



**Worplesdon Parish Council**  
**Minutes of the Planning Committee meeting held Thursday 8 March 2018**  
**at 7.30pm in the Small Hall, Worplesdon Memorial Hall**

**138-2018- Present**

**Councillors:** Chairman of the Planning Committee Cllr C Venables, Cllr P Cragg, Cllr J Messinger, Cllr N Mitchell, Cllr D Snipp, Cllr J Wray and Cllr L Wright.

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

**Members of the public:** A member of the public was also present.

**139-2018- Public participation**

It was **RESOLVED** that the meeting be adjourned to enable the member of the public to address the Parish Council.

The member of the public addressed the Council about the proposed development of the land north of Keens Lane and stated the concerns of local residents are as follows:

- This land is situated within the Green Belt, there are no very special circumstances to justify building at this location.
- The Borough Council has not adequately addressed the availability of brownfield land within the Borough, NPPF (National Planning Policy Framework 2012) paras 84,87,89 and 111.
- No account appears to have been taken with regard to the Wildlife Hedgerow Regulation 1997.
- The Countryside and Wildlife Act 2000 should also be applied, as there are owls and bats in the vicinity of this site.
- Traffic access onto narrow roads.
- Impact on local amenities.
- Noise during the construction period.

Local residents are currently formulating a letter for the Council's consideration.

The Chairman thanked the member of the public for taking the time to attend the meeting to express their views.

The meeting then reconvened.

**140-2018- 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 and Cllr N Bryan. Apologies and reason for absence were accepted.

Cllr J Wray substituted for Cllr G Adam.

**141-2018- 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.

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#### **142-2018- Declaration of Non-pecuniary Interests in accordance with the Council's Code of Conduct**

No declarations were made.

#### **143-2018 - Planning Applications for consideration:**

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

**Planning Application No: 18/T/00041 - 10 Cater Gardens, Guildford, GU3 3BY** - Maple (T1) - reduce the crown by up to 2.5 meters to suitable growth points leaving an approximate height of 12 meters and an approximate limb length of up to 4.5 meters (Tree Preservation Order P1/201/332).

It was **RESOLVED**: Leave to tree officer.

**Planning Application No: 18/P/00268 - 18 Brocks Drive, Fairlands, Guildford, GU3 3NE** - Replacement of front roof light with dormer window.

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

**Planning Application No: 18/P/00232 - 7 Dynevor Place, Fairlands, Guildford, GU3 3JL** - Two storey side extension and first storey rear extension, loft conversion with dormer window and changes to fenestration.

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

The Parish Council is concerned at the loss of light to the neighbouring property.

**Appeal Ref: APP/Y3615/D/17/3190141 - 20 Wood Street Green, Wood Street Village, GU3 3EU** - For information only.

**Planning Application No: 18/P/00260 - 126 Broadacres, Guildford, GU3 3BS** - Demolition of existing side and rear extension, construction of new side and rear extension and new porch.

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

**Planning Application No: 18/P/00334 - Grouville, Oak Tree Close, Jacobs Well, Guildford, GU4 7PU** - Erection of single storey side extension, conversion of bungalow to 2 storey dwelling and changes to fenestration following removal of existing rear and side conservatories and garage.

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

- The Parish Council is concerned about the loss of another small dwelling from the current housing stock within the Parish.

**Planning Application no: SCC Ref 2018/0019 - Cobbett Hill Earth Station, Cobbett Hill Road, Normandy, Surrey GU3 2AA** - Details of Construction and Environmental Management Plan submitted pursuant to Condition 3 of planning permission ref: GU17/P/01585 dated 19 December 2017.

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

#### **144-2018- Land north of Keens Lane**

- Councillors also raised concern about air pollution and the cumulative impact on Whitmoor Common (which forms part of the Thames Basin Heaths Special Protection Area/SSSI/LNR); and

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- Light pollution.

Cllr Mitchell advised that he has carried out investigation into road dimensions. If the urban boundary is relocated, and this site then falls within the urban boundary, the width of the road would need to be 5.5m otherwise it cannot be categorised as urban.

The Council also needs to take into account the proposed change to the locality. Cllr Morgan has recently provided evidence for the refusal of planning permission for this site in 1976, which may be helpful in defending this site.

Members considered this site to be a strategically sensitive site within the Green Belt and challenged the justification for moving the urban boundary.

Removal of the hedgerows would have a detrimental impact on the Wildlife Corridor between Whitmoor Common and the Hogs Back as previously stated in the Parish Council's objections.

It was **RESOLVED** that once the residents' letter had been received, the Clerk will write again to Richard Bate ahead of the Examination in Public.

#### **145-2018- Planning Enforcement Cases**

Copies of the monthly reports received from Guildford Borough Council had been emailed to councillors in advance of the meeting for information only.

Meeting closed 8.02pm

Signed: Chairman of the Council

Date: