



Minutes of the meeting of the **Planning Committee** of the Council held on Thursday, 13 September 2018, at 9.30 am at the Wonersh Sports Pavilion.

Present: Councillors C Crouch (in the chair), P Maggs, G Payne, A Powell-Evans and R Weale; and two members of the public.

In attendance: Mr K Garvey (Clerk to the Council, *locum tenens*)

P18/19 040 To receive and approve apologies for absence

The Committee received and accepted apologies from Cllrs M Band, O Burdick, C Hoy and R Marley.

P18/19 041 Wonersh Parish Code of Conduct – Declarations of disclosable interests and, if requested, consideration and approval of dispensations under the Code.

No Cllrs declared any disclosable interests in the after-mentioned items of business.

P18/19 042 Open meeting for *members of the public* to raise matters about planning issues.

Two local residents presented objections to their neighbour's Planning Application (PA) WA/2018/1367.

P18/19 043 To consider and approve the minutes of the Committee meeting held on 23 August 2018.

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

P18/19 044 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Committee noted that PA WA/2018/1252 had been withdrawn.

P18/19 045 To consider and approve observations about planning applications submitted to Waverley Borough Council (WBC)

The Committee requested that the Clerk inform WBC of the following:

WA/2018/1331 - Valid From 26/07/2018
Land At Tangle Mere, New Road, Chilworth, Surrey
Certificate of lawfulness under section 192 for construction of a swimming pool.

No objection.

WA/2018/1334 - Valid From 25/07/2018

Brooklands Farm, Pepperbox Lane, Bramley, Guildford, Surrey, GU5 0LW

Certificate of lawfulness under section 191 for use of land as residential garden; use of the former stable barn for ancillary residential purposes (as a garage); use of an enclosed area to the north of the mega barn for ancillary residential purposes.

No objection.

WA/2018/1338 - Valid From 14/08/2018

Four Seasons, Mellersh Hill Road, Wonersh, Guildford, Surrey, GU5 0QJ

Erection of single storey extensions including an attached double garage.

No objection.

WA/2018/1359 - Valid From 30/07/2018

Old Stonards, Sweetwater Lane, Shamley Green, Guildford, Surrey, GU5 0UP

Erection of extensions (revision of wa/2017/2344).

No objection.

WA/2018/1367 - Valid From 06/08/2018

35 Tissours, New Road, Wonersh, Guildford, Surrey, GU5 0SF

Erection of extensions and alterations to existing bungalow to provide a chalet bungalow.

The Committee objects to this application because it considers the proposed height and bulkiness of the first floor extension does not conform to WBC's policy D4(a) as set out in the *Residential extensions Supplementary Planning Document (SPD)* and is out of keeping with the street scene, contrary to the guidelines set out in the *Village Design Statement* (page 9). Nor does the Committee consider that the description to "provide a chalet bungalow" is an accurate way to describe the transformation of the existing two-bedroomed bungalow into a four-bedroomed house.

Although not part of the PA process the Committee nevertheless also wants to record its concern at the potential loss of another modest property within the Wonersh settlement that could be suitable for an elderly couple and its replacement by a larger family home.

WA/2018/1372 - Valid From 14/08/2018

Street Record, Woodyers Close, Wonersh, Surrey

Application under regulation 3 of the town and country planning general regulations 1992 for installation of replacement windows at 1-17.

No objection.

WA/2018/1389 - Valid From 17/08/2018

Lee House, Northcote Lane, Shamley Green, Guildford, Surrey, GU5 0RB

Construction of a tennis court with associated fencing.

No objection.

WA/2018/1390 - Valid From 20/08/2018

Twin Oaks, Stroud Lane, Shamley Green, Guildford, Surrey, GU5 0ST

Erection of front boundary wall and gate following demolition of existing fence and gate.

No comment (PA withdrawn).

WA/2018/1411 - Valid From 10/08/2018

1 Evergreen, Firs Lane, Shamley Green, Guildford, Surrey, GU5 0UT

Erection of extensions and alterations.

No objection. However, given the limited access to this site and the potential negative impact on the narrow residential road, *Sweetwater Lane*, which can be very busy at the start and end of the Longacre School day, the Council recommends that WBC impose suitable conditions on the delivery of building materials, including restrictions for any on-street parking by vehicles connected to this development project to avoid any additional congestion and inconvenience to neighbours.

WA/2018/1435 - Valid From 29/08/2018

The Arbuthnot Hall, The Green, Shamley Green, Guildford, Surrey, GU5 0UA

Demolition of existing hall with a new 2 storey replacement hall and relevant demolition of an unlisted building in a conservation area.

No objection.

WA/2018/1447 - Valid From 28/08/2018

Potters, The Green, Shamley Green, Guildford, Surrey, GU5 0UH

Listed building consent for installation of glass doors on front of porch replacement of window frames and alterations to elevation.

No objection.

WA/2018/1448 - Valid From 28/08/2018

Potters, The Green, Shamley Green, Guildford, Surrey, GU5 0UH

Alterations to elevations.

No objection.

DM/2018/0006 - Valid From 04/09/2018

Manor Cottage, Manor Lane, Shamley Green, Guildford, Surrey, GU5 0UD

Demolition notification: g.P.D.O. Schedule 2 of part 11. Demolition of outbuilding.

No objection.

P18/19 046 To consider the Council's observations, if any, to be submitted to Guildford Borough Council (GBC) about the latter's latest *Local Plan* public consultation.

The Committee noted that the deadline for submission of observations was 23 October 2018. This would allow time for the Committee to consider this issue substantively at its next meeting, ahead of the Council meeting due to be held on 11 October 2018, when its observations, if any, could be approved. The Committee also requested that the Clerk consult Shalford and St Martha's Parish Councils about their proposed responses on matters of mutual, local interest.

P18/19 047 Councillors' business and other correspondence for noting or including on a future agenda.

The Committee agreed that a Working Group (made up of Cllrs Crouch, Maggs, Marley, Payne and Powell-Evans) should reconvene to consider the potential *Wonersh Neighbourhood Plan*, and report back to the Committee and the Council.

P18/19 048 Date of next meeting: **Thursday, 4 October 2018.**

Signed: *Chris Crouch*

Dated: 4 October 2018