

# 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 16 September 2021 at 9.30 am, at Wonersh Sports Pavilion.**

**Present:** Councillors Mike Band, Chris Crouch, (Chair), Jonathan Jenner, Ben Knight and Stephen Lavender.

**In attendance:** Lisa Davison, Borough Councillor Michael Goodridge and four members of the public.

### **MINUTES**

#### **P21/22 058 To receive and accept apologies for absence.**

The Council received and approved apologies from Cllrs Chris Howard, Anthony Shutes and Rod Weale. Cllr Howard attended electronically as a member of the public..

#### **P21/22 059 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.**

No disclosable interests were declared.

#### **P21/22 060 Open meeting for members of the public to raise matters about planning issues.**

Borough Councillor Michael Goodridge, Cllr Howard via zoom and three members of the public were present. Members of the public in attendance shared their concerns regarding WA/2021/0243 and WA/2021/0249, two triple garages at Derrysbourne. They provided context and argued that it should be refused on planning grounds as it is outside the planning policy framework for replacement buildings and that very special circumstances had not been demonstrated for such a development in the green belt.

The Clerk apologised for their earlier omission from Planning Committee Meeting agendas and noted ongoing challenges in the using the Waverley Borough Council's system.

Borough Cllr Goodridge noted that officers are arguing that there are special circumstances and areas are being removed in excess of the proposed garage. Essentially, a smaller collection of outbuildings is being replaced by two of larger bulk. The loss of trees and vegetation providing coverage were also discussed. One of the triple garages is proposed for the AONB, whereas one is in an the AGLV. Borough Councillor Goodridge encouraged the Parish Council to discuss and put in comments in advance of the Committee Meeting, which they did under progress.

Borough Cllr Goodridge discussed the development at Barnett Hill Hotel and the change in response from Surrey County Council in support of infrastructure to support non-motorised and information to encourage collective transport options. There was the general view that what was being proposed was unrealistic and not in line with the current culture and cultural shift in this location would be challenging at best, particularly once the weekly bus is no longer provided by Arriva, who are closing their local depot. A recommended condition was that a travel plan committee be reinvigorated.

**P21/22 061 To consider and approve the minutes of the Committee meeting held on 26 August 2021.**

The Clerk noted that this was already approved and the 16 September 2021 minutes deferred to the next meeting.

**P21/22 062 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

Regarding the following applications in Derrysbourne, not on the agenda, Wonersh Parish Planning Committee discussed and agreed the following response should be shared with Waverley Borough Council in line with Parish Council concerns regarding earlier developments at this property.

Objection on the basis that each have an impact upon the openness of the greenbelt and that one is an inappropriate development within the AONB and the other in the AGLV, considered under WBC policy RE3 as equivalent to the AONB. Whilst these are not specific agenda items, this is aligned with earlier comments on WA/2020/1671 and other recent applications. If the planning authority were to approve these developments Wonersh Parish Council suggest a condition be included regarding screening of the triple garages with vegetation and that these be designed in a way to best promote biodiversity, using native species.

Regarding the following application for Barnett Hill Hotel.

**[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 received 10/07/2020 tree reports received 27/01/2021 and highways information received 01/02/2021).*

The Committee agreed that Cllr Crouch would speak at the Waverley Borough Council Eastern Planning Committee.

The Wonersh Parish Council Committee still held some of their earlier concerns and were keen to see the condition of a travel plan involving local stakeholders being required, should this be approved. They held concerns regarding the factual accuracy of the consultant's report and whether the proposed plans were practicable in a culture of car use in a geographical location hostile to alternatives. Further concern existed regarding the suggestion to cut back undergrowth to improve visibility where the main barrier is a wall. They reiterated the importance of screening the development overlooking the public right of way.

**Action: Clerk to inform Waverley Borough Council that Cllr Crouch wishes to speak on behalf of Wonersh Parish Council**

**Clerk to query when the site visit took place**

Cllr Crouch highlighted the current consultation on the Addendum for LPP2 Addendum. The Committee noted that there were no local implications of these.

Cllr Crouch also noted the update from Waverley Borough Council regarding the purchase of Dunsfold and the commitment to develop the garden village plan.

**P21/22 063 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):**

[Planning Application WA/2021/02190 - Valid From 09/09/2021](#)

**LAND AT COORDINATES 504385 143650 WOODHILL LANE SHAMLEY GREEN GUILDFORD**

*Provision of vehicular access and erection of gate together with the change of use of land from agricultural to private outdoor recreational land.*

**Objection.** The current access is acceptable for the current and proposed land use and provides a safer alternative to the proposed access, given visibility. Concerns were raised over the local amphibian environment, with great crested newts being found in the locale and the potential loss of hedgerows within the AONB to make this alternative feasible. They requested that it be called to Committee by Waverley Borough Council.

[Planning Application WA/2021/02296 - Valid From 01/07/2021](#)

**55 NURSERY HILL SHAMLEY GREEN GUILDFORD GU5 0UL**

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

**No objection.**

[Planning Application WA/2021/02290 - Valid From 05/07/2021](#)

**TUMBLERS WOODHILL LANE GUILDFORD GU5 0SR**

*Erection of a first-floor extension.*

**No objection.**

[Planning Application WA/2021/02265 - Valid From 30/06/2021](#)

**SADDLEGATE MELLERSH HILL ROAD WONERSH GUILDFORD GU5 0QL**

*Erection of extension alterations to elevations and fenestration and associated landscaping.*

**No objection.**

[Planning Application WA/2021/02231 - Valid From 22/06/2021](#)

**PRINCE ALBERT COTTAGE BLACKHEATH LANE BLACKHEATH GUILDFORD GU4 8RB**

*Erection of an outbuilding. Comments due 06/10/2021*

**No objection.**

[Planning Application WA/2021/02216 - Valid From 25/06/2021](#)

**THE OLD FORGE THE GREEN SHAMLEY GREEN GUILDFORD**

*Erection of a porch and alterations to elevations following relevant demolition of shop front of an unlisted building in a conservation area.*

**No objection.** The Committee requested that the glazing on the front door be sympathetic to other glazing on the property, in line with the Village Design Statement.

**CA/2021/02282**

**BLATCHFELD, LITTLEFORD LANE, BLACKHEATH, GUILDFORD, GU4 8QY**

*Blackheath conservation area, works to tree*

No comments.

**CA/2021/02289**

**CROSSWAYS, LITTLEFORD LANE, BLACKHEATH, GUILDFORD, GU4 8QY**

*Blackheath conservation area, removal of trees*

No comments.

**CA/2021/02105**

**BAY COTTAGE, BARNETT LANE, WONERSH, GUILDFORD, GU5 0RU**

*Wonersh conservation area, removal of tree*

No comments.

**CA/2021/02107**

**CHURCH GREEN, WONERSH, GUILDFORD, GU5 0PG**

*Wonersh conservation area, works to and removal of trees*

Cllr Crouch provided an update as a trustee of Church noting that permission had been granted but they were, at the same time, looking at alternatives to felling one of these trees.

**P21/22 064 Members' business and other correspondence for noting or including on a future agenda.**

Cllrs noted receipt from Cllr Lavender requesting contributions to the community for properties to be invested in the locality, should they be exempt from CIL. The Committee discussed further the target audience for this letter.

**Action: Clerk to email CIL officer regarding local exemptions.**

**Clerk to send a copy of the proposed CIL letter to the Wonersh Foundation.**

**P21/22 065 Date of next meeting: Thursday 28 October 2021, 9.30 am.**

This was confirmed – the Clerk noted that she is on annual leave that week but will attend via zoom to assist with the Planning Committee submission to the planning authority.