

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

www.wonershparish.org



Minutes of the meeting of Wonersh Parish Council held on Thursday 5 November 2020 at 9.30 am, online

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

In attendance: Lisa Davison and one member of the public.

P20/21 083 To receive and accept apologies for absence.

There were no apologies for absence.

P20/21 084 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.

Cllr Shutes noted a non-pecuniary interest in Planning Application WA/2020/1515

P20/21 085 Open meeting for members of the public to raise matters about planning issues.

The member of the public raised concerns regarding Planning Application WA/2020/1593. Specifically, concerns were that it was an application to vary a condition for the Villagers Public House, whereby the planned changes would impact on the financial viability of a public house within Blackheath, by limiting space for table availability. They highlighted the importance of a social meeting point with Blackheath and noted that the Villagers Public House was being put forward as an Asset of Community Value by the Blackheath Village Society on this basis. Furthermore, the application refers to the Former Villages Public House, which, it was argued would require a new planning application, given that the initial planning application was for the Villagers Public House.

P20/21 086 To consider and approve the minutes of the Committee meeting held on 15 October 2020.

These were approved and will be signed in due course.

P20/21 087 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Council submitted a response to the Planning White Paper, which primarily endorsed the fuller response from the National Association of Local Councils. Councillors also noted the robust response provided by Waverley Borough Council to this. The Parish Council will observe the progress on this matter with interest and will respond to the later stages of the process in due course.

On a related matter, Councillors considered again the environmental implications of planning applications, in this instance in relation to swimming pools. It was noted that this could be considered in an updated Village Design Statement or Neighbourhood Plan.

Cllr Shutes queried the progress of Barnett Hill application and Cllr Lavender requested regular updates regarding the planning applications, in particular those that the Parish Council objected to. It was agreed that the Clerk will copy Borough Councillors in the response to the planning officers and request updates on these and that the spreadsheet summarising all planning applications will be updated quarterly.

Action: Clerk

Cllr Crouch noted that a presentation by the Wey and Arun Canal Trust Chair had been arranged and this will provide context for related planning applications impacting upon the parish.

P20/21 088 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

<p><u>Planning Application WA/2020/1574 - Valid From 08/10/2020</u></p> <p>BISNEY COTTAGE, STROUD COMMON, SHAMLEY GREEN, GU5 0TB</p> <p><i>Erection of a detached pool house and construction of a swimming pool article 1.</i></p> <p>No objection.</p>
<p><u>Planning Application WA/2020/1598 - Valid From 06/10/2020</u></p> <p>LITTLE HOLLIES, THE CLOSE, WONERSH, GU5 0PA</p> <p><i>Erection of extensions and alterations to elevations including amendments to roofline.</i></p> <p>No objection.</p>
<p><u>Planning Application WA/2020/1585 - Valid From 05/10/2020</u></p> <p>MILLS MEADOW, THE DRIVE, WONERSH, GU5 0QW</p> <p><i>Certificate of lawfulness under section 192 for construction of a swimming pool and detached outbuilding with shower.</i></p> <p>No objection.</p>
<p><u>Planning Application WA/2020/1579 - Valid From 02/10/2020</u></p> <p>TORNEYS, GREEN LANE, SHAMLEY GREEN, GU5 0RD</p> <p><i>Certificate of lawfulness under section 192 for erection of detached outbuilding.</i></p> <p>The proposed building constitutes a significant change within a plot, which is situated in the Green Belt. The Planning Committee queried whether this requires full planning permission.</p>
<p><u>Planning Application WA/2020/1573 - Valid From 02/10/2020</u></p> <p>THE KNOWLE, WONERSH COMMON, WONERSH, GU5 0PH</p> <p><i>Erection of extension.</i></p> <p>No objection.</p>
<p><u>Planning Application WA/2020/1522 - Valid From 01/10/2020</u></p> <p>WILLINGHURST HOUSE, WILLINGHURST ESTATE, SHAMLEY GREEN, GU5 0SU</p> <p><i>Replacement outbuilding for use as ancillary accommodation and storage.</i></p> <p>No objection provided it remains ancillary to the main dwelling.</p>
<p><u>Planning Application WA/2020/1593 - Valid From 25/09/2020</u></p> <p>FORMER THE VILLAGERS PUBLIC HOUSE, BLACKHEATH LANE, BLACKHEATH, GU4 8RB</p>

Application under section 73a to vary condition 2 of wa/2017/1853 (internal layout plans) to allow provision of W.C. on the first floor.

Objection. The Committee is concerned that this application will have an adverse impact on using the relevant area of the building as a public house. The extant Planning Permission was given on the basis that the building would house a public house and the Parish Council very much supports that. Accordingly, the Parish Council also supports the application to register the Villagers as an Asset of Community Value. The Committee considers that the proposed changes should not be permitted as an amendment to the existing planning permission. The proposed changes should be considered under a separate planning application.

Planning Application WA/2020/1549 - Valid From 25/09/2020

27 NEW ROAD, WONERSH, GU5 0SF

Certificate of lawfulness under section 192 for erection of single storey rear extension.

No objection.

Planning Application WA/2020/1520 - Valid From 24/09/2020

BEECHCROFT, 1A NEW ROAD, WONERSH, GU5 0SF (comments due 3/11/2020)

Erection of extensions and alterations to roofline to form two storey dwelling.

Objection. The Planning Committee viewed the scale of the development within this plot as overbearing, having a negative impact upon neighbouring properties.

Planning Application WA/2020/1548 - Valid From 24/09/2020

MILL LODGE, CRANLEIGH ROAD, WONERSH, GU5 0QY

Certificate of lawfulness under section 192 for erection of outbuilding for storage gym and home office.

No objection.

Planning Application WA/2020/1518 - Valid From 24/09/2020

DAWSON LODGE, LORDS HILL COMMON, SHAMLEY GREEN, GU5 0UZ

Alterations to elevations including dormer windows.

Objection. The Planning Committee viewed this as overdevelopment of the plot and the increase in the size of residence raised concerns over available parking on a property bordering common land. It is requested that this application be taken to Committee, should officers be mindful to approve.

Planning Application WA/2020/1517 - Valid From 24/09/2020

DOWNFIELD, CRANLEIGH ROAD, WONERSH, GU5 0QT (comments due 3/11/2020)

Certificate of lawfulness under section 192 for erection of rear extension and alterations to fenestration following demolition of conservatory with pergola.

Noted.

Planning Application WA/2020/1515 - Valid From 22/09/2020

DOLPHINS, BRACKEN CLOSE, WONERSH, GU5 0QS

Erection of extension and alterations to elevations.

No objection.

P20/21 089 To review the Community Infrastructure Levy applications to Waverley Borough Council and approve next steps.

In reviewing Neighbourhood CIL payments Cllr Crouch noted a considerable, potential payment, subject to projected amounts not being exempt. These values were higher than originally forecasted and might justify investment in a Neighbourhood Plan.

The Council welcomed the feedback on the applications for Strategic CIL and these will be reviewed on this basis. It was noted that this was the first strategic CIL bid locally but nationally the funding source had been established longer. It was agreed that gaining knowledge from successful applicants could be beneficial also.

Action: Cllr Crouch to present papers on strategic and neighbourhood CIL to the Council

Clerk to enquire regarding Parish Council experience of bidding successfully for strategic CIL.

P20/21 090 Members' business and other correspondence for noting or including on a future agenda.

There were no specific items to note at this point.

P20/21 091 Date of next meeting: Thursday 26 November 2020 9.30 am.

This was confirmed.