

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 12 September 2024 at 9.30am, at the Wonersh Sports Pavilion.

Present: Cllrs Stephen Lavender, Rob Merriman (Chair), Anthony Shutes, Kevin Sloan and George Sobek.

In attendance: Lisa Davison.

P24/25 051 To receive and accept apologies for absence.

The Committee received and accepted apologies from Cllrs Mike Band, Max Gibbs, Chris Howard and Ben Knight.

P24/25 052 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.

Cllr Merriman noted a non-pecuniary interest in [WA/2024/01623](#).

P24/25 053 Open meeting for members of the public to raise matters about planning issues.

There were two members of the public present, one with an interest in [WA/2024/01623](#), and one with an interest in [WA/2024/01599](#). The first resident queried Cllr Merriman's interest and whether there was a pecuniary element. Cllr Merriman opted to partake as a resident on this occasion. Cllr Shutes, chaired for this period. Cllr Merriman confirmed his interests were non-pecuniary with changes having no financial bearing on the value of his property, as the shared boundary is short and at some distance from his residence. He noted concerns over tree loss which undermines the rationale for the solar panels.

The Clerk advised that Councillors have a personal responsibility to declare their disclosable interests and that they might choose to follow up with the [Waverley Borough Council Monitoring Officer](#) in advance of any meetings if they were ever in any doubt, as it would be them that adjudicate on matters raised under the [Code of Conduct](#).

The second resident confirmed the intention for [WA/2024/01599](#) to be an individual dwelling in keeping with those on the area. In response to concerns on the historic concern over tree loss, noted plans to improve the biodiversity of the site in a holistic manner.

P24/25 054 To consider and approve the minutes of the Committee meetings held on 1 and 22 August 2024.

These were approved and duly signed by Cllr Merriman as Chair of the meeting.

P24/25 055 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')

[25 to 31 August; 18 to 24 August; 11 to 17 August](#)

Recent decisions were included in the meeting folders. Cllr Merriman drew the Committee's attention to the following decisions of note.

The following was approved following the removal of the illuminated element, which the Parish Council had objected to:

[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.

The approval by WBC Planning Committee of:

[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.

Cllr Shutes noted the communication from Blackheath pub committee (external to the Parish Council) forwarded by Cllr Gibbs where Judicial Review of decisions were being proposed and the support of Parish Council requested.

Action: Clerk to follow up with Surrey Association of Local Council on the Council's position with respect to the proposed, resident-led Judicial Review.

Clerk to include on future Council Meeting Agenda.

The following item was approved without the requirement of a Full Planning Application:

[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.

The Committee noted that earlier concerns with decision making on the following application would be considered at this evening's Council Meeting:

[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).

Including whether to follow up using [Waverley Borough Council's Complaints Procedure](#), including whether representations to Committee could be considered [fraudulent](#).

The Committee in discussion raised [concerns about the lack of compliance with previous planning decisions](#) on the following application.

[Planning Application WA/2022/02984 - Valid From 29/11/2022](#)

HEATH STUD, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD.

Change of use of land for a temporary period to allow siting of 2 storage containers.

Action: Clerk to follow up with Waverley Borough Council Planning Enforcement Officers on the above application.

P24/25 056 To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):

[Planning Application WA/2024/01683 - Valid From 29/08/2024](#)

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

Certificate of lawfulness under section 191 for existing building works; commencement of a single storey rear extension.

No objection. It was noted that the flat roof is contrary to the Village Design Statement. The committee expressed concerns regarding the impact on bats of the light pollution and requested that this be mitigated. The Committee requested that Permitted Development rights be removed with respect to future developments given the scale of the development within the plot.

[Planning Application WA/2024/01652 - Valid From 28/08/2024](#)

WILLINGHURST HOUSE, WILLINGHURST ESTATE, SHAMLEY GREEN, GUILDFORD. GU5 0SU

Installation of a ground mounted 72 panel solar pv array.

No objection.

[Planning Application WA/2024/01671 - Valid From 26/08/2024](#)

FOXGLOVE COTTAGE, STONARDS BROW, SHAMLEY GREEN. GU5 0UX

Erection of extensions and alterations to elevations following demolition of existing garage and store.

No objection. The Committee requested that Permitted Development rights be removed with respect to future outbuildings.

[Planning Application WA/2024/01651 - Valid From 23/08/2024](#)

THE WHITE COTTAGE, BLACKHEATH LANE, BLACKHEATH. GU4 8RB

Erection of a detached greenhouse.

No objection.

[Planning Application WA/2024/01623 - Valid From 22/08/2024](#)

HEATH STUD, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD.

Erection of stables with roof solar panels following demolition of existing stable block; erection of a store building.

No objection. The committee highlighted the tree and vegetation loss concern to make project viable, which in turn impacts upon the visibility from the footpath. The Committee requested that conditions be placed on the trees and hedgerows being retained. They also emphasised concerns over future change of use does not occur.

[Planning Application WA/2024/01573 - Valid From 15/08/2024](#)

THORNBURY, HIGH CROFT, SHAMLEY GREEN, GUILDFORD. GU5 0UE

Erection of a first floor dormer extension.

Objection. The flat roof is contrary to the Village Design Statement and the design is not in fitting with the property.

[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 objection.

[Planning Application WA/2024/01599 - Valid From 12/08/2024](#)

RADIO HOUSE, GUILDFORD ROAD, SHAMLEY GREEN, GUILDFORD.

Erection of extensions and alterations.

No objection.

Planning Application WA/2024/01584 - Valid From 08/08/2024

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

Erection of an outbuilding following demolition of existing outbuilding.

No objection.

P24/25 057 To receive notification of planned tree works within Conservation areas in the parish and consider the Planning Committee response, if any.

It was noted that the Tree Officer would review Easteds for a TPO and there would be no other consideration with respect to this.

The Clerk noted that the approval for the works to the willow was due imminently.

P24/25 058 To consider the Council's Planning Code of Good Practice and Village Design Statement and approve next steps.

The Committee noted an action for Cllrs Gibbs and Merriman to review the Planning Code of Conduct and decide whether it is fit for purpose, with reference to more recent advice on such matters. To update Cllrs Sobek and the Clerk in advance of the next Planning Committee Meeting and for this to be considered at a Planning Committee by the end of the Calendar year.

Action: Cllrs Gibbs and Merriman to review the Planning Code of Conduct.

Clerk to include this or an updated version on a Planning Committee Meeting Agenda by the end of the Calendar year from approval / recommendations to Council.

The republication of the Village Design Statement was also noted and how to publicise in a proactive manner to residents was discussed.

P24/25 059 Members' business and other correspondence for noting or including on a future agenda.

There were no additional matters proposed beyond those noted above.

P24/25 060 Date of next meeting: 3 October 2024, 9.30 am.

This was confirmed.