC Planning Services of the Committee's observations. Also to contact Cllr Goodridge to request the application be 'called in'

WA/2016/1469 50 Barnett Close Wonersh GU5 0SD

Erection of extensions and construction of dormer windows following demolition of garage.

The Committee agreed to object based on the proposed flat roof on the rear dormer extension being contrary to the guidelines set out in the Village Design Statement. It also considered that the reduced parking area would result in further parking problems in an already overcrowded area.

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

WA/2016/1472 Church Woods, The Street, Wonersh GU5 0PG

Construction of boundary wall following removal of hedge and fence.

The Committee agreed that it had no objections to the proposals.
(Cllr Maggs chaired this item.)

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

WA/2016/1482 Shamley Wood Estate, Woodhill Lane, Shamley Green GU5 0SP

Construction of driveway (revision of WA/2016/0070).

The Committee agreed to object based on it being inappropriate development in the AONB. It felt that a new tarmac road running directly through the field would be detrimental to the area. Furthermore, it was unclear how access to the neighbouring property would be maintained once the existing road was removed.

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

WA/2016/1491 Hollyhocks, Stonards Brow, Shamley Green GU5 0UY

Alterations to existing garage to provide habitable accommodation.

The Committee agreed that it had no objections to the proposals.

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

WA/2016/1519 Darbyns Brook, Littleford Lane, Shamley Green GU5 0RH

Installation of a solar PV array.

The Committee agreed it had no objections to the proposals. However, as it was unclear as to the exact height of the solar panels, it agreed that if approval was granted, a condition should be imposed to restrict the height to 2 meters.

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

WA/2016/1530 Wonersh And Shamley Green C Of E School, Shamley Green GU5 0RT

Consultation under Regulation 3 for erection of detached single storey building together with car park and alterations to access to provide four new junior classrooms and an increase in pupils from 90 to 120 following demolition of existing HORSAs building without compliance with Condition 90 of planning permission ref: WA/2013/1732 dated 17 December 2013 to create raised beds to be used as allotments instead of replacement planting.

WA/2016/1531 Wonersh And Shamley Green C Of E School, Shamley Green GU5 0RT

Consultation under Regulation 3 for details of Transport Assessment submitted pursuant to Condition 7 of planning permission reference WA/2013/1732 dated 17 December 2013 for the erection of a detached single storey building.

The Committee welcomed the opportunity to be involved in the consultation process, but had no comments to make.

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

**P16/17 052 Commons Act (Commons Act 2006 - Section 22: Schedule 2(6)
Land at The Hallams, Littleford Lane, Blackheath, Guildford.
Register unit no CL 435. Application no. 1876)**

Cllr Maggs updated the Committee and advised that there are no outstanding issues.

P16/17 053 Councillors' business and other correspondence for noting or including on a future agenda.

Easement order for The White House, Wonersh – Cllr Neve updated the Committee on his recent visit to see the applicant, who agreed to speak to her solicitor to progress and finalise the outstanding payments.

Action: Clerk to contact WPC's solicitor for update.

P16/17 054 Date of next meeting: 8th September 2016.

There being no further business, Cllr Crouch closed the meeting at 11.20am.

Signed: *Chris Crouch*

8th September 2016