



Minutes of the meeting of Wonersh Parish Council held on Thursday 2 July 2020 at 9.30 am, online

Present: Councillors Mike Band, Chris Crouch (Chair), and Anthony Shutes.

In attendance: Lisa Davison and two members of the public.

MINUTES

P20/21 020 To receive and accept apologies for absence.

Apologies were received and accepted from Cllrs Stephen Lavender and Rod Weale.

P20/21 021 Wonersh Parish Code of Conduct – Declarations of disclosable interests.

There were no disclosable interests to declare.

P20/21 022 Open meeting for members of the public to raise matters about planning issues.

There were no matters raised.

P20/21 023 To consider and approve the minutes of the Committee meeting held on 11 June 2020.

These were considered and approved. Cllr Crouch will sign these in due course.

P20/21 024 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Committee noted that, because of working practices in response to the Coronavirus, Waverley Borough Council's decisions regarding planning application were delayed, this extended to important applications in the parish, such as the Wey and Arun Canal and the Arbuthnott Hall.

The Committee welcomed updates from a member of the public regarding an earlier planning application and noted the main correspondence will be from the Borough Council as the planning authority. They also noted with thanks, correspondence from a member of the public regarding recent communications on planning applications.

Action: Clerk to express the Committee gratitude for this input.

P20/21 025 To consider whether to make comments, or modify/withdraw the Committee's previous representation on Dibdene, Shamley Green, as part of the appeal [Reference: APP/R3650/W/20/3248609](#).

The Parish Council supported the initial application and observe the outcome of the appeal with interest.

P20/21 026 To receive an update on the planning application for Barnett Hill (WA/2020/0322) and requests for further information, and approve any updates to the Council response, at present.

The Committee noted the various communications regarding this application, in particular the letter from the Head of Planning at Waverley Borough Council regarding the updated plans. This provided the opportunity for the Committee to comment, as follows:

[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 (as amended by plans received 29/06/2020).

Objection. The Committee continues to be supportive of sympathetic development of Barnett Hill Hotel. The Committee has no comment on the recent amendment to the application. However, the Committee has already expressed concern about the possible impact of the proposed spa building on views from the public footpath. In the absence of clear proposals to ensure that the building is appropriately screened the Committee feels it must object to the current application. The Committee is also concerned about the impact of the proposed development on the traffic in Blackheath Lane. The Committee considers that an appropriate traffic management plan needs to be in place to address residents' concerns.

P20/21 027 To receive an update on arrangements for Planning-related training and approve next steps.

The Committee thanked the Clerk for circulating a presentation regarding planning matters. They agreed that similar but more discussive training, drawing on local examples, provided by Cllr Band, under the headings he had suggested, would be of the greatest benefit to Councillors. Resources have been requested from Waverley Borough Council to support this, based on training provided to Borough Councillors. This will be scheduled for when new Councillors are co-opted and once materials are received. Cllr Band welcomed requests from Councillors as to the topics they would like covered and comments on the circulated lists.

Action: Councillors to review list of discussion topics and provide any requests to Cllr Band.

P20/21 028 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

[Planning Application WA/2020/0949 - Valid From 17/06/2020](#)

SANDHURST HILL, WOODHILL LANE, SHAMLEY GREEN, GU5 0SP

Certificate of lawfulness under section 192 for an ancillary pool and gym building.

The Committee considers that any significant building in the Green Belt should be subject to a full planning application. A Certificate of Lawfulness is inappropriate for this application.

[Planning Application WA/2020/0908 - Valid From 09/06/2020](#)

FAIRFIELD, MELLERSH HILL ROAD, WONERSH, GU5 0QJ

Erection of extensions with alterations to elevations and fenestrations.

No objection.

[Planning Application WA/2020/0874 - Valid From 04/06/2020](#)

3 BARNETT CLOSE, WONERSH, GU5 0SB

Erection of extension following demolition of existing.

No objection.

[Planning Application WA/2020/0899 - Valid From 01/06/2020](#)

GREAT TANGLEY MANOR WEST, GREAT TANGLEY, WONERSH, GU5 0PT

Application under section 73a to vary condition 3 of wa/2015/2186 (condition restricts the number of people attending a wedding to 18) to allow an increase to 26.

No objection.

P20/21 029 To discuss and agree the response to Guildford Borough Council regarding the Guildford Local Plan: Development Management Policies - Issues and Preferred Options Consultation

The Committee received the summary from Cllr Crouch and agreed with the points made and that these should be submitted in response to the consultation. Key points are that the committee:

- Welcomed the approach taken and looked forward to seeing this transfer into practice
- Are in favour of measures to encourage active travel. Infrastructure supporting this would ideally be considered in conjunction with the County Council and neighbouring Borough Councils. Wonersh Parish Council would welcome increased emphasis on connectivity between, e.g. the Downslink and Guildford in this respect.
- Considered parking standards outside the town centre to be elevated given the desire to reduce car dependence and this could lead to under-utilisation of available space for housing and other purposes. Alternatively, this could lead to greater use of the car putting stress on the road network. Improvements in alternatives to private cars within and beyond the boundaries of Guildford could alleviate some of the issues caused by car dependency and complement more land use planning measures more conducive to alternative modes.
- Are supportive as a whole and look forward to receive further updates in respect to this. They particularly commend the desire to maintain the historic environment.

Action: Cllr Crouch and the Clerk to provide a response to Guildford Borough Council.

P20/21 030 To review the Community Infrastructure bidding process 2020 and approve next steps.

The Committee noted the deadline for applications at this stage is 18 September 2020 and that possible projects include the Pepperpot in Wonersh and Vehicle Activated Signs in Shamley Green. In the first instance it was suggested the Cllr Crouch, with the assistance of the Clerk, put together a working paper for further discussion at the next Planning Committee Meeting, with a view to agreeing any submission to this round at the September Council Meeting.

Action: Cllr Crouch and the Clerk to put together a CIL working paper.

P20/21 031 Members' business and other correspondence for noting or including on a future agenda.

The Committee noted the tree application received and had no comments with respect to this.

P20/21 032 Date of next meeting: Thursday 23 July 2020 9.30 am.

This was approved.