



**Minutes of the meeting of the Planning Committee of the Council held on Thursday 19 March 2020 at 9.30 am at the Wonersh Sports Pavilion.**

**Present:** Councillors C Crouch (Chair), S Lavender and A Shutes.

**MINUTES**

P19/20 125 To receive and approve apologies for absence.

The Council received and approved apologies for absence from Cllrs M Band and R Weale

P19/20 126 Wonersh Parish Code of Conduct – Declarations of disclosable interests

Cllrs Crouch and Shutes declared a non-pecuniary interest in WA/2020/0004. Cllrs Crouch and Lavender and Shutes declared a non-pecuniary interest in WA/2020/0322.

P19/20 127 **Open meeting for members of the public to raise matters about planning issues.**

There was one member of the public present, with an interest in WA/2020/0004. He brought the following points to the Committee, in objection to the proposal:

- Narrowing of the Downs Link with implications for future use, including those outlined in the Waverley Borough Council Local Plan.
- Until the route is complete the canal will have an adverse landscape value and there are numerous challenges to its completion

P19/20 128 To consider and approve the minutes of the Committee meeting held on 20 February 2020.

These were considered and approved, Cllr Crouch duly signed the minutes.

P19/20 129 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Committee noted that new plans had been uploaded for the Arbuthnot Hall (WA/2019/[ ]) but these were non-material amendments, not requiring a new planning application, and changes did not influence the Committee's earlier comments on the application.

The Committee welcomed the update to the spreadsheet on the outcomes of planning applications which the Parish Council and recognised that with a few exceptions Councils made the same recommendations, influencing decisions.

P19/20 130 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

**[Planning Application WA/2020/0322 - Valid From 06/03/2020](#)**

**BARNETT HILL, BLACKHEATH LANE, WONERSH, GU5 0RF**

*Erection of extensions and alterations following demolition of existing extension; landscaping; extension to car park; installation of generator & hard standing; associated external works.*

The Planning Committee discussed this and agreed that there is benefit to Barnett Hill and the local areas were for it to be a destination hotel. Reviewing the plans, it was felt that effective responses were made to previous comments on an earlier application and these were now less visually intrusive than earlier submissions. However, from the information provided it was not possible to ascertain the view from the public footpath and the Council would like to request these details prior to responding in full.

**[Planning Application WA/2020/0323 - Valid From 06/03/2020](#)**

**BARNETT HILL, BLACKHEATH LANE, WONERSH, GU5 0RF**

*Listed building consent for erection of extensions and alterations.*

Considered alongside WA/2020/0322. Further details requested.

**[Planning Application NMA/2020/0031 - Valid From 05/03/2020](#)**

**STROUD FOLLY, STROUD LANE, SHAMLEY GREEN, GU5 0ST**

*New doors on west elevation and a 250mm step out*

Noted.

**[Planning Application AG/2020/0003 - Valid From 28/02/2020](#)**

**BLACKHEATH FARM BLACKHEATH LANE, WONERSH, GU5 0RF**

*General permitted development order 2015 schedule 2 part 6; application for prior notification for an agricultural building.*

**Objections** the Planning Committee viewed this to be an inappropriate development in the green belt, particularly given the excessive scale of the planned barn.

**[Planning Application WA/2020/0318 - Valid From 24/02/2020](#)**

**CRIFFEL, 54 GRANTLEY AVENUE, WONERSH, GU5 0QN**

*Erection of garage extension with habitable accommodation plus alterations to elevations.*

**No objections.**

**[Planning Application WA/2020/0185 - Valid From 17/02/2020](#)**

**BRAMFELL, BLACKHEATH LANE, BLACKHEATH, GU4 8RB**

*Erection of extensions together with alterations to roof space to provide habitable accommodation; creation of vehicular access and associated works.*

**No objections.**

**[Planning Application WA/2020/0271 - Valid From 13/02/2020](#)**

**1 HILLSIDE COTTAGES, BLACKHEATH LANE, BLACKHEATH, GU4 8QU**

*Certificate of lawfulness under section 192 for alterations to roof space including dormer extensions to provide habitable accommodation.*

The Committee expressed concern regarding the impact of the flat-roofed extension on the street scene.

**[Planning Application WA/2020/0276 - Valid From 13/02/2020](#)**

**DIBDENE, THE GREEN, SHAMLEY GREEN, GU5 0UA**

*Erection of a dwelling following demolition of existing dwelling (revision of wa/2019/1410).*

**No objections**

**[Planning Application WA/2020/0235 - Valid From 07/02/2020](#)**

**GRIST HILL STUD FARM, STROUD COMMON, SHAMLEY GREEN, GU5 0TB**

*Erection of a detached dwelling and demolition of existing dwelling.*

**No objections**

P19/20 131 To consider and approve observations about the following planning applications, primarily in Bramley Parish, submitted to Waverley Borough Council (WBC):

**[Planning Application WA/2020/0004 - Valid From 02/01/2020](#)**

**LAND AT COORDINATES 502910 142158, WEY AND ARUN CANAL, RUSHETT COMMON, , BRAMLEY,**

*Erection of new bridges construction of new canal cut new footpaths and landscaping.*

**Objections.** Whilst the Committee was generally supportive of the aims of the Wey and Arun Canal Trust, concerns regarding this application related primarily to the narrowing of the Downslink. This would restrict future options providing a strategic alternative for commuters travelling between Guildford and Cranleigh and the surrounds. They noted that this could either be as a cycleway or

the possible future option for collective, public transport, both options relieving the arterial routes already under pressure. Furthermore, it was not clear to the Committee why this particular section of route was prioritised over others, with a view to connecting existing segments of the route, as it seems some distance from each.

P19/20 132 Members' business and other correspondence for noting or including on a future agenda.

There was discussion as to how to deal with planning applications in response to restrictions upon movement and meeting in person in response to the Coronavirus outbreak. There was acknowledgment that legislation, at present, required decisions to be made at a physical meeting but should that change email communication and / or virtual meetings offered effective alternatives.

**Action: Clerk to enquire about the minutes.**

P19/20 133 Date of next meeting: Thursday 2 April 2020.

This was confirmed though Councillors noted the meeting on 19 March 2020 was to be the last time they would meet in the Sports Pavilion until restrictions were lifted.