



**Minutes** of the meeting of the **Planning Committee** of the Council held on Thursday 12 May 2016 at 9.30 am at the Wonersh Sports Pavilion.

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

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

**P15/16 215 To receive and approve apologies for absence.**

The Committee received and approved apologies from: Cllrs M Band, P Neve, M Hardman, and H Kendall, and from the Clerk, Mr J Aldworth.

**P15/16 216 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.**

No declarations were made.

**P15/16 217 Open meeting for *members of the public* to raise matters about planning issues.**

Two local residents spoke to object to the proposals for a new vehicular access to Northcote Farm, (Planning Application WA/2016/0599). Both expressed concerns over safety for the proposed new access on a very narrow country lane, close to a bend. They were also concerned that the removal of area of bank and hedgerow to comply with safety requirements for the new access would be seriously detrimental to the rural locality in the AONB. Also, there appeared to be no justification for creating a further access when there were already two other access points, including an access for large farm vehicles, in a safer part of the narrow lane.

**P15/16 218 To consider and approve the minutes of the Committee meeting held on 28 April 2016.**

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

**P15/16 219 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

- 1) Guildford Local Plan: The Committee noted that Shalford Parish Council had submitted a report to GBC with their comments relating to the plan, and agreed that this document should be circulated to Councillors.

Action: Clerk's assistant to obtain a PDF version of this document to circulate.

- 2) The Committee noted that no further information for training had become available. The next step would be to include this on the agenda for the meeting with WBC Planning Services on Wednesday 18 May.

**P15/16 220 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

**WA/2016/0599: Northcote Farm, Northcote Lane, Shamley Green GU5 0RB**

*Construction of a new vehicular access and closure of existing access.*

The Committee carefully considered this application. The Committee considered that the removal of a considerable stretch of hedgerow and bank, required to provide safe access for large farm vehicles to the proposed new site, would be destructive to the local amenity and therefore inappropriate development in the AONB. Furthermore, the Committee noted that the proposed new access would run through an open field, thus causing additional disturbance to the AONB. The Committee could find no justification for creating a new access point when there were already two other existing accesses. The Committee also noted that 8 objections had been received, and therefore understood that this would trigger formal consideration for approval or refusal by WBC (Eastern) Planning Committee. WPC also wishes to request that the application be considered at Committee.

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

**WA/2016/0766: Northcote Farm Northcote Lane, Shamley Green GU5 0RB**

*Change of use of agricultural barn to a dwelling together with alterations to elevations and associated works (follows invalid application WA/2015/2249*

The Committee considered this application, noting that the latest date for comments was 3 June. The committee agreed that it would defer making any comment to WBC until after the next Planning Committee meeting to be held on Thursday 26 May.

Action: Clerk to include this application on the agenda for 26 May.

**WA/2016/0635: Post Office, Shamley Green Stores, The Green, Shamley Green GU5 0UA**

*Erection of an extension and alterations.*

The Committee carefully considered this application and agreed that it had no objections to the proposals. The only comment the Committee wished to make, was that it was unclear from the plans how deliveries would be made with the revised layout of the premises.

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

**WA/2016/0669: Three Gables, The Drive, Wonerish GU5 0QW**

*Erection of extensions and alterations.*

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/2016/0741: 5 Hullmead, Shamley Green GU5 0UF**

*Erection of two-storey side extension and alterations to front elevation following demolition of existing garage (follows invalid application WA/2016/0336).*

The Committee carefully considered this application. The Committee considered that the proposals contravened the guidelines quoted in the Village Design Statement (p9: Building Extensions and Improvements: bullets 1 & 2) by spoiling the balance of the existing building with the proposed increase in bulk and also by closing the gap with the neighbouring property boundary, thus reducing the openness. The Committee also noted that the garage area in the new extension would be used as additional living accommodation, hence reducing the available off-street parking, and exacerbating the problems with parking in the narrow road. For these reasons, the Committee agreed to object to the proposals.

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

**WA/2016/0742: 4 Phillips Hatch, Womersley GU5 0PX**

*Certificate of Lawfulness under Section 192 for alterations to roofspace including dormer windows to provide habitable accommodation.*

The committee carefully considered this application, noting that it related to a Certificate of Lawfulness, and therefore had no comment to make.

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

**P15/16 221 To agree the agenda for the meeting with WBC Planning Officers to be held on Wednesday 18 May at 10 am.**

The Committee considered items to include on the agenda.

Action: Clerk's assistant to circulate a listing of these items before advising WBC.

**P15/16 221 To consider Councillors' business and other correspondence for noting or including on a future agenda.**

No matters were raised.

**P15/16 222 Date of next meeting:** Thursday 26 May 2016.

There being no further business, Cllr Crouch closed the meeting at 10.30am.

**Signed:**

**26 May 2016**