



## **Minutes of the meeting of the Planning Committee of the Council held on Wednesday 24 July 2019 at 9.00 am at the Wonersh Sports Pavilion.**

**Present:** Councillors M Band, C Crouch (Chair), A Shutes; and four members of the public.

### **P19/20 027 To receive and approve apologies for absence.**

The Committee received and approved apologies from Cllrs R Ellis, S Lavender and R Weale.

### **P19/20 028 Wonersh Parish Code of Conduct**

Cllr Band declared a non-pecuniary interest in WA/2019/1099 and WA/2019/1100.

### **P19/20 029 Open meeting for *members of the public* to raise matters about planning issues.**

Two members raised matters regarding WA/2019/1099 and WA/2019/1100 under item 19/20 032. They stated that the proposed plans to provide a new kitchen, bedroom and to move the garage to allow this, have been designed to protect the heritage of the property and with consideration for the ancient oak. The reported benefits were doubling the number of parking spaces off the green, reducing the visual impact of the property on the street scene and increased ease of access to Mellow House. They have considered the Village Design Statement in the proposed design. They had taken advice from Waverley Borough Council regarding the easement across Parish land as the Parish Council typically applies Waverley Borough Council's policy on these matters. A change of easement was recommended over an application for a new easement, as considered under item P19/20 035.

Two members of the public expressed an interest in item 19/20 034.

The Chair, with the Council's agreement brought the planning applications and agenda items 19/20 035 and 19/20 034 up the agenda.

### **P19/20 030 To consider and approve the minutes of the Committee meeting held on 4 July 2019.**

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

### **P19/20 031 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

No matters were raised.

### **P19/20 032 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

#### **[Planning Application WA/2019/1103 - Valid From 08/07/2019](#)**

**Upper Lodge, Cranleigh Road, Wonersh, GU5 0QU**

*Erection of extensions and alterations.*

No objection. The proposed dwelling is a significant improvement upon the existing dwelling, though it is of note that the proposed increase is in excess of 40% of the original dwelling.

**[Planning Application WA/2019/1100 - Valid From 01/07/2019](#)**

**The Malt House, The Green, Shamley Green, GU5 0UA**

*Listed building consent for erection of extension and alterations following demolition of existing garage*

No objection to concept of the proposed extensions. The plans are more in keeping with the Village Design Statement and the Grade II Listed status than the current garage. However the two storey extension would have a significant impact both on the street scene within the conservation area and Mellow House, the neighbouring property.

The Council requests that this application is considered by the area planning committee.

**[Planning Application WA/2019/1099 - Valid From 01/07/2019](#)**

**The Malt House, The Green, Shamley Green, GU5 0UA**

*Erection of extension and alterations following demolition of existing garage; erection of a detached garage.*

No objection in principle. However, the proposed garage is too close to the boundary and there is concern regarding the removal of the trees which currently screen that area. The proposed parking availability, though an improvement, is still below the recommended minimum for dwellings of this size in Waverley.

The Council requests that this application is considered by the area planning committee.

**[Planning Application WA/2019/1065 - Valid From 24/06/2019](#)**

**Norley House, Norley Lane, Shamley Green, GU5 0TP**

*Erection of extensions and alterations to outbuilding to provide ancillary habitable accommodation (revision of wa/2018/1285).*

No objection.

**[Planning Application WA/2019/1066 - Valid From 24/06/2019](#)**

**Norley House, Norley Lane, Shamley Green, GU5 0TP**

*Listed building consent for the erection of extensions and alterations to an outbuilding.*

No objection.

**[Planning Application WA/2019/1019 - Valid From 20/06/2019](#)**

**22 New Road, Wonersh, GU5 0SE**

*Erection of extensions and alterations to roof space including dormer windows to provide habitable accommodation.*

No objection.

**[Planning Application WA/2019/1004 - Valid From 20/06/2019](#)**

**Longacre School, Hullbrook Lane, Shamley Green, GU5 0NQ**

*Installation and replacement of security fencing and entry and exit gates.*

No objection.

**[Planning Application WA/2019/1015 - Valid From 14/06/2019](#)**

**Land At Tangle Mere, New Road, Chilworth.**

*Alterations to an existing outbuilding (building 2) to provide ancillary accommodation; continued ancillary use to the main dwelling (revision of wa/2019/0153).*

No objection.

**P19/20 033 To discuss and agree Wonersh Parish Council's response to the Waverley Borough Council Consultation on the Affordable Housing Supplementary Planning Document, due 12 August 2019.**

Committee members had reviewed the document with interest but had no comments to make at given the limited impact at Parish level.

**P19/20 034 To review the access and parking restrictions near Wonersh Sports Pavilion and approve next steps.**

The Committee agreed to leave the signage as it is and consider it in more depth as part of a wider review of parking within Wonersh.

**P19/20 035 To review the application for a change of easement in response to Planning Applications WA/2019/1100 and WA/2019/1099 and approve next steps.**

This review was deferred to a Council Meeting, pending a decision by WBC regarding the planning application and legal advice.

**P19/20 036 Members' business and other correspondence for noting or including on a future agenda.**

The Clerk reported the request from Surrey County Council to take down the signs restricting parking on Barnet Lane. The Committee responded that this was a Council decision, to be considered at the September Council Meeting and requested that further measures be underway prior to this action given the road safety implications. This matter is to be highlighted to Victoria Young.

**Action:** Clerk to respond to Surrey County Council, including Councillor Victoria Young.

**Action:** Clerk to include of September Council Meeting agenda.

Cllr Band highlighted concerns regarding the planned resurfacing work between Wonersh and Shamley Green. First, the work does not seem to required given it was resurfaced quite recently; secondly the recent work in Wonersh appears to be of a poorer quality finish and thirdly, there are concerns that the works will reintroduce the white lines which were removed as road safety measure to encourage cars to slow down between the villages. These concerns have been highlighted to Surrey County Council Highways and County Councillor Victoria Young.

**P19/20 037 Date of next meeting: Thursday 15 August 2019.**

The Committee confirmed this.