

Wonersh Parish Council

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Minutes of the meeting of Wonersh Parish Council held on Thursday 15 October 2020 at 9.30 am, online

Present: Councillors Mike Band, Chris Crouch (Chair), Ben Knight, Stephen Lavender, Malcolm Scott, Anthony Shutes Rod Weale and Nathalie Walmsley-Beveridge

In attendance: Lisa Davison.

MINUTES

P20/21 072 To receive and accept apologies for absence.

There were no apologies for absence.

P20/21 073 Wonersh Parish Code of Conduct – Declarations of disclosable interests.

Cllrs Band and Weale declared a non-pecuniary interest in WA/2020/1433.

P20/21 074 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present but the Clerk noted receipt of a number of letters of concern, regarding item P20/21 078.

P20/21 075 To consider and approve the minutes of the Committee meeting held on 24 September 2020.

These were approved and will be signed in due course.

P20/21 076 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Committee noted their interest in speak to members of the Wey and Arun Canal Trust.

Action: Clerk to arrange a meeting via zoom.

P20/21 077 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

Planning Application DW/2020/0036 - Valid From 02/10/2020

FAIRFIELD MELLERSH HILL ROAD, WONERSH GU5 0QJ

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8m for which the height would be 3.03M and for which the height of the eaves would be 3m.

This article constitutes a significant change, which is not sympathetic to the existing building. In addition, the flat roof is contrary to the Village Design Statement. The Planning Committee queried whether this requires full planning permission.

Planning Application WA/2020/1474 - Valid From 24/09/2020

UPPER HOUSE FARM UPPER HOUSE LANE, SHAMLEY GREEN GU5 0SX

Erection of extension and alterations to elevations to form annexe with atrium and external staircase.

No objections. The Committee welcomed the use of the barn but expressed a concern regarding details which weren't in keeping, for example, the replacement of double doors with glazing.

Planning Application WA/2020/1475 - Valid From 24/09/2020

UPPER HOUSE FARM UPPER HOUSE LANE, SHAMLEY GREEN GU5 0SX

Listed building consent for external and internal alterations.

No objections. The Committee welcomed the use of the barn but expressed a concern regarding details which weren't in keeping, for example, the replacement of double doors with glazing.

Planning Application WA/2020/1498 - Valid From 21/09/2020

WINTERS SWEET STROUD LANE, SHAMLEY GREEN GU5 0ST

Certificate of lawfulness under section 192 for ground floor rear extension with internal alterations and associated works.

This article constitutes a significant change to the existing building. The Planning Committee queried whether this requires full planning permission.

Planning Application WA/2020/1433 - Valid From 01/09/2020

APPLEDENE THE GREEN, SHAMLEY GREEN GU5 0UA

Application under section 73 to vary condition 1 of wa/2019/1269 (approved plan numbers) to allow alterations to elevations; alterations to roof space to form habitable accommodation.

No objections.

Planning Application WA/2020/1381 - Valid From 01/09/2020

BLACKHEATH FARM BLACKHEATH LANE, WONERSH GU5 0RF

Construction of a canter track and use of land for equestrian use

No objections provided it remains for private use.

Planning Application WA/2020/1385 - Valid From 24/08/2020

REEL HALL FARM WOODHILL LANE, SHAMLEY GREEN GU5 0SP

Installation of a ground source heat pump system.

No objections.

P20/21 078 To consider and approve observations about the Section 38 application from Blackheath Village Society regarding restricted work on land registered as common land, to be submitted to the Planning Inspectorate by 30 October 2020.

The Planning Committee expressed concerns regarding restricting available parking and unintended consequences of this and enclosure of common land, providing an unfortunate precedence in the Parish.

P20/21 079 To consider the Planning Committee's response, if any, to current consultations to changes on the planning system and approve next steps.

As a Parish Council we are concerned regarding the changes to planning legislation and development and welcome the role NALC holds in representing Parish Council interests. For Womersley Parish the Committee welcomed the continued protection offered to the AONB/ Green Belt in this White Paper, which we will observe and communicate to residents through our next newsletter. Concerns remain regarding the impact of development in neighbouring areas and the reduced influence that the most local tier of government will have, should this white paper be enacted, with potentially detrimental effects. The Committee will continue to monitor these developments, with consideration for the parish and beyond.

P20/21 080 To confirm the Committee response to the double yellow lines proposed by Surrey County Council, due 30 October 2020.

The Committee supports Barnet Lane yellow lines, in the absence of other effective options for the location. The Committee does not support the yellow lines near the memorial hall entrance without further effective speed reduction measures being implemented in the locale. They did note that parking could be an issue here, particularly when the curbs are mounted, and wanted to see an effective resolution for residents. They expressed a wish for a decision to be deferred whilst a more holistic view could be taken on how traffic can be managed.

More generally, the Committee expressed a concern about enforcement of highway restrictions should they be implemented.

Parish Council requested details of the confirmed works in advance of these being implemented in order to confirm plans and to communicate these to local residents. They appreciated the approach taken on The Street which was sensitive to the rural and heritage nature of the village.

P20/21 081 Members' business and other correspondence for noting or including on a future agenda.

The Committee proposed that the CIL applications be reviewed at the next Planning Meeting and recommendations made to Council, as required.

P20/21 082 Date of next meeting: Thursday 5 November 2020 9.30 am.

This was confirmed.