

# Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

[www.wonershparish.org](http://www.wonershparish.org)



**Minutes of the meeting of Wonersh Parish Council held on Thursday 28 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 four members of the public.

## MINUTES

**P20/21 124 To receive and accept apologies for absence.**

The Council received and accepted apologies from Cllr Nathalie Walmsley-Beveridge.

**P20/21 125 Wonersh Parish Code of Conduct – Declarations of disclosable interests.**

There were no declarations of disclosable interests.

**P20/21 126 Open meeting for members of the public to raise matters about planning issues.**

Four residents from Blackheath spoke on Planning Application WA/2020/1995. Two supported the application and two objected to the application. Their concerns and support reflected comments submitted to Waverley Borough Council. The Chair thanked them for their comments which would be helpful to the Committee in considering the application.

**P20/21 127 To consider and approve the minutes of the Committee meeting held on 7 January 2021.**

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

**P20/21 128 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

Cllr Crouch reported that the Clerk had recently contacted Barnett Hill Hotel regarding concerns over the construction and other waste in view of the public footpath and was awaiting a response.

**P20/21 129 To consider and approve observations about the following consultation on amendments on planning applications submitted to Waverley Borough Council (WBC):**

**Planning Application WA/2020/0743 - Valid From 11/05/2020**

**ARDATH, RUN COMMON, SHAMLEY GREEN**

*Application under section 73 to vary condition 11 of wa/2019/1933 (approved plan numbers) to allow alterations to siting of outbuildings (as amended by plans received 18/12/2020).*

**No objection.**

The Clerk noted that another consultation on amendments was received yesterday, with a due date prior to the next meeting. The Committee agreed to request that the deadline be extended to allow for this to be considered at the next meeting.

**P20/21 130 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):**

Cllr Weale left the meeting, following the discussion on WA/2020/1995.

**Planning Application WA/2020/1995 - Valid From 30/11/2020**

**THE VOLUNTEER PUBLIC HOUSE, BLACKHEATH LANE, BLACKHEATH, GU4 8RB**

*Change of use from public house (use class a4) to residential (use class c3) to provide 1 dwelling.*

**Objection.** The Committee noted that the planning permission granted in 2017 was for two cottages and a public house. It was very clear that the permission was only granted on the condition that a public house was provided. The rationale of Condition 2 of WA/2017/1853 was "to ensure that the public house is provided in accordance with the submitted details, in accordance with the objectives of Policy CF1 of the Local Plan and guidance contained in the NPPF". The Committee were concerned that the applicant is contending that the requirement for a Public House was no longer required. With respect the Committee does not believe that a very limited marketing exercise in the middle of a pandemic provides sufficient evidence to support the applicant's contention. The Parish Council considers that the retention of a public house has been a key requirement throughout the planning process and accordingly the applicant needs to actively market the public house at a realistic price in order to fulfil the requirements of WA/2017/1347 and WA/2017/1855. If officers are minded to grant the application the Committee would request that the matter is called in by Councillor Goodridge.

**Planning Application WA/2020/1993 - Valid From 07/12/2020**

**DOWNFIELD, CRANLEIGH ROAD, WONERSH, GU5 0QT**

*Erection of extension and alterations to fenestration.*

**No objection.**

**Planning Application WA/2020/2001 - Valid From 07/12/2020**

**DEERS LEAP, GREAT TANGLEY, WONERSH, GU5 0PT**

*Certificate of lawfulness under section 191 for continued use of deers leap great tangley as an independent dwelling following non-compliance with condition of application hm/r/21301.*

**No objection.**

**Planning Application WA/2021/0012 - Valid From 04/01/2021**

**WHIPLEY MANOR LODGE, HORSHAM ROAD, BRAMLEY, GU5 0LL**

*Erection of extension following demolition of existing.*

**No objection.**

**Planning Application WA/2020/2095 - Valid From 24/12/2020**

**11 SWEETWATER CLOSE, SHAMLEY GREEN, GU5 0UR**

*Certificate of lawfulness under section 191 for extension works completed in august 2012.*

**No objection.**

**Planning Application WA/2020/2081 - Valid From 24/12/2020**

**1 HILLSIDE COTTAGES, BLACKHEATH LANE, BLACKHEATH, GU4 8QU**

*Erection of outbuilding following removal of existing outbuilding installation of an air source heat pump.*

**No objection.**

**Planning Application WA/2020/2058 - Valid From 21/12/2020**

**FAIRACRE, THE DRIVE, WONERSH, GU5 0QW**

*Erection of extension and alterations to elevations.*

**No objection.**

**Planning Application WA/2020/2056 - Valid From 17/12/2020**

**FAIRFIELD, MELLERSH HILL ROAD, WONERSH, GU5 0QJ**

*Erection of extensions and alterations following demolition of existing conservatory.*

**Objection.** The Committee noted that they had expressed concern that application DW/2020/0036 was not sympathetic to the house and required a full planning application. This application which seeks to combine application WA/202/0908 and DW/2020/0036 constitutes an overdevelopment of the site and is not in line with the Village Design Statement in particular the provision of a flat roof.

**Planning Application WA/2020/2025 - Valid From 17/12/2020**

**CHERRY TREE COTTAGE, STROUD COMMON, SHAMLEY GREEN, GU5 0SZ**

*Construction of a new vehicle access and associated works.*

**No objection.** Subject to it being approved by Surrey County Council.

**Planning Application WA/2020/1981 - Valid From 17/12/2020**

**1 LAKE COTTAGES, THE GREEN, SHAMLEY GREEN, GU5 0UJ**

*Erection of a first-floor extension and a replacement outbuilding.*

**No objection.** The committee expressed a concern regarding the Impact upon the neighbouring property.

**Planning Application WA/2020/2051 - Valid From 16/12/2020**

**SPRING HOUSE, THE DRIVE, WONERSH, GU5 0QW**

*Alterations to elevations.*

**No objection.**

**P20/21 131 To finalise the Parish Council's response to [Local Plan Part 2 pre-submission consultation](#), due 29 January 2021, and approve next steps.**

The Committee confirmed the minutes of the last meeting for submission in response to the consultation.

**Action: Clerk to submit comments to on the Local Plan Part 2 to Waverley Borough Council.**

**P20/21 132 To consider the Parish Council response, if any, to concerns received regarding the easement for Dawson's cottage, and approve next steps.**

The Council noted that this had already been raised Borough Councillor Chris Howard and Waverley Borough Council Officers had responded to regularise this. The Committee welcomed an update in due course.

**P20/21 133 Members' business and other correspondence for noting or including on a future agenda.**

There were no further matters to note.

**P20/21 134 Date of next meeting: Thursday 18 February 2020, 9.30 am.**

This was confirmed.