

Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

www.wonershparish.org



Minutes of the meeting of the Planning Committee of the Wonersh Parish Council held on Thursday 9 May 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

P23/24 167 To receive and accept apologies for absence.

There were apologies received and accepted from Cllrs Band, Knight, Sobek and Sloan

P23/24 168 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.

There were no declarations of disclosable interest.

P23/24 169 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present.

P23/24 170 To consider and approve the minutes of the Committee meetings held on 18 April 2024.

The Committee considered and approved the minutes and Cllr Gibbs signed these.

P23/24 171 To receive progress reports about the Council response to the following planning application considered by the [Waverley Borough Council Planning Committee on 8 May 2024 at 6pm.](#)

[Planning Application WA/2023/02786 - Valid From 18/12/2023](#)

WILLOWHAYNE, BARNETT LANE, WONERSH, GUILDFORD. GU5 0RU

Alterations to roof space including dormer extensions and installation of rooflights (amended plans received 27/02/24).

Cllr Lavender updated the Council as to the proceedings of the [Waverley Borough Council Planning Committee Meeting viewable here \(1:08-end\)](#), where the Officers recommendation to approve was confirmed by votes from Waverley Borough Councillors.

Parish Councillors expressed interest in the process and concern that other items discussed influenced participation in any debate and introduced further subjectivity. The limited attention to accurate contextual details was a continued concern, this included assumptions as to the view from adjacent neighbours, whereas images presented were from more distance properties, where the impact was less overbearing.

There was disappointment expressed as to the decision made and concern about the position in the agenda following a contentious item in Hindhead. The Council were keen to improve how they influence decision-making within the existing structures and requested the Clerk enquire as to a walkaround meeting with the Heritage Officer.

Action: Request meeting with Heritage Officer to make a walkaround visit to the Parish to better understand how to best protect local heritage.

Clerk to publicise the statement read and YouTube recording of the Waverley Borough Council meeting.

P23/24 172 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')
[21 April to 27 April](#), [14 April to 20 April](#), [7 April to 13 April](#)

Cllr noted that the following NMA was approved:

[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.

Furthermore, prior approval was not required for:

[Planning Application PRA/2024/00564 - Valid From 19/03/2024](#)

LAND CENTRED COORDINATES 502666 146408, BLACKHEATH LANE, WONERSH, GUILDFORD.

General permitted development order 2015 schedule 2 part 6 class a - prior notification application for erection of a store/workshop building.

And the following were approved under delegated WBC Officer authority:

[Planning Application WA/2024/00400 - Valid From 21/02/2024](#)

SUNFLOWERS, UPPER HOUSE LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SX

Change of use of ancillary outbuilding to provide flexible use as ancillary accommodation and short term holiday let.

[Planning Application WA/2024/00416 - Valid From 21/02/2024](#)

SUNFLOWERS, UPPER HOUSE LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SX

Application under section 73a to remove condition 4 of wa/2015/1306 (restrictions on permitted development rights) to allow permitted development rights under class e.

[Planning Application WA/2024/00378 - Valid From 21/02/2024](#)

LAND WEST AND ADJACENT TO TASSELLS BARN, GUILDFORD ROAD, CRANLEIGH. GU6 8QZ

Erection of stables with adjacent storage barn.

[Planning Application WA/2024/00166 - Valid From 26/01/2024](#)

NEWHAVEN, 3 STONARDS BROW, SHAMLEY GREEN, GUILDFORD. GU5 0UX

Erection of extensions and alterations

[Planning Application WA/2023/02716 - Valid From 12/12/2023](#)

SHAMLEY FARM, STROUD LANE, SHAMLEY GREEN, GUILDFORD. GU5 0ST

Erection of a single storey extension and alterations with associated works.

As an update to the Village Design Statement and communications around these, requested a standard letter for those with uplighters to draw attention to this and the commitment to Dark Skies locally. Cllr Shutes tabled a draft which the Committee approved. Councillors discussed further the Village Design Statement and were working to a timeline of publication in early 2025, so this could be emphasised at newcomers' events.

Action: Clerk to format letter regarding uplighters and Councillors to distribute as required.

P23/24 173 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):

[Planning Application WA/2024/00775 - Valid From 19/04/2024](#)

KILL COPSE FARM, GUILDFORD ROAD, GUILDFORD. GU5 0SQ

Stationing and use of office accommodation to serve waste recycling and sales operations (retrospective) - (county development application under regulation 3).

[Surrey County Council reference: SCC Ref 2024-0058](#)

Objection. The Committee considered this to be inappropriate development in the green belt and contrary to Levelling-Up and Regeneration Act 2023 section 66B 6(a) in that proposals do not seek to further the purpose of conserving and enhancing the natural beauty of the AONB.

[Planning Application NMA/2024/00773 - Valid From 19/04/2024](#)

RADIO HOUSE, GUILDFORD ROAD, GUILDFORD. GU5 0RS

Amendment to wa/2022/01933 window height amended on w06 and window height and style amended on w12. To create a uniformed window height to the front of the property and to provide a feature window to the rear.

No objection.

[Planning Application WA/2024/00756 - Valid From 16/04/2024](#)

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

Certificate of lawfulness under section 192 for use of existing outbuilding as ancillary residential accommodation.

No objection.

P23/24 174 To receive notification of planned tree works within Conservation areas in the parish and consider the Planning Committee response, if any.

These were received.

P23/24 175 Members' business and other correspondence for noting or including on a future agenda.

All matters of immediate concern were noted in the updates and agenda.

P23/24 176 Date of next meeting: 30 May 2024, 9.30 am.

This was confirmed.