

# Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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## **Minutes of the meeting of Wonersh Parish Council held on Thursday 26 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.

### **MINUTES**

#### **P20/21 092 To receive and accept apologies for absence.**

There were no apologies for absence.

#### **P20/21 093 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.**

There were no declarations of disclosable interests.

#### **P20/21 094 Open meeting for members of the public to raise matters about planning issues.**

There was a member of the public with an interest in applications WA/2020/1686, WA/2020/1671 and Certificate of Lawfulness WA/2020/1670. They submitted a written report in advance of the meeting, attached as an appendix to these minutes, and highlighted the key points to the Committee.

**Action: The Parish Council recommended that these also be submitted Waverley Borough Council, if they had not been already.**

#### **P20/21 095 To consider and approve the minutes of the Committee meeting held on 5 November 2020.**

These were approved (proposed by Cllr Crouch) and will be signed in due course.

#### **P20/21 096 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

The following progress reports were received:

- Dibdene, had been approved on appeal, which the Parish Council welcomed.
- Borough Councillor Michael Goodridge had called planning applications on the Villagers Public House in for discussion by the Planning Committee.
- An update had been requested and received regarding Barnett Hill and a decision was still pending awaiting further highways-related information.
- Concerns had been raised regarding the execution of approved planning application WA/2019/2054, which potentially impacted upon registered common land.

**Action: Clerk to inform WBC enforcement and update the Committee in due course.**

#### **P20/21 097 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

**Planning Application WA/2020/1730 - Valid From 27/10/2020**

**SHAMLEY WOOD HOUSE, WOODHILL LANE, SHAMLEY GREEN, GU5 0SP**

*Certificate of lawfulness under section 191 for works that commenced on the undergrounding of overhead cables from 30 september 2019 at the site known as shamley wood house.*

**No objection.**

**Planning Application WA/2020/1718 - Valid From 27/10/2020**

**1 LAWSON TERRACE, BARNETT LANE, WONERSH, GU5 0RY**

*Certificate of lawfulness under section 192 for single storey side extension.*

**No objection.**

**Planning Application WA/2020/1686 - Valid From 23/10/2020**

**DERRYSBOURNE, CRANLEIGH ROAD, WONERSH, GU5 0QZ**

*Erection of extension and alterations to elevations.*

**Objection.** The property occupies a prominent position in the Green Belt and is in the AGLV and AONB. It is clearly visible from the public footpath passing Seminary Cottages. The Committee was concerned that the proposed extension would have an adverse impact on the openness of the Green Belt.

The Committee considered each of the applications separately (see below) however the Committee also considered the three applications together and concluded that they amounted to inappropriate development in the Green Belt.

It is clearly important in considering what development might be appropriate to determine the appropriate starting size for planning purposes of the existing building. The Committee noted that there was a discrepancy between the estate agents figures and the applicants. The Committee also considered that the property probably had been extended since it was originally built and noted that the original planning permission was for a bungalow. Until these issues had been resolved the Committee considered the proposed extensions were excessive.

**Planning Application WA/2020/1671 - Valid From 20/10/2020**

**DERRYSBOURNE, CRANLEIGH ROAD, WONERSH, GU5 0QZ**

*Erection of triple garage and demolition of outbuildings.*

**Objection.** While the Committee appreciated the need for a new garage and the replacement of the existing outbuildings the Committee was concerned that the proposed garage was unnecessarily intrusive. In particular, having two floors with roof windows was not appropriate. In addition, the proposed location of the garage, which would be clearly visible from the footpath, would add to the blocking of the proposed extension under WA/2020/1686 and have an adverse impact on the openness of the Green Belt.

**Planning Application WA/2020/1670 - Valid From 20/10/2020**

**DERRYSBOURNE, CRANLEIGH ROAD, WONERSH, GU5 0QZ**

*Certificate of lawfulness under section 192 for erection of an outbuilding to include a home office and storage.*

**Objection.** The Committee considered that the proposed building was outside the curtilage of the building and was of such a size and impact that planning permission should be required.

***Updated following the Planning Committee Meeting on 17 December 2020***

**Objection.** The Committee considered that the proposed new building was situated in the AGLV/AONB where new buildings are generally not permissible. The Committee also expressed concern as to whether it was located within the existing domestic curtilage.

**Planning Application WA/2020/1687 - Valid From 20/10/2020**

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

*Erection of triple two storey garage and demolition of existing outbuildings.*

**No objection.**

**Planning Application WA/2020/1667 - Valid From 19/10/2020**

**EVERGREEN LODGE, EAST WHIPLEY LANE, SHAMLEY GREEN, GU5 0TD**

*Alterations to carport to provide habitable accommodation.*

**No objection** provided trees are retained to provide a screen for the neighbouring property.

**Planning Application WA/2020/1659 - Valid From 15/10/2020**

**53 BARNETT CLOSE, WONERSH, GU5 0SD**

*Erection of extension.*

**No objection.**

**P20/21 098 To consider and approve observations about the following planning applications submitted to Guildford Borough Council (GBC):**

**[Planning - 20/P/01752 - Valid from 27/10/2020](#)**

**WEY NAVIGATION, GUN'S MOUTH ISLAND, HORSHAM ROAD, SHALFORD, GU4**

*Proposed creation of approx. 1km of new canal (Gun's Mouth Island, Shalford to Gosden Meadow, Tannery Lane, Bramley) and associated works (including new lock and bridges)*

The Committee noted that the timeline of this application would allow for further consideration as to the Council's view and that this should be included on a future agenda.

In the meantime, it was agreed that the Clerk should publicise this to residents in the Parish who may hold a view.

**Action: Clerk to publicise to residents in the Parish.**

**P20/21 099 To consider the ways in which Wonersh Parish Council can influence the environmental impact of planning applications and building credentials and approve next steps.**

The Committee agreed to set up a Working Party to discuss this further and make recommendations to the Committee as to how to progress. There was a general appreciation of the increasing importance of Climate Change to residents of the Parish and all levels of government.

**Action: Cllr Crouch to arrange a meeting of the Working Party open to all Councillors.**

**P20/21 100 Members' business and other correspondence for noting or including on a future agenda.**

Cllr Crouch noted that:

- Waverley Borough Council, Local Plan Part 2 will be available for comment from 27 November 2020 and should be included on the next Agenda.

- The review of the Surrey Hills Area of Outstanding National Beauty is pending and the Committee would welcome a discussion and update on this.
- That the Committee may like to explore further the Council's role in protecting historic facades in the Parish.

**Action: Clerk to include on future agendas.**

**P20/21 101 Date of next meeting: Thursday 17 December 2020 9.30 am.**

The Committee confirmed this.

## Appendix 1.

Wonersh Parish Council Planning Committee  
c/o Wonersh Parish Council

24 November 2020

Dear Sirs,

I am writing to outline our concerns about the applications for development at Derrysbourne.

### **WA/2020/1686 – Erection of extension and alterations to Derrysbourne**

I am attaching a copy of the sales particulars for Derrysbourne prepared by Knight Frank in summer 2020. This contains a series of photos which demonstrate the number of trees which were on the property, which have now been removed, and also the floor plan and size of the house which differs materially from the measurements given by the applicant.

Key points:-

1. The application makes no mention of the need to create a vehicular access. There is currently no vehicular access to the property (only pedestrian access from the main Derryswood drive. Any vehicular access that is created will necessarily have to cross the public footpath which runs the entire length of the frontage of the property.
2. The application states that the property is not visible from any public footpath. This is incorrect – the extension will be highly visible from the footpath which crosses the entire width of the property. It will be especially visible from Seminary Cottages.
3. The size of the extension – the application states that the extension will be an increase of 34.38% on the current building. It also states that the plans in the planning application come from the Knight Frank sales particulars, prepared in summer 2020. At para 2.13, the applicant states that the original building has a floor area of 210 sq metres. However, the brochure **actually** states that the original building has an area of 182.5 sq metres. This means that the proposed extension (72.33 sq metres) will represent an increase on the original of 39.63%
4. The applicant states that the property is outside the AONB. However, part of the land at Derrysbourne is within the AONB and the footpath and rest of the property immediately adjoins the AONB. The entire property is within the AGLV and the Green Belt. Policy RE3 of the Local Plan Part 1 states that the AGLV is to be treated as the AONB.
5. Trees - At para 2.7, the applicant states “there is extensive tree coverage on the north and south boundary”. These trees have now largely been felled. At para 3.7, the applicant states that the garden would remain unaffected and the parking area unaltered. There is currently no parking area and large numbers of trees have already been felled, so the garden has already been affected by the proposed development. Again at para 3.15, it is stated that no trees will be affected which is untrue.

### **WA/2020/1671 – Erection of a triple garage**

1. The garage is shown on the plan at the top of page 9 of the Planit planning application to be 6.3m x 9.2m. This gives a total area of 57.96 square metres. As the garage has two storeys, this effectively doubles the area to 115.92 square metres. This represents 63.5% of the floor

area of the existing dwelling. As such, the size of the garage is intrusive in the rural landscape and affects the character and appearance of the surrounding countryside. It is disproportionately large relative to the dwelling it serves and contrary to Local Plan policy 11.31. Further the steep pitch of the roof (45 degrees) and velux windows incorporated in the design suggest that it will be used for accommodation above. It is not of “the scale of a single storey building” as stated at para 3.7.

2. The applicant has already demolished some of the existing outbuildings so it is not possible to verify their exact dimensions, although they are/were small and low and not intrusive in the landscape. However, the Knight Frank brochure prepared in summer 2020 does give measurements for the outbuildings which total approximately 45 sq metres (considerably less than the size of 51.3 sq metres outlined at para 2.12). The proposed new garage is extremely bulky with a ridge height of 5 metres and is disproportionate to the size of the house and site.
3. The new garage will be extremely visible from the public footpath and will be very intrusive in the landscape which is designated as an area of great landscape value. It will have a significant urbanising effect on the Green Belt, AGLV and impact on the setting of the adjacent AONB.
4. The application does not make it clear that there is currently no vehicular access to the property and that vehicular access to the proposed garage will cross the public footpath. At para 2.3 it states that a private drive runs north west to serve the dwelling; this drive does not exist. The access to the property will have to be constructed and no provision has been made for the safety of pedestrians using the footpath who may encounter cars coming and going.
5. At para 2.7 it states that there are no views of the property from adjacent neighbouring properties. This is incorrect – due to the extensive tree felling that has recently taken place the property can clearly be seen from Seminary Cottages (and from the well used public footpath that runs through the property to Blackheath).
6. If the applicant has additional storage requirements beyond the need to park 2 cars, these could easily be met with a small single storey shed which would be much more appropriate in the landscape. The proposal is much larger and substantially bulkier in mass) than a direct replacement for the existing buildings being demolished. It is also much more prominent in its siting in the landscape.
7. The property does not feature “an abundance of planting and screening” as stated at para 3.13 as this has all been removed and so additional planting should be required.
8. At para 3.15 it states that no trees are proposed to be removed as part of this application; this is because extensive tree felling has already taken place.

There is a presumption AGAINST inappropriate development in the Green Belt and this proposal is clearly inappropriate on a number of levels.

### **Application WA/2020/1670**

1. This is an application for a home office/storage unit measuring 6 metres by 12 metres, a total of 72 square metres.
2. This is almost the size of the entire extension in the main house being applied for under WA/2020/1686.
3. It equates to 39.5% of the internal floor area of the existing house and cannot reasonably be regarded as proportionate for ancillary use to the main property.
4. At this size, it is equivalent to a separate dwelling akin to a small bungalow.
5. The established curtilage of the property is the south facing garden at the front and the small service area at the rear of the property. The proposed location of the new home office is well beyond the curtilage of the property as it is in the orchard.
6. The ground rises up considerably, so the building will be very visible in its proposed location.
7. The screening referred to has been removed in large part.

Thank you for giving this matter your attention.