



Worplesdon Parish Council

Minutes of the Planning Committee meeting held Thursday 25 January 2018 at 7.30pm in the Small Hall, Worplesdon Memorial Hall

36-2018- Present

Councillors: Chairman of the Council Cllr P Cragg, Cllr S Fisk, Cllr J Messinger, Cllr N Mitchell, Cllr D Snipp, Cllr J Wray and Cllr L Wright.

In Cllr Venables absence Cllr Cragg chaired the meeting.

Staff: The Clerk to the Council and the Assistant Clerk.

Members of the public: A member of the public, Cllr B McShee and Cllr D Elms and the team from Levanter were also present.

37-2018- To accept apologies and reason for Absence in accordance with the LGA 1972, Sch12, para 40.

Apologies and reason for absence were received from Cllr G Adam, Cllr N Bryan and Cllr C Venables. Apologies accepted.

Cllr J Wray substituted for Cllr G Adam. Cllr S Fisk substituted for Cllr C Venables.

38-2018- Declaration of Disclosable Pecuniary Interests by Councillors in accordance with The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464)

No declarations were made.

39-2018- Declaration of Non-pecuniary interests in accordance with the Council's Code of Conduct

No declarations were made.

40-2018 - Presentation by Levanter – Roseberry, Chitty's Common, Worplesdon

The team from Levanter gave a short presentation, updating the Council on their key changes following local consultation. These are:

- It is proposed to build 8 houses to provide greater separation between the dwellings (there will now be a 5m separation)
- The height of the dormer windows has been reduced by 50%. Consequently, the dormers will now have a pitched roof.
- Parking will now be provided beside the houses, rather than at the front, which has increased the landscaping particularly in front of plot 6.
- The height of the ridges has been reduced.

A short Q&A session then took place. Matters raised included:

- The attitude of the Cranstoun Close residents to the proposed development.

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- Whether the chimneys were functional or featural It was confirmed they are featural.
- What the access road/bridleway will be comprised of? It was confirmed that the access track will be scraped back 6 inches, rolled through then rural scalpings will be laid on both the bridleway and the access track.
- The landscape drawings indicate trees in the pond. This is, presumably, an error.
- How the access road will be maintained and by whom. It was confirmed there is to be a shared responsibility between Surrey County Council and Levanter who will have an obligation to contribute.

The Chairman thanked the team from Levanter for their presentation. The team left the meeting at 7.42pm.

41-2018 - Planning Applications for consideration:

Planning applications had been circulated to members in advance of the meeting via email.

Planning Application No: 17/P/02593 - Chambers House, Clay Lane, Jacobs Well, Guildford, GU4 7NA - Variation of condition no 7 (personnel numbers) of application 98/P/01925 approved on 04/05/1999 to allow up to 20 people to be based at the office.

Cllr Fisk raised concern about the adequacy of parking at the site.

It was **RESOLVED** that Cllr Adam and Cllr Mitchell be asked to provide suitable wording with regard to the parking concerns.

Comment to be submitted:

“If the Borough Council deems to approve the application, the Parish Council would seek a condition to be added that details of parking would need to be submitted to, and approved in writing by, the Borough prior to occupation of the site.”

Planning Application No: 17/P/02590 - Chambers House, Clay Lane, Jacobs Well, Guildford, GU4 7NA - Change of use from repair, maintenance and service of skip lorries, tankers and containers including paint spraying, welding and the storage of tyres and vehicle parts to a bus maintenance workshop building, depot and associated storage.

It was **RESOLVED** that the Parish Council object on the following grounds:

1. Missing technical information including:
 - Swept path analysis both for access and egress of all movements to and from the junction and for all manoeuvring on site.
 - Lack of a detailed parking plan showing the available space for parking coaches and staff parking. All parking must be contained within the application site and must not block access to neighbouring property or have an adverse impact on the safe operation of the highway network. Adequate parking would need to be provided on the application site, currently it appears that insufficient parking has been provided, which would compromise safe use of the site.
 - No information on visibility splays.
2. Extended operational hours as the point of return is to a building outside of the application site.
3. Flood risk – The entrance to the site is known to flood significantly during severe weather to the extent that Clay Lane was closed by Surrey Police Christmas 2013.
4. The Parish Council has recently carried out a Speed Data Survey, which indicates the 85th percentile exceeds 44mph in a 30mph limit.

5. The operational hours of 24/7 relates to drivers returning from trips to London etc., however the point to which they are returning is outside of the application area (red line). This requires clarification.
6. The application is excessive for the proposed site (red line). There is insufficient parking for 30 cars and 18 coaches or buses.
7. This location is a known accident black spot where there have been a number of KSIs (Killed and seriously injured accidents). Twice over the last weekend serious accidents have taken place to which the emergency services were called, and the road was closed off for up to four hours per incident. With the location of the entrance to the site it is a significant concern that the traffic speed will increase the risk of accidents when buses and coaches are entering or exiting the site.
8. There is currently a weight restriction limit on Clay Lane of 7.5 tonnes.

At 7.53pm it was **RESOLVED** that the meeting be adjourned to enable the resident to address the Parish Council. The meeting was reconvened at 7.54pm.

Planning Application No: 17/T/00333 - 9 Cater Gardens, Guildford, GU3 3BY - T1, T2 -Sycamore – Fell Tree Preservation Order P1/201/332.

It was **RESOLVED** – Leave to Borough Tree Officer.

At 7.57pm it was **RESOLVED** that as the ten-minute public session had been taken up by the presentation from Levanter the member of public be offered the right to address the Council.

The resident asked why part of a document submitted with the planning application for Chambers had been redacted. The Chairman advised the resident to contact Cllr D Elms about this matter.

Meeting reconvened 7.58pm.

Planning Application No: 17/P/02666 - Tynley, Clay Lane, Jacobs Well, Guildford, GU4 7PF - Variation of condition 2 (approved plans) of planning permission 16/P/00064, approved 20/06/2016, to allow changes to the fenestration.

It was **RESOLVED** that the Parish Council comment as follows:

- This is a retrospective planning application. Residents have raised concern about overlooking and changes being made to the properties before planning consent has been obtained.

Cllr Fisk stated that solar panels have also been placed on the roofs, however, these were not included on the original planning application.

The Chairman advised residents to raise this directly with Guildford Borough Council's Enforcement Team.

Planning Application No: 18/P/00004 - 32 Stringers Avenue, Jacobs Well, Guildford, GU4 7NW - Single storey rear extension.

It was **RESOLVED** – Leave to planners.

Planning Application No: 17/P/02576 - 96 Frog Grove Lane, Wood Street Village, Guildford, GU3 3HA – Conversion of existing single storey stores and stables to single residential dwelling.

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It was **RESOLVED** that the Parish Council object to this application on the following grounds:

1. Lack of acceptable technical information (on access, parking and the condition of the existing building)
2. The construction of the building would appear to be inappropriate for conversion. The intention to replace a lightweight roof with concrete tiles on a wooden structure, the lack of mains drainage, and the likely energy efficiency rating, which is anticipated to be extremely poor given the construction of the current building.
3. The potential impact on the openness of the Green Belt.
4. Possible flooding issues.
5. Lack of direct access to the proposed dwelling.

Planning Application No: 17/P/02579 - The Pirbright Institute, Ash Road, Pirbright, GU24 0NF - Reserved matters application for the erection of a new 4 storey building, including basement and mechanical plant levels, research building with ancillary staff changing rooms, office and waste storage facilities, incinerator, storage and plant buildings pursuant of outline application 15/P/00604 approved on 27/07/2016, to consider internal access, appearance, landscaping, layout and scale.

As this is a reserve matters application to consider internal access, appearance, landscaping, layout and scale for an already approved outline, it was **RESOLVED** - Leave to planners.

Planning application no: 17/P/02664 - Liddington Lodge, Liddington Hall Drive, Guildford, GU3 3AE - Erection of new porch and repositioning of front entrance.

It was **RESOLVED** – Leave to planners.

Planning application no: 18/P/00058 - Roseberry, Keens Lane, Guildford, GU3 3JS - Proposed erection of eight two storey dwelling houses (one detached dwelling, two pairs of semi-detached dwellings and a terrace of three dwellings) with associated parking, landscaping and access improvement works, following demolition of existing buildings.

It was agreed that the Parish Council object on the following grounds:

1. The mix of tenure is inappropriate. There is a need within the Parish for a mix of smaller tenure dwellings (i.e. 1 and 2 bed-room dwellings).
2. The proposal represents overdevelopment of the site.
3. Part of the site contains contaminated land.
4. The drainage strategy should ensure that the current Green-field run-off is not exceeded should planning permission be granted.
5. The planning application states there will be ten parking spaces, however, the drawings indicate 18.
6. The application states the erection of eight two-storey dwelling houses, however, they are 2.5 storey dwellings as there are habitable spaces within the roof space.

If the Borough Council is minded to approve the application the Parish Council would request the following conditions:

- Maintenance of all landscaping features planted with the development.
- No vehicles are to be left on the bridleway at any time.
- All lighting should be low level and downward facing to prevent any adverse impact on Chitty's Common and the pond.

Planning Application Consultation/Notification for SCC Ref 2017/0192 - Sunnyside, Aldershot Road, Worplesdon, Surrey GU3 3HF - Details of a scheme of mitigation measures associated with the M & K Plant and a Noise Monitoring Plan submitted pursuant to Conditions 3 and 6 of planning permission ref: GU17/P/00713 dated 29/08/17. For information only.

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This application had already been approved.

Meeting closed 8.25pm

Signed:

Chairman of the Council

Date: