

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 30 May 2024 at 9.30am, at the Wonersh Sports Pavilion.

Present: Cllrs Max Gibbs (Chair), Chris Howard, Rob Merriman, Anthony Shutes and Kevin Sloan.

In attendance: Lisa Davison

P24/25 001 To elect the Chair / Co-chair for to the Planning Committee.

Cllr Shutes and Sloan proposed and seconded Cllrs Gibbs and Merriman to these roles.

P24/25 002 To receive and accept apologies for absence.

The Council received and accepted apologies for absence from Cllrs Band, Knight Lavender and Sobek.

P24/25 003 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.

There were no declarations made.

P24/25 004 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present.

P24/25 005 To consider and approve the minutes of the Committee meetings held on 9 May 2024.

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

P24/25 006 To receive a progress report following the meeting with the Head of Planning 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).

The Council received the summary note and Cllr Shutes summarised discussion and the local concerns that remain, including their follow up communications with Waverley Borough Council. The Committee noted their ongoing concern that democratic processes have not been followed and there are no clear avenues for recourse.

Action: Clerk to follow up with WBC Officers regarding the heritage considerations and the source of the inaccuracy.

P24/25 007 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')

[12 May to 18 May, 5 May to 11 May, 28 April to 4 May](#)

The Clerk noted that these had been saved to the folders now too and received the request from the Chair to include these in one document.

Of particular note was the refusal of:

[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.

And the approval of:

[Planning Application WA/2023/00436 - Valid From 17/02/2023](#)

CHINTHURST HILL CHINTHURST LANE WONERSH GU5 0QH

Erection of a stable building following demolition of existing wood shed.

Cllr Shutes updated the Committee on St John's Seminary. He summarised discussion with Surrey County Council's Transport Planning Officer and the Seminary Developer as to the progress was being made. Each were keen to see the Section 1.06 agreement agreed, which is being led by Waverley Borough Council. It was noted that the developer was willing to pay out Section 1.06 moneys in advance of completion for local stakeholders to progress Wonersh Village improvements. Though not part of the approved plans, the longer-term viability of affordable housing is being considered by all parties.

P24/25 008 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):

[Planning Application WA/2024/00149 - Valid From 23/01/2024](#)

QUEEN VICTORIA COTTAGE AND THE VOLUNTEER PUBLIC HOUSE, BLACKHEATH LANE, BLACKHEATH, GUILDFORD. GU4 8RB

Change of use from public house to residential to form one single dwelling with existing semi-detached dwelling together with alterations to elevations.

The earlier comments stand, which are:

Objection. The Committee agreed with the terms of the original planning permission and welcome updates on the enforcement action BCN/2022/04.

In addition, the Council noted with interest the recent report by Morgan & Clarke. This was viewed this as not being accurate, largely proforma and irrelevant for the proposed purposes, which is more a community hub rather than the original location pub. These are popular and successful in equivalent local communities and economy and the Parish Council draw attention to TCS3 in the Local Plan with respect to this. The Blackheath area attracts walkers, cyclists and other visitors using a range of transport modes and there is the infrastructure to support this, including parking where needed. These visitors would benefit from the proposed facilities, as would local residents, hence its designation as an Asset of Community Value.

Should officers be minded to approve this application the Parish Council request that this be called to Committee.

[Planning Application WA/2024/00984 - Valid From 23/05/2024](#)

4 CHESTNUT CORNER, BLACKHEATH LANE, BLACKHEATH, GUILDFORD, GU4 8RA

Erection of a single storey extension and alterations to elevations together with installation of dormer window and rooflights.

<p>No objection.</p>
<p>Planning Application NMA/2024/00938 - Valid From 16/05/2024 COMBE GREEN, BLACKHEATH LANE, BLACKHEATH, GUILDFORD. GU4 8QT <i>Amendment to wa/2023/02162 - increasing the width of the proposed bay window to the rear of the property.</i></p> <p>No objection.</p>
<p>Planning Application WA/2024/00953 - Valid From 15/05/2024 HILLCREST COTTAGE, BARNETT LANE, WONERSH, GUILDFORD. GU5 0SA <i>Construction of a new vehicular access and associated works to provide parking.</i></p> <p>The Parish Council noted with interest the requirement for permission to be granted by Surrey County Council to the access to the curtilage of the property and the safety concerns raised by an entrance and exit in this location. They also highlighted the requirement of an easement here with any associated costs to be covered by the applicant.</p> <p>The Council noted concerns as to the loss of biodiversity as it stands and the opportunity to further improve biodiversity in this position through, for instance, a blue heart verge. The Council requested that should the officers be mindful to approve this that width is limited to one car width and the construction materials permit grass to grow through and biodiversity net gain be considered.</p>
<p>Planning Application WA/2024/00925 - Valid From 09/05/2024 SWIFTHAVEN, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SP <i>Certificate of lawfulness under section 191 for existing building works for the erection of a detached garage with cycle and refuse store.</i></p> <p>No objection.</p>
<p>Planning Application TM/2024/00869 - Valid From 07/05/2024 RADIO HOUSE, GUILDFORD ROAD, SHAMLEY GREEN, GUILDFORD. GU5 0RS <i>Application for works to and removal of trees subject of tree preservation order 10/22</i></p> <p>No objection.</p>

P24/25 009 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 of tree works received.

P24/25 010 Members' business and other correspondence for noting or including on a future agenda.

The Committee expressed further concern as to developments at Queen Victoria Cottage / The Villagers / The Volunteer and requested that a request to Waverley Borough Council to move to Compulsory Purchase under the power of wellbeing be included on a future agenda. Cllr Gibbs was encouraged to explore this option with Borough Cllr Michael Goodridge.

Action: Clerk to include on the next Planning Committee Agenda.

Cllr Gibbs to explore the viability of this with Borough Council.

Cllr Howard on behalf of the Wonersh Foundation highlighted that the Wonersh Village Store was considering changing the shop frontage to reflect an association with Premier

and also to increase the width of the door to improve access. The shop keepers have been advised to get in contact with the Waverley Borough Council planners. The Committee expressed concerns as to the loss of original features and introduction of high contrast branding in a conservation area and the increased lighting in a National Landscape (AONB) area committed to dark skies.

Action: Clerk to enquire as to options regarding this with the WBC heritage officer.

Cllr Shutes raised correspondence from Borough Cllr Jane Austin regarding the following application in Bramley Parish:

[Planning Application WA/2024/00934 - Valid From 16/05/2024](#)

LAND BETWEEN CRANLEIGH WATERS AND STANTONS WHARF SOUTH EAST SIDE OF STATION ROAD BRAMLEY GUILDFORD

Construction of a vehicular access and associated works.

Other applications in Bramley Parish were noted but these had either already been refused or the date to comment had passed. The Clerk noted the opportunity to include this on the Council Meeting agenda, which was just two days after the deadline to comment and request an extension from the WBC Case Officer

Action: Clerk to request an extension and to include on the Council Meeting Agenda.

P24/25 011 Date of next meeting: 20 June 2024, 9.30 am.

This was confirmed.