

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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Minutes of the meeting of Wonersh Parish Council held on Thursday 1 April 2021 at 9.30 am, online.

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

In attendance: Lisa Davison and two members of the public.

MINUTES

P20/21 157 To receive and accept apologies for absence.

P20/21 158 Wonersh Parish Code of Conduct – Declarations of disclosable interests.

Cllr Lavender declared a non-pecuniary interest in WA/2020/0322

P20/21 159 Open meeting for members of the public to raise matters about planning issues.

There was one member of the public present.

P20/21 160 To consider and approve the minutes of the Committee meeting held on 11 March 2021.

These were approved and will be signed in due course

P20/21 161 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

The Parish Council noted the decision regarding the Arbuthnot Hall, the appeal being dismissed by the Planning Inspectorate. They welcomed that ‘substantial weight’ was given to the Village Design Statement with reference to the ‘loss of the asset and its architectural and historic/communal interest’.

P20/21 162 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

Planning Application WA/2020/0322 - Valid From 06/03/2020

BARNETT HILL, BLACKHEATH LANE, WONERSH, GU5 0RF

Erection of extensions and alterations following demolition of existing extension; landscaping; extension to car park; installation of generator & hard standing; associated external works (as amended by plans received 29/06/2020 bat and drainage reports

The initial response regarding this application was as follows.

Objection. In addition to earlier objections the Committee also objected on the basis of the transport impact, and the unsatisfactory scope of the travel plan and the unrealistic assertions regarding mode choice of staff members. The Committee also noted the limited consideration of the environmental impact of both build and operation with consideration for the local commitments to Climate Change and energy use. The Committee request that this go to Waverley Borough Council Planning Committee, should officers be considering granting permission.

Following further discussion within the Committee, given the significance of this application, it was agreed to delegate to the Clerk, with the support of the Committee, a fuller response considering planning legislation and the advice of the Waverley Borough Council Officer and Member.

Action: Delegation to the Clerk to draft a fuller response to this application, with the input of the Planning Committee and Waverley Borough Council Officers and local Member.

The following are to be submitted to Waverley Borough Council with a note to the Case Officer regarding WA/2020/2126, given the late submission.

Planning Application WA/2020/2126 - Valid From 23/12/2020

WOODSMOKE, GREEN LANE, SHAMLEY GREEN,

Erection of a new dwelling with detached garage following demolition of 6 dwellings outbuildings and associated works.

Objection, the proposed development is contrary to Policy RE3 of the Local Plan. The Committee request that this go to Waverley Borough Council Planning Committee, should officers be considering granting permission.

Planning Application CR/2021/0007 - Valid From 23/03/2021

1 & 2 THE COMMON, WONERSH COMMON, WONERSH, GU5 0PJ

Prior notification application g.P.D.O. Schedule 2 part 3 class o - change of use from use class b1a (office) to use class c3 (residential) use to provide 1 dwelling.

Objection, the loss of business premises in a village location has not been justified.

Planning Application AG/2021/0003 - Valid From 17/03/2021

LAND AT NORTHCOTE FARM COTTAGE, NORTHCOTE LANE, SHAMLEY GREEN, GU5 0RB

General permitted development order 2015 schedule 2 part 6: prior notification application for erection of an agricultural building

No objection.

Planning Application WA/2021/0407 - Valid From 09/03/2021

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

Application under section 73 to vary condition 1 of wa/2020/0035 (approved plan numbers) to allow revised landscaping

No objection.

Planning Application WA/2021/0405 - Valid From 05/03/2021

DERRYSBOURNE, CRANLEIGH ROAD, WONERSH, GU5 0QZ

Certificate of lawfulness under section 192 for erection of outbuilding including home office.

Given the sensitive position within the Green Belt and AGLV the Committee feel that any changes and proposed development would be best considered in a planning application rather than under permitted development rights.

Planning Application WA/2021/0402 - Valid From 05/03/2021

PLONKS FARM, CHURCH HILL, SHAMLEY GREEN, GU5 0UD

Erection of ancillary outbuilding following demolition of original outbuilding

No objection.

Planning Application WA/2021/0403 - Valid From 05/03/2021

PLONKS FARM, CHURCH HILL, SHAMLEY GREEN, GU5 0UD

Listed building consent for erection of outbuilding following demolition of outbuilding.

No objection.

Planning Application NMA/2021/0033 - Valid From 01/03/2021

22 NEW ROAD, WONERSH, GU5 0SE

Amendment to wa/2020/1235 for amending tiling on the external wall to match the existing tiles.

No objection.

Planning Application WA/2021/0412 - Valid From 22/02/2021

WESTLAND FARM, LORDS HILL COMMON, SHAMLEY GREEN, GU5 0TL

Certificate of lawfulness under section 192 for the erection of detached covered swimming pool and plant room outbuildings.

Given the sensitive position within the Green Belt and AGLV the Committee feel that any changes and proposed development would be best considered in a planning application rather than under permitted development rights.

P20/21 163 Review the Village Design Statement and approve next steps.

The Committee welcomed the Sustainable Homes Guidelines shared by Cllr Knight. The Committee agreed that this could form an informal addendum to the more strategic Village Design Statement and act as a checklist for advising upon building design. There was also potential to review this for it to become a formal addendum. However, given that Waverley Borough Council's planning department was also considering how planning and climate change agendas can be partnered more effectively, this may not be necessary. The Committee welcomed the update from Borough and Parish Councillor Howard, regarding the planned training for parish councils to better understand how they could most effectively comment on the environmental impact of proposed planning applications.

Action: Adopt the Sustainable Homes Guidelines as an informal addendum to the Village Design Statement to be used in an advisory capacity.

Attend the training to be offered by Waverley Borough Council Planning Department.

P20/21 164 To receive the response from Surrey County Council regarding the planned double yellow lines and approve next steps.

The Committee expressed concern that a more holistic approach was not taken with respect to traffic speeds and road safety in the locale, with respect to the yellow lines near the Memorial Hall. Members highlighted Ripley, where the introduction of yellow lines led to increase vehicle speeds and the parking restrictions were later removed.

Action: Clerk to contact Surrey County Council Officers and the County Councillor regarding the response to the double yellow lines and concerns regarding road safety in the locale.

Clerk to highlight this to County Councillor candidates.

P20/21 165 To consider Council suggestions to Waverley Borough Council on the EV charging points cycle routes locally and approve next steps.

Further engagement with Waverley Borough Council on each of these developments was welcomed. Cllr Knight noted the positive experience of existing dialogues with Waverley Borough Council officers. There was agreement that a working group could benefit this

process. There was agreement that this should be more widely communicated to environmental advisory groups, other working parties with a transport interest and the wider public.

Action: A working group to be formed to respond more fully to Waverley Borough Council on cycle routes and EV charging points.

Clerk to include further details in the Spring Newsletter.

P20/21 166 To consider the Council priorities for CIL, for further discussion with WBC.

The Committee welcomed the opportunity to meet with Waverley Borough Council officers on 22nd April, via zoom, to provide a greater understanding of:

- How the expected and actual CIL payments from developments are determining;
- The projects receiving the strategic CIL and how this might differ from neighbourhood CIL.

P20/21 167 Members' business and other correspondence for noting or including on a future agenda.

There were no further items for noting or including on future agendas.

P20/21 168 Date of next meeting: Thursday 22 April 2021, 9.30 am.

This was confirmed.