

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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Minutes of the meeting of Wonersh Parish Council held on Thursday 7 January 2021 at 9.30 am, online.

Present: Councillors Mike Band, Chris Crouch (Chair), Stephen Lavender, Malcolm Scott, Anthony Shutes, Rod Weale.

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

MINUTES

P20/21 113 To receive and accept apologies for absence.

Apologies were received and accepted for Cllrs Knight and Walmsley Beveridge.

P20/21 114 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.

Cllr Weale noted a non-pecuniary interest in WA/2020/1952 and WA/2020/1940.

P20/21 115 Open meeting for members of the public to raise matters about planning issues.

There were no matters arising.

P20/21 116 To consider and approve the minutes of the Committee meeting held on 17 December 2020.

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

P20/21 117 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Committee considered further item P20/21 105 and noted that F=further to the earlier comments the Parish Council submitted to the planning inspectorate regarding parking availability at the hall, the following points had been drawn to the Parish Council's attention:

- "... the current building is in a poor state of repair and has not been well maintained over the years. The asset has not been safeguarded or supported by the council over its lifespan and it has deteriorated as a result." (Page 22)
- "To the community who are having to watch their village hall go to ruin because they cannot afford the update and maintenance of a building that has been neglected by its local council (contrary to its own policies and village design statement) this proposal is absolutely vital." (Page 28)
- 'Conserve and protect historic buildings and heritage features to include listed properties, ponds, wells, milestones as specified in Heritage Features in Waverley.' The council has failed to do this, as such the building has fallen into a state of disrepair that has become difficult for the local community to maintain and financially support. This is one of the leading reasons as to why the proposal has become necessary, with the majority of the villagers in Shamley Green voting to replace the hall." (Page 50).

Whilst not a planning matter, the Parish Council expressed a need to correct these factual inaccuracies as a public record. The Arbuthnot Hall is independent of the Council and has not historically requested support, financial in the form of a grant, or otherwise of the Parish Council. The Parish Council do use it for their annual meetings on a rotational basis and recently promoted fundraising events to encourage use of the facility and explored options for a village level room booking system. The reference regarding the Guidelines on village setting, structure, historic buildings and heritage features, relates to planning guidance rather than physical investment but, again, this is something that the Arbuthnot Hall Committee might have brought to the Parish Council for a response, but there is no evidence in Council minutes, dating back to 2011 that this option was taken. The Parish Council appreciates the range of facilities within the Parish and supports, to the extent that their powers and budget allows, in line with their standing orders and financial regulations.

Action: Clerk to submit comments to the Planning Inspectorate.

The Committee noted that the Clerk had recently updated the record of planning decisions and shared their thanks, observing that the main difference had been that Waverley Borough Council, as the planning authority, had objected more frequently to applications on the grounds of inappropriate development in the Green Belt.

P20/21 118 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

Planning Application DW/2020/0049 - Valid From 22/12/2020

DERRYSBOURNE, CRANLEIGH ROAD, WONERSH, GU5 0QZ

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 4m and for which the height of the eaves would be 2m.

The Committee queried whether this required a full planning application given policy RE3 (ii) The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV). In any event the proposal is a significant development within the Green Belt and should be subject to a planning application.

Planning Application WA/2020/1952 - Valid From 14/12/2020

YELLOW HAMMERS, THE GREEN, SHAMLEY GREEN, GU5 0UA

Application under section 73 to vary condition 1 of wa/2019/1975 (approved plan numbers) to allow alterations to layout and design.

The Committee noted the application but expressed some concern regarding the impact upon the street scene, where the previous design was more in keeping with existing properties bordering the green, which comprise two storeys.

Planning Application NMA/2020/0164 - Valid From 09/12/2020

WILLOWHAYNE, BARNETT LANE, WONERSH, GU5 0RU

Amendment to wa/2020/0740 for changing specific door openings to window openings and amending the internal layout.

The Committee noted that this had already been approved by Waverley Borough Council.

Planning Application WA/2020/1915 - Valid From 08/12/2020

LITTLE POTTERS, SWEETWATER LANE, SHAMLEY GREEN, GU5 0UP

Application under section 73 to vary condition 1 of wa/2020/0374 (approved plans) to allow alterations to size of first floor

No objection.

Planning Application WA/2020/1936 - Valid From 24/11/2020

ROSCARREK, WONERSH COMMON, WONERSH, GU5 0PH

Erection of extension.

No objection. The Committee noted the increase in excess of the 40% floor area but view the design to be sympathetic within the plot.

Planning Application WA/2020/1940 - Valid From 20/11/2020

TWIN OAKS, STROUD LANE, SHAMLEY GREEN, GU5 0ST

Certificate of lawfulness under section 191 for use of annexe as self-contained habitable accommodation for which it has been in use since august 2016.

Whilst the Parish Council has no objection in principle, to the Certificate of lawfulness for use of the annexe as self-contained accommodation, it cannot see that there has been planning consent for conversion of the existing double garage into this annexe. If this the case, then the Parish Council suggests that the planning status of the annexe itself, should be established before consideration of this application.

P20/21 119 To confirm the Parish Council's response to [Local Plan Part 2 pre-submission consultation](#), due 29 January 2021, and approve next steps.

The Committee welcome the plan, which was broadly sensible. Cllr Lavender noted the concern regarding the HGV use of local roads, which was welcomed and led to further discussion regarding the previous signage designed to protect The Street Wonersh. Additionally, the charging points were of interest, perhaps in relation to the development of the area around the Pepperpot. Cllr Crouch noted that the 2002 Local Plan, Policy BE6 related to protecting 'Lower Density Residential Areas' from infill, appears not to have been retained in Local Plan Part 2. He also noted the importance of trees and offering further protection through the use of tree protection orders was broadly welcomed. Further discussion of other Chapters and the document as a whole was noted as desirable prior to confirming a full response. This was deferred to the next meeting.

P20/21 120 To receive the applicant's response to Parish Council comments regarding the proposed works on Blackheath Common (COM 3261105) and to approve the Parish Council comments, if any, due 21 January 2021.

The Council noted the response, this did not change their previous submission.

Action: Clerk to confirm the previous response.

P20/21 121 To consider further applications for the Community Infrastructure Levy and approve next steps.

The Council noted the approaching deadline and were interested in the outcomes for this round, with a view to submitting an application in future years.

P20/21 122 Members' business and other correspondence for noting or including on a future agenda.

The Committee noted recent communication regarding Barnett Hill and considered the options available for the ongoing concerns which include construction waste in view of the public right of way, which is being used regularly at present. Given that the Hotel has

demonstrated a community-minded approach to provision, it was agreed that the Clerk should contact the hotel directly, prior to considering any further response at this time.

Action: Clerk to email Barnett Hill regarding resident concerns, particularly given the number of people walking past the area. Should that not be effective to review options with regards to this.

P20/21 123 Date of next meeting: Thursday 28 January 2020, 9.30 am.

This was confirmed.