



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday 17 March 2016 at 9.30 am at the Wonersh Sports Pavilion.

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

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

P15/16 177 To receive and approve apologies for absence.

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

P15/16 178 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.

P15/16 179 Open meeting for *members of the public* to raise matters about planning issues.

No members of the public were present.

P15/16 180 To consider and approve the minutes of the Committee meeting held on 3 March 2016.

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

P15/16 181 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

No matters were raised..

P15/16 182 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

WA/2016/0193: 1 Dawson Cottages, Lordshill Common, Shamley Green GU5 0TJ

Erection of double garage following demolition of part of outbuilding.

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/2016/0223: Chinthurst Hill, Chinthurst Lane, Wonersh GU5 0QH

Alterations to existing garage to provide ancillary habitable accommodation.

WA/2016/0224: Chinthurst Hill, Chinthurst Lane, Wonersh GU5 0QH

Listed Building Consent for alterations to existing garage to provide ancillary habitable

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/2016/0249: Lee Farm, Northcote Lane, Shamley Green GU5 0RB

Application under Section 73A to vary Condition 5 of WA/2014/2236 (plan numbers) to allow alterations to roof form and fenestration.

The Committee carefully considered this application, noting that it related to a Section 73A to vary Condition 5 of WA/2014/2236. The Committee noted that there were significant changes to the scheme as built, compared to the original permission, and therefore questioned how these significant alterations could be dealt with by way of a Section 73A application. The committee considered that the alterations had a significant impact on the overall appearance of the scheme. Paragraph 4.11 of the original Design and Access Statement promised that "Overall the buildings will be sensitively converted to preserve the historic fabric and character, with the conversion works ensuring no impact upon the original structure of the buildings". In the Committee's view the scheme as built, means that the scale of the buildings has changed and the buildings have not been "sympathetically restored and enhanced, using traditional materials". In particular the Committee considered that the use of new red brick, metal seamed roofing and wood cladding were significant departures from the scheme, as approved. The Committee considered that if the scheme as built had come to it as a planning application they would have objected to it as inappropriate development in the green belt. For these reasons the Committee agreed to object to the proposals and to contact WBC to ask if they were intending to take enforcement action.

Action: Clerk to notify WBC Planning Services of the Committee's observations and to contact the Planning Enforcement Team.

WA/2016/0253: Brooklands Farm, Pepperbox Lane, Bramley GU5 0LW

Certificate of Lawfulness under Section 191 for an annexe ancillary to the main dwelling house.

The Committee carefully considered this application, noting that it was for a Certificate of Lawfulness (COL). The Committee considered this application contravened the guidelines set out in the Village Design Statement (page 9: Building Extensions and Improvements: bullets 1 and 4), by not being in keeping and retaining the character of the existing farm building, and therefore was an inappropriate development in the Green Belt. The Committee suggested that WBC should examine whether the application fully complies with the requirements for a COL.

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

WA/2016/0269: Gaston Farm, Smithwood Common, Cranleigh GU6 8QY

Application under Section 73 to vary Conditions 1 & 3 of WA/2013/1465 (materials and approved plan numbers) to allow alteration to ridge height, roof pitch and materials.

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/2016/0336: 5 Hullmead, Shamley Green GU5 0UF

Erection of two-storey side extension and alterations to front elevation following demolition of existing garage.

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. For these reasons, the Committee agreed to object to the proposals.

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

P15/16 183 Blackheath Cottage: GU/15/P/00171 (last minute P15/16 138 refers)
Notice of SOS Inspectors hearing to be held at GBC offices on 30/3/16.
To consider what additional representations, if any, WPC wishes to make at the hearing.

The Committee agreed that no further representation was required. Cllr Maggs advised that Committee that he would be attending in his capacity as neighbour. The Committee wished to know if St Martha Parish would be represented at the hearing.

Action: Clerk's assistant to contact St Martha Parish Clerk.

P15/16 184 Dunsfold Park WA/2015/2395: To receive updates and consider the implications of the Transport Assessment Report (TAR).

Cllr Crouch advised the Committee that a press release for the report will be made early next week. The Committee were surprised to note that the B2128 was not mentioned on the TAR, as it considered that this road would be impacted by the proposed development. The last Wonersh traffic assessment report was 3 years ago and therefore should WPC consider engaging a new survey to check the current traffic volumes on this route. The Committee also considered if it would be appropriate to hold a public meeting on the traffic implications and agreed that this item together with the Traffic Survey should be on the agenda for the Full Council Meeting to be held on Thursday 14 April.

P15/16 185 The Villagers Pub, Blackheath: To receive updates and consider actions, if any, WPC should take.

The Committee considered that any action to be taken by WPC in connection with any potential planning applications for the Villagers Pub site, should be considered at the Full Council Meeting to be held on 14 April to give all Councillors the opportunity to have their view heard.

Cllr Powell-Evans left the meeting.

P15/16 186 To consider Councillors' business and other correspondence for noting or including on a future agenda.

1)The Committee noted that WBC Planning Officers had proposed dates for the meeting Councillors had requested. The Committee agreed that the preferred date was on 18th May at 10.00 to 11.30.

Action: Clerk's assistant to write to WBC to confirm.

2)The Committee noted that Cllrs Crouch and Maggs had attended a Neighbourhood Plan meeting and recommended that this should be included on the agenda for the Full Council Meeting to be held on Thursday 14 April.

P15/16 187 Date of next meeting.

Thursday 31 March 2016. Councillors noted that Cllr Crouch would be unable to chair this meeting. Cllr Maggs agreed to chair if Cllr Hardman (deputy Chairman), was also unavailable on the 31 March.

Action: Clerk's assistant to check with councillors who will be attending this meeting to ensure there is a quorum.

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

Signed:

31 March 2016