

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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Minutes of the meeting of the Planning Committee of Wonersh Parish Council held on Thursday 15 July 2021 at 9.30 am, at Wonersh Sports Pavilion.

Present: Councillors Mike Band, Chris Crouch (Chair), Chris Howard, Stephen Lavender and Anthony Shutes.

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

MINUTES

P21/22 022 To receive and accept apologies for absence.

The Council received and accepted apologies from Cllrs Knight and Weale. The Clerk noted the resignation of Cllr Scott.

P21/22 023 Wonersh Parish Code of Conduct – Declarations of disclosable interests

Cllr Band noted a non-pecuniary interest in WA/2021/01425

P21/22 024 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present.

P21/22 025 To consider and approve the minutes of the Committee meeting held on 15 June 2021.

These were approved and duly signed.

P21/22 026 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.

Cllr Howard that the Eastern Planning Committee followed the Officer recommendation for WA/2020/1805 and this was granted a Certificate of Lawfulness.

P21/22 027 To consider and approve observations about the following planning applications submitted to Waverley Borough Council (WBC):

Planning Application NMA/2021/01510 - Valid From 30/06/2021

SHAMLEY WOOD HOUSE WOODHILL LANE GUILDFORD SHAMLEY GREEN GU5 0SP

Amendment to wa/2020/2038 change the wording of condition 2 to: the exterior materials used for the redevelopment of the building shall match those used on the existing building and those described within the supporting planning statement including sandtoft 20/20 interlocking clay tile in tuscan see planning statement

The Committee noted this.

Planning Application NMA/2021/01512 - Valid From 30/06/2021

THE MALT HOUSE THE GREEN GUILDFORD SHAMLEY GREEN GU5 0UA

Wa/2020/0604 and wa/2020/0605 a proposal to lower the window sill facing the common on the west elevation. The solar panels and glazing to be inline with the roof of the studio and defined. To allow more light into the studio.

The Committee noted this.

Planning Application WA/2021/01410 - Valid From 18/06/2021

POTTERS THE GREEN SHAMLEY GREEN GUILDFORD GU5 0UH

Listed building consent for the erection of extensions and alterations.

Please refer to the comments on WA/2021/01411.

Planning Application WA/2021/01411 - Valid From 18/06/2021

POTTERS THE GREEN SHAMLEY GREEN GUILDFORD GU5 0UH

Erection of extensions and alterations.

Objections. The Council viewed the proposed development as unsympathetic to original structure, which is of particular concern within the conservation areas. Furthermore, there was the view that the extension was not subsidiary to the existing property and out of keeping with street scene.

Planning Application WA/2021/01409 - Valid From 04/05/2021

REEL HALL FARM BUNGALOW WOODHILL LANE GUILDFORD GU5 0SP

Erection of a dwelling and associated walled garden following demolition of existing dwelling.

No objections. With consideration for policies CC2 of the Waverley Borough Council Local Plan 1, expanded upon in DM2 Local Plan 2, the Committee suggested that any approved design should include measures to minimise energy and water use through its design, layout, landscape, orientation and use of relevant technology.

Planning Application WA/2021/01596 - Valid From 27/04/2021

1 NEW ROAD WONERSH GUILDFORD GU5 0SF

Erection of extension together with alterations to roof space to form habitable accommodation.

No objections.

Planning Application WA/2021/01595 - Valid From 23/04/2021

32 PHILLIPS HATCH WONERSH GUILDFORD GU5 0PX

Erection of extension.

No objections. The Committee noted that the development was particularly close to the boundary.

Planning Application WA/2021/01599 - Valid From 22/04/2021

62 HULLMEAD SHAMLEY GREEN GUILDFORD GU5 0UG

Erection of single storey front extension.

No objections.

Planning Application WA/2021/01527 - Valid From 19/04/2021

KNOWSLEIGH BARNETT LANE GUILDFORD GU5 0SA

Erection of a garden glasshouse

No objections.

Planning Application WA/2021/01498 - Valid From 19/04/2021

HIGH BANK NORTHCOTE LANE SHAMLEY GREEN GUILDFORD GU5 0RB

Erection of extension alterations to elevations and fenestration with associated landscaping following demolition of existing extensions.

Objections. The committee objected on the basis of the planned extension being unsympathetic to the original structure and the flat roof being contrary to the Village Design Statement.

Planning Application WA/2021/01496 - Valid From 15/04/2021

SAFFRON GATE STONARDS BROW SHAMLEY GREEN GUILDFORD GU5 0UY
Erection of extensions and alterations.

No objections.

Planning Application WA/2021/01469 - Valid From 12/04/2021

BERINS BARNETT LANE WONERSH GUILDFORD GU5 0RZ
Erection of extensions and associated works.

Objections. The Committee objected on the basis that the planned extension is close to the boundary and the design of the balcony intrusive as it overlooks the neighbouring property.

Planning Application WA/2021/01425 - Valid From 06/04/2021

SANDHURST HILL WOODHILL LANE SHAMLEY GREEN GUILDFORD GU5 0SP
Erection of outbuilding following demolition of existing outbuildings.

No objections. With consideration for policies CC2 of the Waverley Borough Council Local Plan 1, expanded upon in DM2 Local Plan 2, the Committee suggested that any approved design should include measures to minimise energy and water use through its design, layout, landscape, orientation and use of relevant technology.

Planning Application WA/2021/01383 - Valid From 26/03/2021

ORIEL COTTAGE LONG COMMON SHAMLEY GREEN GUILDFORD GU5 0TG
Erection of a single storey extension and part demolition of unlisted barn.

No objections.

Planning Application WA/2021/01397 - Valid From 26/03/2021

ORIEL COTTAGE LONG COMMON SHAMLEY GREEN GUILDFORD GU5 0TG
Listed building consent for erection of a single storey extension and part demolition of unlisted barn.

No objections.

Planning Application WA/2021/01452 - Valid From 26/03/2021

CROSSWAYS LITTLEFORD LANE BLACKHEATH GUILDFORD GU4 8QY
Erection of a replacement dwelling and garage following demolition of existing unlisted dwelling and garage within a conservation area.

No objections. With consideration for policies CC2 of the Waverley Borough Council Local Plan 1, expanded upon in DM2 Local Plan 2, the Committee suggested that any approved design should include measures to minimise energy and water use through its design, layout, landscape, orientation and use of relevant technology.

P21/22 028 To receive and update on the meeting with Waverley Borough Council regarding the Community Infrastructure Levy and approve next steps.

The Council reported positively on the meeting with WBC Officers, who had shared some useful information with regards to both neighbourhood and strategic CIL. This, and a review of the previous year's applications and awards, highlighted the importance of having a list of

projects under consideration and engaging further with other stakeholders in assisting them achieve local improvements. Highlighting this partnership working in the upcoming newsletter would be of general benefit.

Regarding the amount received varying from the amount expected, it was noted that the levy was targeted at developers rather than owner-occupiers, so that in many instances in Womersley Parish applicants will successively apply for exemptions. The Clerk noted that included details of expected CIL alongside other updates in the planning spreadsheet might be useful in this respect.

Cllr Lavender noted that, on occasions, those exempt from this Levy may still want to communicate to the local community to provide improvements to local infrastructure and facilities. This was suggested as a topic for wider discussion at a Council meeting, with a letter tabled for further consideration, and also something to be mentioned in the newsletter, recognising residents who had recently made a contribution.

Action: Councillors to collectively develop a list of possible projects for development with other stakeholders in response to changes in local demand for infrastructure and facilities.

Clerk to include details of CIL contributions / exemptions in the planning spreadsheet update.

Cllr Lavender to include opportunities for partnership working and thank residents contributing to local facilities in the summer newsletter.

Cllr Lavender to draft a letter for further discussion by Council and Clerk to include as an agenda item in the Autumn.

P21/22 029 Members' business and other correspondence for noting or including on a future agenda.

The Clerk received the correspondence from Waverley Borough Council about a planning appeal, WA/2020/0663, Erection of A replacement barn for storage use for agricultural purposes at Brooklands Farm, which will be included on the next Planning Committee agenda.

P21/22 030 Date of next meeting: Thursday 5 August 2021, 9.30 am.

This was confirmed.