



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday 3 March 2016 at 9.30 am at the Wonersh Sports Pavilion.

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

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

P15/16 169 To receive and approve apologies for absence.

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

P15/16 170 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.

P15/16 171 Open meeting for *members of the public* to raise matters about planning issues.

Three local residents spoke to object to the proposals for a new dwelling on land at Appletrees, (Planning Application WA/2016/0148). All expressed concerns that the proposed development would be seriously detrimental to the rural locality and would contravene the guidelines for development, set out in WBC Policies D1 and D4, in respect of its size, scale, character, and being in keeping with neighbouring properties. A particular concern was the height of the new dwelling and the fact that it would overlook their neighbouring properties. They also expressed serious concerns over the access to and parking on the proposed new dwelling, in such a very narrow lane.

P15/16 172 To consider and approve the minutes of the Committee meeting held on 18 February 2016.

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

P15/16 173 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

No matters were raised..

P15/16 174 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

WA/2016/0148: Land at Appletrees, Stonards Brow, Shamley Green, GU5 0UY
Erection of a dwelling.

The Committee carefully considered this application and agreed to object to the proposals. The Committee considered that the proposals were contrary to the guidelines for new development, as set out in WBC Policy RD1, and the Village Design Statement, (page 9, bullets 15, 16, 17 & 18), in respect of its size, scale and of being in keeping with neighbouring properties. The committee also considered that the proposed dwelling would undermine the open, rural character of the Lords Hill area and remove the feeling of space and open views. The Committee furthermore agreed that the proposed off street parking layout didn't provide sufficient space for turning vehicles within the curtilage. This is a particular problem, given that the vehicular access is in a very restrictive narrow lane, where there is also no space for turning.

The Committee noted that 6 objections had been received to date, (however only 3 were currently available to view online), and therefore understood that this would trigger formal consideration for approval or refusal by WBC (Eastern) Planning Committee, rather than being delegated to Planning Services officials. However, the Committee wished to make a formal request to WBC for the application to be called-in to be considered by the Committee, to allow both the applicant and the objectors to have a 'public-speaking' opportunity to make their case, prior to WBC reaching its decision.

WA/2016/00092: Shamley Green Post Office, The Green, Shamley Green, GU5 0UA
Erection of a rear extension.

The Committee carefully considered this application, noting that there was one objection from an immediate neighbour. The Committee agreed that overall, it was supportive of the proposals. The only comment the Committee wished to make was that it was unclear from the plans, as to how deliveries would be made to the revised premises layout.

Cllr Hardman left the meeting.

WA/2016/0163: Woodilee, Mellersh Hill Rd, Wonersh Park, GU5 0QL
Erection of 2-storey side and rear extensions.

The Committee has carefully considered this application, and noted that an objection had been received from a neighbouring property. Although the Committee considered that the overall style of the proposals was in keeping with the neighbouring properties, the Committee considered that the proposals would increase the current property beyond the restrictions allowed for in the designated 'Low Density' area of Wonersh Park. (WBC Policy BE6). The proposals would also reduce the gap between Woodilee and the boundary with Little Mead, thus reducing the openness and causing damage to the character of the area and the street scene. For these reasons, the Committee agreed to object to the proposals.

P15/16 175 To consider Councillors' business and other correspondence for noting or including on a future agenda.

Dunsfold Park Development : WA/2015/2395:

Cllr Crouch advised the Committee that the Mott McDonald report had now been received and that he would be providing an update on DP at the full council meeting to be held on Thursday 10 March.

P15/16 168 Date of next meeting.

Thursday 17 March 2016.

There being no further business, Cllr Crouch closed the meeting at 10.25am.

Signed:

17 March 2016