



Worplesdon Parish Council
Minutes of the Planning Committee meeting held Thursday 12 April 2018
at 7.30pm in the Small Hall, Worplesdon Memorial Hall

193-2018- Present

Councillors: Chairman of the Council Cllr P Cragg, Cllr G Adam, Cllr N Bryan (arrived 7.35pm), Cllr J Messinger, Cllr N Mitchell, Cllr D Snipp and Cllr L Wright.

Cllr Cragg chaired the meeting following Mr Venables' resignation.

Staff: The Clerk to the Council.

Members of the public: Four members of the public were also present.

194-2018 - Public participation

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

The members of the public addressed the Council about planning application no: [18/P/00540](#).

The Chairman thanked the members of the public for taking the time to attend the meeting to express their views, which would be taken into account by the Committee.

The meeting then reconvened.

195-2018- To accept apologies and reason for Absence in accordance with the LGA 1972, Sch12, para 40.

There were none.

196-2018- 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.

197-2018- Declaration of Non-pecuniary Interests in accordance with the Council's Code of Conduct

No declarations were made.

198-2018 - Planning Applications for consideration:

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

Planning Application No: [18/P/00479](#) - 3 Queenhythe Crescent, Jacobs Well, Guildford, GU4 7BX - Proposed PVCu conservatory to rear.

RESOLVED – Leave to planners.

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Planning Application No: [18/P/00518](#) - 19 Gravetts Lane, Guildford, GU3 3JR - Proposed open fronted porch, first floor side extension, conversion of garage to habitable accommodation and changes to fenestration following removal of existing porch.

RESOLVED – Leave to planners.

Planning Application No: [18/P/00521](#) - 16 Stringers Avenue, Jacobs Well, Guildford, GU4 7NW - Single storey side extension following removal of shed.

RESOLVED – Leave to planners.

Planning Application No: [18/P/00533](#) - Avalon, Woking Road, Guildford, GU4 7PS - Single storey extension to rear of property.

RESOLVED – Leave to planners.

Planning Application No: [18/P/00535](#) - Banff Villa, Woking Road, Guildford, GU4 7PS - Single storey extension to rear of property and changes to fenestration.

RESOLVED – Leave to planners.

Planning Application No: [17/P/01491](#) - 1 Finglebridge Cottages, Woking Road, Guildford, GU4 7PS - Erection of summer house outbuilding in rear of property (part retrospective) – Appeal submitted.

Worplesdon Parish Council's original comments will be submitted to the Planning Inspector. No further comments to be made.

Planning Application No: [18/P/00540](#) - 27 Rye Close, Guildford, GU2 8JA - Two storey side and single storey rear extension.

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

- The proposed extensions, which would run along the full width of the boundary with no. 56 Broadacres, not only represent over development of the site but also represent unneighbourly development contrary to policy G1(3) of the Local Plan.
- The design of the proposed extensions by virtue of their bulk, scale and form are too large for the site and are out of character with the surrounding houses contrary to policy G5(1) of the Local Plan.
- It is proposed to extend the current house to 1.4m of the boundary fence, which would have a domineering and overbearing impact on no. 56 Broadacres contrary to policy G5(2) of the Local Plan.
- The installation of four windows and a door in the side of the property will result in overlooking issues and a loss of privacy to no. 56 Broadacres, which is contrary to policy G1(3) of the Local Plan.
- There is a lack of technical information in respect of: Drainage issues at this location contrary to policy G1(7) of the Local Plan and the materials to be used contrary to policy G5(2) of the Local Plan.
- This house is land locked. There is no technical information on how the construction materials will be delivered to the property. The Parish Council has been informed that a fence panel has been taken out between this property and the public car park in Broadacres to facilitate access to the property. This car park was provided when the Estate was constructed for the use of residents of Broadacres. The Parish Council would strenuously object to this essential public car park being used to facilitate an extension to 27 Rye Close.
- Due to the lack of vehicular access to this property a Construction Method Statement should be provided.
- The proposal will result in the loss of yet another 3-bedroom house from the current housing stock.

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- There are no parking facilities within the curtilage of this property. An increase in the size of the property may therefore result in displacement parking issues, which are significant in Rye Close. The lack of parking facilities for this property results in a failure to comply with policies G1(1) and G1(2) of the Local Plan.

The Parish Council therefore recommends refusal of this planning application.

Three residents left the meeting at 7.50pm

Planning Application No: [18/P/00528](#) - 29 Frog Grove Lane, Wood Street Village, Guildford, GU3 3EY - Single storey ground floor conservatory extension, roof conversion to habitable accommodation and changes to fenestration.

As there are no issues in terms of access or parking **RESOLVED** – Leave to planners.

Planning Application No: [18/T/00074](#) - 41 Cater Gardens, Guildford, GU3 3BY - Oak (T1) - Crown Reduction to approx. pruned height of 12m and width of 9m. Additionally to prune lower branches to prevent branches contacting buildings, roofs and or guttering (Tree Preservation Order P1/201/106).

RESOLVED – Leave to tree officer.

Planning Application No: [18/P/00568](#) - 43 Fairlands Road, Fairlands, Guildford, GU3 3JA - Demolish existing conservatory and construct single storey flat roof extension. No changes to access. This is an amendment to existing approved planning permission 15/P/00121.

RESOLVED – Leave to planners.

199-2018 - NPPF – Public consultation – Deadline 11.45pm 10 May 2018

- [National Planning Policy Framework: consultation proposals](#)
- [National Planning Policy Framework: draft text for consultation](#)
- [Draft planning practice guidance](#)
- [Housing Delivery Test: draft measurement rule book](#)

It was agreed that this item be deferred until the April full council meeting.

200-2018 - 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 8.03pm

Signed:

Dated: 26 April 2018