

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 22 August 2024 at 9.30am, at the Wonersh Sports Pavilion.

Present: Cllrs Max Gibbs (Chair), Stephen Lavender and George Sobek.

In attendance: Lisa Davison.

P24/25 040 To receive and accept apologies for absence.

The Committee received and accepted apologies for absence from Cllrs Mike Band, Chris Howard, Ben Knight, Anthony Shutes and Kevin Sloan.

P24/25 041 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.

P24/25 042 Open meeting for members of the public to raise matters about planning issues.

There were no members of the public present.

P24/25 043 To consider and approve the minutes of the Committee meetings held on 20 June and 1 August 2024.

The minutes of the meeting held on 20 June were approved. The minutes from the 1 August were deferred to the next meeting as there was no Councillors present at both meetings.

P24/25 044 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')

[4 August to 10 August, 28 July to 3 August, 21 July to 27 July](#)

Cllr Gibbs noted the follow application had been granted in the three weeks prior to the meeting:

[Planning Application WA/2024/00004 - Valid From 22/12/2023](#)

FLAT, GRANTLEY ARMS, THE STREET, GUILDFORD. GU5 0PE

Application for advertisement consent for rebranding of existing signage 1 no. New non illuminated post and swing sign 1 no. Illuminated fascia sign and 1 no. Non illuminated entrance plaque.

[Planning Application WA/2024/00005 - Valid From 19/12/2023](#)

FLAT, GRANTLEY ARMS, THE STREET, GUILDFORD. GU5 0PE

Listed building consent for erection and rebranding of existing signage 1 no. New non illuminated post and swing sign 1 no. Illuminated fascia sign and 1 no. Non illuminated entrance plaque.

[Planning Application WA/2023/02641 - Valid From 28/11/2023](#)

ASHLANDS, WONERSH COMMON, WONERSH, GUILDFORD. GU5 0PH

Construction of verandah and alterations to elevations together with erection of a garage/workshop following demolition of existing verandah and garage/workshop; alterations to existing vehicular access and erection of entrance gates piers and fence.

The Clerk to noted that the updates from the last meeting had been deferred and it was requested that these applications be included below and the Committee to pick up any queries on these at the next Council Meeting.

The following applications were permitted:

[Planning Application NMA/2024/01269 - Valid From 10/07/2024](#)

THORNBURY, HIGH CROFT, GUILDFORD. GU5 0UE

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.

[Planning Application PRA/2024/01151 - Valid From 19/06/2024](#)

WOODHILL SANDPIT, FARLEY HEATH ROAD WONERSH GUILDFORD

General permitted development order 2015 schedule 2 part 6 class e (a)- prior notification application for erection of a forestry building.

[Planning Application WA/2024/01152 - Valid From 17/06/2024](#)

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

Application for a deemed consent under section 37 form b (type iii) of the electricity act 1989 to upgrade overhead lines and install underground cable to supply a property indicated on plan.

[Planning Application WA/2024/01036 - Valid From 31/05/2024](#)

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

Erection of an outbuilding following demolition of existing outbuildings.

[Planning Application WA/2024/01033 - Valid From 29/05/2024](#)

COMBE GREEN, BLACKHEATH LANE, BLACKHEATH, GUILDFORD. GU4 8QT

Application under section 73 to vary condition 1 of wa/2023/02162 (approved plans) to allow widening of south elevation bay window.

[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.

[Planning Application WA/2024/00953 - Valid From 15/05/2024](#)

HILLCREST COTTAGE, BARNETT LANE, WONERSH, GUILDFORD. GU5 0SA

Construction of a new vehicular access and associated works to provide parking.

[Planning Application WA/2024/00925 - Valid From 09/05/2024](#)

SWIFTHAVEN, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SP

Certificate of lawfulness under section 191 for existing building works for the erection of a detached garage with cycle and refuse store.

[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)

Action: Committee to raise any points of note at the next Planning Committee.

P24/25 045 To receive progress reports about the following application and approve next steps:

[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.

This application is being considered by Waverley Borough Council **[Planning Committee - Wednesday, 21st August, 2024 6.00 pm](#)**

Cllr Gibbs updated the Committee as to the WBC Committee Meeting the previous evening. With reference to concerns as to how the Asset of Community Value was considered by Waverley Planning Officers. The argument was made by the Planning Officer that suitable alternatives exist, and that the business was not viable based on existing space. This was disputed. The Borough Councillors voted in the favour of granting the permission for the change of use.

P24/25 046 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):

[Planning Application WA/2024/01550 - Valid From 13/08/2024](#)

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

Application under section 73 to vary conditions 2 5 6 8 and 15 of wa/2021/01452 (windows/door/roof/chimney details; tp plans and ams; details of services drainage/soakaways; cemp details; cross section details) works to start under phase 1 to remove the existing single prefabricated garage only to allow work to be undertaken in 2 phases; alteration to wording of pre-commencement conditions to relate to phase 2 works only.

No objections.

[Planning Application WA/2024/01409 - Valid From 19/07/2024](#)

TRESCO, BLACKHEATH LANE, BLACKHEATH, GUILDFORD. GU4 8QU

Erection of extensions and alterations together with alterations to detached garage to provide home gym/store following demolition of existing porch.

No objections.

[Planning Application NMA/2024/01464 - Valid From 01/08/2024](#)

DERRYSBOURNE, CRANLEIGH ROAD, GUILDFORD. GU5 0QZ

Amendment to wa/2023/00638 for alterations to east portion of roof - replace dual pitch roof with two dual pitch roofs in order to better serve the proposed development. As originally designed the roof could not be built.

Objections. The Committee queried whether this is a material amendment given the impact upon the overall height and request that officers review this in accordance with relevant legislation.

Planning Application WA/2024/01449 - Valid From 24/07/2024

OLD OAK HOUSE, WONERSH COMMON, WONERSH, GUILDFORD. GU5 0PR

Erection of a single storey extension following demolition of existing conservatory.

No objections.

P24/25 047 To receive notification of planned tree works within Conservation areas in the parish and consider the Planning Committee response, if any.

The Committee noted CA/2024/01569 The Pond, The Green, Shamley Green submitted on behalf of the Parish Council. The Clerk highlighted the application CA/2024/01603 Easteds Cottage, The Green, Shamley Green circulated the previous day to Councillors, recommending that this be considered at the next Planning Committee Meeting, and clarification be sought from Waverley Borough Council as to ownership.

P24/25 048 To consider the Waverley Borough Council proposals to remove the designation of Heritage Features in the Parish and approve next steps.

Whilst the communications from Waverley Borough Council Officers were reassuring, the Surrey County Council AONB-related Officers and the Wonersh History Society raised some concerns. The Committee also expressed concern over the lack of records of the existence of these heritage features for future reference, particular concern was noted regarding the war memorial on Blackheath. The timeline for response was noted and with this in mind the Committee delegated to the Clerk and Cllrs Gibbs for Blackheath, Merriman or Sloan for Shamley Green and Sobek for Wonersh.

Action: Ward Councillors to review and comment upon the accuracy and/or raise concerns about anything being removed in their respective Ward and submit to the Clerk by 30 August.

Clerk to share list with Waverley Borough Council Heritage Officers by 2 September.

P24/25 049 Members' business and other correspondence for noting or including on a future agenda.

The Clerk noted that there were some Planning related policies requiring updates and these would be included on an Autumn agenda.

P24/25 050 Date of next meeting: 12 September 2024, 9.30 am.

This was confirmed. Cllr Gibbs shared his apologies.