

# 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 5 December 2024 at 9.30am, at the Wonersh Sports Pavilion.**

**Present:** Cllrs Max Gibbs (Chair), Stephen Lavender, Rob Merriman and Anthony Shutes.

**P24/25 090 To receive and accept apologies for absence.**

The Committee received and accepted apologies for absence from Cllrs Band, Howard, Knight, Sloan and Sobek

**P24/25 091 Wonersh Parish Code of Conduct – Declarations of disclosable interests and if requested consideration and approval of dispensations under the Code.**

Cllr Rob Merriman noted a pecuniary interest in [WA/2024/02215](#). He left the room while this item was discussed. Cllr Shutes noted a non-pecuniary [WA/2024/02215](#). All in attendance noted a non-pecuniary interest in [WA/2022/00718](#).

**P24/25 092 Open meeting for members of the public to raise matters about planning issues.**

There were no members of the public present.

**P24/25 093 To consider and approve the minutes of the Committee meetings held on 14 November 2024.**

These were approved and duly signed by Cllr Gibbs.

**P24/25 094 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')

[17 November to 23 November, 10 November to 16 November, 3 November to 9 November.](#)

The following applications, of note, were **approved**:

[Planning Application WA/2024/01894 - Valid From 30/09/2024](#)

**49 NEW ROAD, WONERSH, GUILDFORD. GU5 0SF**

*Erection of a single storey extension.*

[Planning Application WA/2024/01816 - Valid From 16/09/2024](#)

**SHAMLEY HOUSE, THE GREEN, SHAMLEY GREEN, GUILDFORD. GU5 0UB**

*Application under s73 to vary conditions 1 (approved plans) and 2 (materials) of wa/2022/03165 to allow alterations to length of pool and positioning and type of plant equipment.*

[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.*

[Planning Application WA/2023/02700 - Valid From 08/12/2023](#)

**WINTERS GRACE, STROUD LANE, SHAMLEY GREEN, GUILDFORD. GU5 0ST**

Erection of extension and alterations to existing ancillary building to provide a home gym and cycle store following partial demolition of existing ancillary building and demolition of shed (as amplified by amended ams received 26/01/2024).

The following application was **refused**:

[Planning Application WA/2024/01884 - Valid From 27/09/2024](#)

**DORMERS, GRANTLEY AVENUE, WONERSH, GUILDFORD. GU5 0QN**

*Erection of single storey extension and alterations (as amended by amended plans received 03/10/2024*

And the following **withdrawn**:

[Planning Application WA/2024/01756 - Valid From 10/09/2024](#)

**ST JOHN THE BAPTIST CHURCH, THE STREET, WONERSH, GUILDFORD. GU5 0PG**

*Listed building consent for installation of solar panels to roof together with associated cabling to control devices located inside tower.*

[Planning Application WA/2024/01757 - Valid From 10/09/2024](#)

**ST JOHN THE BAPTIST CHURCH, THE STREET, WONERSH, GUILDFORD. GU5 0PG**

*Installation of solar panels on roof with associated cabling.*

**P24/25 095** To consider and approve observations about the following planning applications, or amendments to planning applications, submitted to Waverley Borough Council (WBC):

[Planning Application WA/2024/02286 - Valid From 26/11/2024](#)

**THE OLD VICARAGE, CHURCH HILL, SHAMLEY GREEN, GUILDFORD. GU5 0UD**

*Erection of a glasshouse potting shed pergola pickleball court and associated fence and other works following removal of a tennis court*

**No objections.**

[Planning Application PRA/2024/02190 - Valid From 15/11/2024](#)

**SHAMLEY WOOD HOUSE, WOODHILL LANE, SHAMLEY GREEN, GUILDFORD. GU5 0SP**

*General permitted development order 2015 schedule 2 part 6 class a - prior notification application for erection of an agricultural storage building.*

**No objections.** Subject to no future change of use to residential.

[Planning Application WA/2024/02215 - Valid From 15/11/2024](#)

**ALDERBROOK, 9 NEW ROAD, WONERSH, GUILDFORD. GU5 0SF**

*Erection of extensions and alterations to bungalow to form a chalet bungalow including dormer window and juliet balcony.*

**No objections.**

[Planning Application WA/2024/02178 - Valid From 14/11/2024](#)

**COACH HOUSE, WOODHILL MANOR, WOODHILL LANE, GUILDFORD.**

*Erection of a single storey extension and 4 entrance gates.*

**No objections.**

[Planning Application WA/2024/02171 - Valid From 14/11/2024](#)

**EASTEDS COTTAGE, THE GREEN, SHAMLEY GREEN, GUILDFORD. GU5 0UH**

*Listed building consent for removal of a chimney.*

**No objections.**

**[Planning Application WA/2024/02144 - Valid From 08/11/2024](#)**

**FORMER RADIO HOUSE, GUILDFORD ROAD, SHAMLEY GREEN, GUILDFORD.**

*Erection of dormer extension to provide additional accommodation in roof space.*

**Objection.** The flat roof is contrary to the Village Design Statement.

**[Planning Application WA/2024/02110 - Valid From 04/11/2024](#)**

**CHERRY TREES, CRANLEIGH ROAD, WONERSH, GUILDFORD. GU5 0QT**

Erection of a two storey extension and alterations to elevations following demolition of existing attached garage and covered walkway/storage area.

**No objections.**

**[Planning Application WA/2024/00143 - Valid From 18/01/2024](#)**

**DEER PARK HOUSE, HILL CLOSE, WONERSH, GUILDFORD. GU5 0QP**

*Erection of two detached dwellings with detached garages access and associated works.*

***Under appeal with the Planning Inspectorate under [APP/R3650/W/24/3354846](#)***

The Committee noted that their earlier comments remain, which are:

**Objection.** The Council objected to the proposed development and any development in this position even at reduced capacity. The proposed development is inappropriate development in the greenbelt, out of character with the surrounding area and does not respond to the need for affordable housing. Development in this position encourages car dependency and the Committee raised other environmental concerns too, including in relation to biodiversity net gain.

The Committee requested that this application be called to Committee should officers be minded to approve it.

In addition, the comments made at the Committee also remain, which are:

**Deer House Planning Application WA/2024/00143**

**WBC Planning Committee 16<sup>th</sup> October 2024**

My name is Anthony Shutes, Chair of Wonersh Parish Council

Disclosure – I live in Bracken Close which is most impacted, but my property does not share a boundary with the applicant and would not be overlooked.

The PC strongly objects to this planning application. I will not repeat what the over 40 neighbour objections have said – but note that a number of these are well researched and have benefited from expert legal input.

The Parish Council strongly objects to the proposed development and any development in this position even if a new application for one house is made. The PC objections are summarised as follows:

1. The development of 2 new houses is overbearing and overlooking a number of Bracken Close houses, made worse by the land being on a hill above Bracken Close. This is contrary to DM5 of LPP2 as it harms the amenity of existing occupants, especially in the winter. This two-house disproportionate high-density development is both infill and backfill and therefore contrary to DM14 – we understand this was also the preliminary view of the Planning officer first assigned to the application.

2. The proposed development is inappropriate development in the greenbelt and out of character with the surrounding area. Furthermore, it would set a precedent for infill development of the larger plots in Wonersh Park, which has had no new properties for the last 25 years. It is also noted that the area is fully included in the Surrey Hills AONB (National Landscape) planned extension.
3. The Development of 2 luxury 5+ bed roomed houses does not respond to the need for affordable and social housing. In addition, the nearby St John's Seminary approved development of over 50 units more than meets any housing targets for this area.
4. Development in this position encourages car dependency, as it is a long walk to the village centre and pre-school.
5. The proposal will not deliver a biodiversity net gain, especially when the applicant removed a significant number of trees, including a mature specimen tree prior to application – this was inadvertently exposed by accident in the planning submission documents.

The Parish Council rarely sees it necessary to attend a WBC planning meeting and urges you to do the right thing and not approve this application or at least reject the back fill second house.

Should the committee approve, the Parish Council would like to see stronger conditions including:

1. BIODIVERSITY NET GAIN  
The applicant complies with the full advice from Surrey Wildlife Trust (letter dated 1/10/24) and submits a biodiversity net gain calculation and assessment for the development to comply with Policy DM1
2. TREES  
Apply Tree Protection Orders to all currently remaining trees. And involve the impacted neighbours in the Development of a Woodland Management Plan which better screens adjacent properties.

**Action: Clerk to submit to Planning Inspectorate.**

**[Planning Application WA/2022/00718 - Valid From 18/02/2022](#)**

**GREENACRES FARM, NORLEY LANE, SHAMLEY GREEN, GUILDFORD. GU5 0TP**

*Siting of a mobile home for an agricultural worker for a temporary period of 3 years.*

**No objection.** The Committee queried why the original 2022 application has not been approved.

**P24/25 096 To receive notification of planned tree works within Conservation areas in the parish and consider the Planning Committee response, if any.**

The Council noted the application CA/2024/02315 Wetheringsett, Barnett Lane, Wonersh and had no further comments.

**P24/25 097 Members' business and other correspondence for noting or including on a future agenda.**

The Council discussed whether a 6-foot tall fence is allowed to be installed within a certain distance of a highway. The Clerk requested that if there is a case that the Council would like to follow up on, then to please request an item for a future agenda.

**P24/25 098 Date of next meeting: 2 January 2025, 9.30 am (Deferred from 26 December 2024), then 16 January 2025, 9.30 am.**

These were confirmed, the 2 January meeting subject to the nature of applications received by the planning authority when the Parish Council is required to publish the agenda, ideally on 23 December 2024, owing to bank holidays.