

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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Minutes of the meeting of Wonersh Parish Council held on Thursday 17 December 2020 at 9.30 am, online.

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

In attendance: Lisa Davison.

MINUTES

P20/21 100 To receive and accept apologies for absence.

Apologies were received and accepted from Councillors Stephen Lavender, Malcolm Scott and Rod Weale.

P20/21 101 Wonersh Parish Code of Conduct – Declarations of disclosable interests.

Cllr Anthony Shutes declared a non-pecuniary interest in P20/21 109 and has responded in a personal capacity.

P20/21 102 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present.

P20/21 103 To consider and approve the minutes of the Committee meeting held on 5 November 2020.

These were approved subject to minor changes.

P20/21 104 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Council received Freedom of Information request, plus a letter noting concern regarding the Committee's comments on a series of planning applications, submitted to Waverley Borough Council as the Planning Authority. These were in relation to one property. The Clerk advised the resident that the minutes of the meeting would be publicly available on the Parish Council website once approved at this meeting and invited them to join the meeting.

The Clerk noted that the Council had received a request from Waverley Borough Council to collect further information on a potential planning enforcement matter. The Committee was willing to assist on this occasion, given that services are stretched owing to Covid-19 but expressed general concern on enforcement visits being delegated by Waverley Borough Council.

Action: Clerk to contact Borough Councillors to find out whether this is a change in policy from the Planning Authority and express concern, if so.

P20/21 105 To receive the notice of appeal by the Planning Inspectorate on the following application and approve updates, if any to the Council's comments:

Planning Application WA/2019/2023 - Valid From 29/11/2019

THE ARBUTHNOT HALL, THE GREEN, SHAMLEY GREEN, GU5 0UA

Erection of a two-storey hall building following demolition of existing hall; relevant demolition of an unlisted building in a conservation area (revision of wa/2018/1435) as amended by plans received 12/03/2020

The Planning Committee noted that the original comments were still valid and relevant and in addition raised concerns regarding the response to “24. Impact on Parking and Highway Safety”, which recommends that 19 parking spaces are required by a Hall of the proposed side with consideration for existing policies. An unrealistic assumption is made regarding the ability to provide the additional capacity over the 14 outlined in the planning application. The comment that “officers consider that the shortfall can be made up through the local parking availability, including the use of a nearby field for overflow parking which has been used in the past.” refers to the use of registered common land, which is limited to specific purposes, requiring prior approval for parking, which the Parish Council would be reluctant to permit, except for parish events.

Action: Clerk to submit these additional comments to the Planning Inspectorate.

P20/21 106 To receive the update on the following application and approve updates, if any to the Council’s comments:

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

BEECHCROFT, 1A NEW ROAD, WONERSH, GU5 0SF

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

The Parish Council do not wish to alter their earlier comments.

P20/21 107 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

Planning Application WA/2020/1805 - Valid From 24/11/2020

BROOKLANDS FARM, PEPPERBOX LANE, BRAMLEY, GU5 0LW

Certificate of lawfulness under section 192 for the construction of gates with brick gate posts.

Objections. The Committee requested that this be subject to a full planning application given the impact on the openness of a green belt and the position within the AONB. It is also contrary to the Village Design Statement.

Planning Application WA/2020/1804 - Valid From 20/11/2020

WEST VIEW, STONARDS BROW, SHAMLEY GREEN, GU5 0UX

Erection of extensions and alterations to elevations; garage conversion to form habitable annexe.

Objections. The Planning Committee expressed concerns regarding overdevelopment of the plot and inadequate parking. If the Officers are minded to agree, the Committee request the condition that the annexe remains ancillary to the main dwelling.

Planning Application WA/2020/1850 - Valid From 16/11/2020

APPLEDENE, THE GREEN, SHAMLEY GREEN, GU5 0UA

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

No objections.

Planning Application WA/2020/1756 - Valid From 11/11/2020

LAND AT COORDINATES 504385 143650 WOODHILL LANE, SHAMLEY GREEN,

Certificate of lawfulness under section 192 for the construction of vehicular access and gate to existing agricultural unit.

Objections. On the basis of inappropriate development in the Greenbelt and AONB.

Planning Application WA/2020/1748 - Valid From 09/11/2020

OLD HOUSE, NORTHCOTE LANE, SHAMLEY GREEN, GU5 0RB

Listed building consent for internal alterations.

No objections.

P20/21 108 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)

Whilst noting the application related to Guildford Borough, the Committee expressed concerns over the impact on Waverley Borough Council's adopted policy (ST1) to safeguard the Downs Link - Guildford to Cranleigh Corridor, as a sustainable movement corridor. Development in safeguarded areas which would prejudice the future implementation of transport schemes will not be permitted.

P20/21 109 To review and consider the Parish Council's response to [Local Plan Part 2 pre-submission consultation](#), due 29 January 2021, and approve next steps.

The Committee noted some poignant points regarding the document and agreed to work collectively to provide a fuller review for agreement at the next Council Meeting.

Action: Cllr Crouch to allocate tasks and report back to the next Planning Committee Meeting.

P20/21 110 To consider and approve observations about Tree Works CA/2020/0220 Kemerton, High Croft, Shamley Green.

There were no comments on this matter.

P20/21 111 Members' business and other correspondence for noting or including on a future agenda.

There was no further business aside or correspondence for noting on future agendas, aside from those noted above.

P20/21 112 Date of next meeting: Thursday 7 January 2020 9.30 am.

This was confirmed.