

# Wonersh Parish Council

BLACKHEATH • SHAMLEY GREEN • WONERSH

[www.wonershparish.org](http://www.wonershparish.org)



## Minutes of the meeting of the Planning Committee of the Wonersh Parish Council held on Thursday 1 August 2024 at 9.30am, at the Wonersh Sports Pavilion.

**Present:** Cllrs Rob Merriman (Chair), Anthony Shutes and Kevin Sloan.

### **P24/25 030 To receive and accept apologies for absence.**

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

### **P24/25 031 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.**

Cllr Sloan noted a non-pecuniary interest in [WA/2024/01313](#) and [WA/2024/01392](#). He noted that a member of his household had contributed financially to the planning process for [WA/2024/01392](#).

Cllr Merriman noted a non-pecuniary interest in [WA/2024/01313](#) and [WA/2024/01392](#)

Cllr Shutes noted a non-pecuniary interest in [WA/2024/01392](#) and also Cranleigh Waters, considered under item P24/25 037.

The Clerk noted the legal advice regarding commenting on the application for which the Council had applied for a PWLB loan to contribute towards the development. Specifically [WA/2024/01392](#) Which all Councillors had declared a non-pecuniary interest in. In summary the advice was:

*“while a council's decision to secure a PWLB loan for a building replacement project typically indicates support for the project, its role in the planning process should remain transparent and objective. The council must balance its commitment to the project with its responsibility to consider all relevant planning issues and community input when commenting on or supporting a planning application.”*

The Committee took the decision that they could do this and have done this in the response below. They noted that the drawdown on the loan was under the following conditions, which had been approved by Council shared with the Arbuthnot Hall Committee:

### **23/24 217 To receive recommendations from the Risk and Audit Committee as to the drawdown of the PWLB loan for the Arbuthnot Hall and approve next steps, including any conditions associated with the contribution.**

*The Council welcomed the suggestion of the Risk and Audit Committee as to the conditions under which the PWLB contribution would be made available for the redevelopment of the Arbuthnot Hall. The Council confirmed that they would be seeking assurances on consultation, planning approval and sufficient funding in place for the whole renovation project for the contribution to be made.*

*The Parish Council requested that the Clerk confirm the extent to which the drawdown of this portion of the loan can be extended beyond August 2024 to provide opportunity for these project requirements to be secured. The Council will consider the response from the Department of Levelling up Housing and Communities to this request in determining the timing of the drawdown. The Council maintained that*

*should the full redevelopment not proceed, then the option exists to help the refurbishment of the current building, provided it is seen as a capital project.*

**Action: Clerk to update the Arbuthnot Hall Committee**

**Action: Clerk to request extension from DLUHC so loan proportions can be drawdown beyond August 2024.**

**Clerk to include on future Council Meeting agenda to confirm the next steps.**

The actions above have been completed and the Committee request that the Trustees be updated with the following information:

- Response to planning application
- Extension to the loan drawdown period
- Option to apply to the ACRE funds

The Committee requested that the Clerk enquire further about the approach to consultation, the level of response to this and a summary of results on the proposed designs. They were also interested in the actions to encourage a response to the proposed plans from the wider community as this is a further way to judged public opinions as to the redevelopment of the facility.

**Action: Clerk to follow up with the Arbuthnot Hall trustees / committee.**

**P24/25 032 Open meeting for members of the public to raise matters about planning issues.**

There were no members of the public present.

**P24/25 033 To consider and approve the minutes of the Committee meetings held on 30 May and 11 July 2024.**

The Committee considered and approved the minutes from the 11 July Planning Committee Meeting, and these were signed by Cllr Merriman. The Clerk noted that the 30 May minutes were approved, and the approval of the 20 June Minutes was required.

**Action: Clerk to include the 20 June Planning Committee Minutes on the next agenda.**

**P24/25 034 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')**

**[14 July to 20 July, 7 July to 13 July, 30 June to 6 July](#)**

The full review of recent decisions was deferred until the next meeting.

The Committee confirmed that there were no updates on the seminary.

**P24/25 035 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):**

**[Planning Application WA/2024/01392 - Valid From 24/07/2024](#)**

**ARBUTHNOT HALL ASSOCIATION, THE ARBUTHNOT HALL, THE GREEN, GUILDFORD. GU5 0UA**

*Erection of a roof extension and balcony; erection of a single storey extension and alterations to elevations following demolition of existing canopy.*

**No objection.**

The Committee queried the flat roofed elements of the extension, which is contrary to Village Design Statement and queried whether small pitches would be a feasible alternative. The Council queried the limited use of renewable energy and encouraged this to be explored further for a statement building in the Parish.

**[Planning Application WA/2024/01389 - Valid From 24/07/2024](#)**

**WILLINGHURST HOUSE & WILLINGHURST DAIRY, WILLINGHURST ESTATE, SHAMLEY GREEN, GUILDFORD. GU5 0SU**

*Erection of replacement and additional piers and gates and rebuilding of boundary walls.*

**No objection.**

The Committee highlighted that downlighters are required rather than uplighters on the gates, to reduce light spill in a Dark Skies area, considerate of light pollution legislation.

The Committee queried whether PVs were being proposed as part of this application as they are included in the Design and Access statement and, if so, they were interested in the positioning of these.

**[Planning Application WA/2024/01390 - Valid From 24/07/2024](#)**

**WILLINGHURST HOUSE & WILLINGHURST DAIRY, WILLINGHURST ESTATE, SHAMLEY GREEN, GUILDFORD. GU5 0SU**

*Listed building consent for erection of replacement and additional piers and gates and rebuilding of boundary walls.*

**No objection.**

The Committee highlighted that downlighters are required rather than uplighters on the gates, to reduce light spill in a Dark Skies area, considerate of light pollution legislation.

The Committee queried whether PVs were being proposed as part of this application as they are included in the Design and Access statement and, if so, were interested in the positioning of these.

**[Planning Application WA/2024/01366 - Valid From 22/07/2024](#)**

**WILLINGHURST HOUSE & WILLINGHURST DAIRY, WILLINGHURST ESTATE, SHAMLEY GREEN, GUILDFORD. GU5 0SU**

*Erection of open porch and alterations to elevations to willinghurst house and willinghurst dairy.*

**No objections.**

**[Planning Application WA/2024/01367 - Valid From 22/07/2024](#)**

**WILLINGHURST HOUSE & WILLINGHURST DAIRY, WILLINGHURST ESTATE, SHAMLEY GREEN, GUILDFORD. GU5 0SU**

*Listed building consent for alterations to willinghurst house and willinghurst dairy.*

<p><b>No objections.</b></p>
<p><b><a href="#">Planning Application WA/2024/01313 - Valid From 16/07/2024</a></b>  <b>2 REEL HALL COTTAGES, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SP</b></p> <p><i>Extension and alterations to detached garage to provide ancillary dwelling following demolition of existing lean to structures.</i></p> <p><b>No objections</b> subject to the building being maintained as ancillary.</p> <p>The Committee expressed concern regarding the velux domed skylights, which results in light pollution in a Dark Skies area. They requested that alternatives be explored.</p> <p>They noted that conditions should prevent a replacement garage.</p>
<p><b><a href="#">Planning Application WA/2024/01347 - Valid From 12/07/2024</a></b>  <b>HEATH HOUSE, BLACKHEATH LANE, BLACKHEATH, GUILDFORD. GU4 8RB</b></p> <p><i>Erection of an extension to existing garage to provide a car port.</i></p> <p><b>No objections.</b></p>
<p><b><a href="#">Planning Application NMA/2024/01269 - Valid From 10/07/2024</a></b>  <b>THORNBURY, HIGH CROFT, GUILDFORD. 0UE</b></p> <p><i>Amendment to wa/2023/00700 the pair of redundant garage doors on the front of the house will be replaced by 2no. Two-bay casement windows at the same height as the adjoining windows rather than a taller four-bay casement as originally planned. Frames will match existing windows on the front elevation. The house owners have requested that the windows be divided in two and for the height to match the existing windows to the left for aesthetic reasons.</i></p> <p><b>No comment.</b></p>
<p><b><a href="#">Planning Application WA/2024/01250 - Valid From 08/07/2024</a></b>  <b>CORRIE GHYLL, WONERSH COMMON, WONERSH, GUILDFORD. GU5 0PH</b></p> <p><i>Erection of a single storey extension installation of solar panels and alterations to fenestration together with partial alteration to integral garage to form habitable accommodation following demolition of existing extension.</i></p> <p><b>No objection.</b></p>
<p><b><a href="#">Planning Application WA/2024/01308 - Valid From 05/07/2024</a></b>  <b>EASTEDS COTTAGE, THE GREEN, SHAMLEY GREEN, GUILDFORD. GU5 0UH</b></p> <p><i>Listed building consent for erection of extensions and internal and external alterations following demolition of existing detached garage.</i></p> <p><b>No objection.</b></p>
<p><b><a href="#">Planning Application WA/2024/01309 - Valid From 05/07/2024</a></b>  <b>EASTEDS COTTAGE, THE GREEN, SHAMLEY GREEN, GUILDFORD. GU5 0UH</b></p> <p><i>Erection of extensions and alterations following demolition of existing detached garage.</i></p> <p><b>No objection.</b></p>

**P24/25 036 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 planned tree works.

**P24/25 037 To note the publication of the Consultation Analysis Report from the Public and Statutory Consultation on the Surrey Hills National Landscape (AONB) boundary variation and approve next steps, if any.**

Cllr Shutes updated the Council on the responses to the request for extensions of the Cranleigh Waters element of the proposed area ([Appendix 8: Cranleigh Waters Analysis Table, page 13](#)), with the primary reason being that this proposal split in half the settlement of Bramley, though it is acknowledged that some ancient woodland and vegetation is therefore excluded from the extension area.

The Clerk noted that there was further formal consultation on the extension areas and this commenced in September. [Full details and relevant reports can be found on this DEFRA Surrey Hills National Landscape \(AONB\) Boundary Variation Project webpage.](#)

Cllr Shutes proposed the Council consider a reply which suggests the land between the edge of the Bramley settlement area and Cranleigh Waters is a sensible inclusion which does not split Bramley, using the western boundary of the BOA as mapped by Surrey Wildlife Trust. There was general support for this

**Action: Clerk to include on Autumn Council Meeting Agenda, considerate of timescales.**

**P24/25 038 Members' business and other correspondence for noting or including on a future agenda.**

There was nothing further to add on the above.

**P24/25 039 Date of next meeting: 22 August 2024, 9.30 am.**

This was confirmed.