

# Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

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**Minutes of the meeting of the Planning Committee of the Wonersh Parish Council held on Thursday 28 March 2024 at 9.30am, at the Wonersh Sports Pavilion.**

**Present:** Cllrs Max Gibbs (Chair), Chris Howard, Stephen Lavender, Rob Merriman and Anthony Shutes.

**In attendance:** Lisa Davison

**P23/24 147 To receive and accept apologies for absence.**

The Committee received and accepted apologies from Cllrs Mike Band, Ben Knight and Kevin Sloan,

**P23/24 148 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.**

There was no declaration of disclosable interests.

**P23/24 149 Open meeting for members of the public to raise matters about planning issues.**

There were no members of the public present.

**P23/24 150 To consider and approve the minutes of the Committee meetings held on 15 February and 7 March 2024.**

The Committee considered and approved these, and they were signed by Cllr Gibbs.

**P23/24 151 To receive progress reports about planning matters previously considered and approved by the Committee or the Council.**

**Decisions made by Waverley Borough Council (Available: <https://planning360.waverley.gov.uk:4443/planning> or via links below. Search 'Parish' 'Wonersh')**

**[10 March to 17 March](#), [3 March to 9 March](#), [25 February to 2 March](#)**

Cllr Gibbs requested a copy of the excel spreadsheet to keep as a record, the Committee requested that the focus be on items where decisions were different from Parish Council recommendations.

**Action: Clerk to forward spreadsheet to Cllr Gibbs and a decision to be taken as to how this can assist with understanding how the Planning Authority come to a decision.**

Cllr Gibbs raised the request for the Council to consider and support an Asset of Community Value for the Villagers pub to include the outdoor space associated with it.

A letter of support was proposed from the Parish Council, the Committee approved and delegated this to Cllr Gibbs and the Clerk.

**Action: Clerk and Cllr Gibbs to formalise and submit the letter.**

Cllr Merriman updated the Committee on the Woodhill Sandpit.

**P23/24 152 To receive the report regarding the listing of the United Reformed Church in Wonersh and approve the Council response, if any, due 04/04/2024.**

The Council welcomed and supported this and noted that this has been referred to the Wonersh History Society for their comment, given the knowledge held there.

**P23/24 153 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):**

**[Planning Application NMA/2024/00565 - Valid From 21/03/2024](#)**

**RIVERSIDE PLACE, RUN COMMON, GUILDFORD, GU5 0SY**

*Amendment to wa/2022/02977 for some revised elevations to north and south cottage as well as the lodge and garages a & c.*

**No objection.**

**[Planning Application WA/2024/00558 - Valid From 15/03/2024](#)**

**CRICKET PAVILLION, BLACKHEATH LANE, WONERSH, GUILDFORD.**

*Change of use and alterations to former pavilion to provide a short-term holiday let.*

**Objection.** Our comments regarding the change of use remain whether this be a dwelling, or a short-term holiday let. The Committee also noted the increased protection being offered through inclusion of this area in the Surrey Hill AONB. To confirm, the Council's earlier comments on were:

The Council noted main modifications under consultation as to the Local Plan, in particular policy DM14. Here, the emphasis is on the requirement to better protect the Green Belt with consideration for national policy. This includes the recommendation to consider 'The degree of activity likely to be generated, including traffic' as well as 'The extent of existing built development and activity on the site.' The Committee identified that the change of the pavilion, with limited activity generated, to residential use, would have the resultant increase in activity, including traffic. This would result in a net loss in biodiversity and habitat to support this and the isolated position correlates with increased car use.

The Committee requested that this be taken to Committee for the reasons stated above. They expressed concerns that developments of this nature will in time, deplete the green belt and merge the villages.

**[Planning Application WA/2024/00465 - Valid From 04/03/2024](#)**

**SLAUGHTERS, RUN COMMON, SHAMLEY GREEN, GUILDFORD. GU5 0SY**

*Certificate of lawfulness under section 191 for use of former farm stables and yard outbuildings as ancillary domestic outbuildings to slaughters cottage. The use of the subject buildings commenced in excess of 10 years ago and have been used as such continuously for a period in excess of 15 years.*

**No objection.**

**[Planning Application WA/2024/00439 - Valid From 01/03/2024](#)**

**WONERSH HOUSE, THE STREET, WONERSH, GUILDFORD. GU5 0PG**

*Certificate of lawfulness under section 192 for erection of a single storey ancillary garage/outbuilding.*

**Noted.**

**P23/24 154 To consider and approve observations about the following planning applications being considered under appeal by the Planning Inspectorate:**

**[Planning Application PRA/2023/02107 - Valid From 27/09/2023](#)**

**BARN AT BLACKHEATH LANE, WONERSH, GUILDFORD.**

*General permitted development order 2015 schedule 2 part 3 class q - prior notification application for change of use of agricultural building to 1 dwelling (class c3) and for building operations necessary for the conversion*

**[Planning Inspectorate reference: APP/R3650/W/23/3333775](#)**

The Committee noted this and had no further comments to add.

**[Planning Application WA/2024/00172 - Valid From 23/01/2024](#)**

**BARNETT FARM, NORLEY LANE, SHAMLEY GREEN, GUILDFORD. GU5 0TP**

*Conversion of barn to form a residential dwelling with associated garden bicycle store and parking; provision of a passing place on existing access road (revision of wa/2023/01290).*

**[Planning Inspectorate reference: APP/R3650/W/24/3336429](#)**

The Committee noted this and had no further comments to add.

**[Planning Application WA/2022/02978 - Valid From 28/11/2022](#)**

**CRICKET PAVILLION, BLACKHEATH LANE, WONERSH, GUILDFORD.**

*Change of use and alterations to former pavilion to provide a dwelling.*

**[Planning Inspectorate reference: APP/R3650/W/23/3331188](#)**

The Committee noted this and had no further comments to add.

**P23/24 155 To receive notification of planned tree works within Conservation areas in the parish and consider the Planning Committee response, if any.**

There were no notifications.

**P23/24 156 Members' business and other correspondence for noting or including on a future agenda.**

Cllr Lavender raised the structure relating to the alpacas.

**Action: Clerk to follow up with**

**P23/24 157 Date of next meeting: 18 April 2024, 9.30 am.**

This was confirmed.