



Worplesdon Parish Council

Minutes of the Planning Committee meeting held 14 June 2018 in the Small Hall, Worplesdon Memorial Hall, Perry Hill, Worplesdon at 7.33pm

311-2018 - To appoint a Chairman of the Planning Committee for the municipal year 2018/2019

It was proposed Cllr S Morgan MBE and seconded Cllr J Messinger that Cllr N Mitchell be elected Chairman of the Planning Committee for the municipal year 2018/2019.

No other nominations being made Cllr Mitchell was duly elected as Chairman of the Planning Committee for the forthcoming year.

312-2018- Present

Councillors: Chairman of the Planning Committee Cllr N Mitchell, Cllr G Adam, Cllr D Bird, Cllr N Bryan (arrived 7.34pm), Cllr P Cragg, Cllr J Messinger, Cllr S Morgan MBE and Cllr L Wright.

Staff: The clerk to the council and the assistant clerk.

Members of the public: Cllr B McShee and two members of the public were in attendance.

313-2018- To accept apologies and reason for Absence in accordance with the LGA 1972, Sch12, para 40

None.

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.

314-2018- Declaration of Non-pecuniary Interests in accordance with the Council's Code of Conduct

No declarations were made.

315-2018 - Public participation session

A local resident addressed the Council about planning application no: 18/P/00966. Cllr Mitchell thanked the resident for raising their concerns and confirmed these would be taken into account by the Parish Council.

316-2018- Planning Applications for consideration:

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

1. Planning Applications for consideration:

Planning Application No: [18/P/00911](#) - Koning, Clay Lane, Jacobs Well, Guildford, GU4 7PF - Proposed erection of single storey side extension and new front porch.

RESOLVED: That the parish council raise its concern about manoeuvrability issues into and out of this site given its location on the corner of Clay Lane. The parish council wished to request a condition that all access into and out of the site is by means of forward gear.

Planning Application No: [18/P/00934](#) - 47 Brooke Forest, Fairlands, Guildford, GU3 3JJ - Proposed single storey rear extension following demolition of conservatory.

RESOLVED: That the parish council comment as follows:

- The materials to match the existing colour/type.

Planning Application No: [18/P/00966](#) - 27 Rye Close, Guildford, GU2 8JA - Erection of a two-storey side extension.

RESOLVED: Worplesdon Parish Council wishes to reiterate its objections made to planning application no. 18/P/00540 submitted on 14.4.2018 being:

- 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.
- 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.

In addition, the parish council wishes to add the following objections to planning application no: 18/P/00966:

1. The proposed extension is out of character; represents over-development and is unneighbourly in terms of its size, bulk and scale, and proximity to the properties in Broadacres, particularly no. 56.
2. The property is land-locked resulting in considerable access issues not only in terms of construction traffic, but

also on-going use.

3. Parking is a major problem on this rather short thoroughfare made even worse recently by the development called Ann Allan House at the end of Rye Close which saw the loss of an entire garage block and a lot of parking bays. A 5-bed house probably represents 4 -5 cars belonging to residents/tenants plus visitors for which there is insufficient parking space available.

4. The proposed extension would result in the side garden being reduced to a corridor, which would have an overbearing impact on the garden/property at no. 56 Broadacres together with a loss of light.

5. Loss of yet another 3 bed-roomed house from the existing housing stock.

The parish council therefore recommends refusal of this planning application.

At 7.57pm Cllr Mitchell waived standing orders to inform the member of the public that drainage and utility issues fall under building regulations.

Standing orders reinstated 7.59pm.

Planning Application No: [18/P/00952](#) - 47 and 65 Fairlands Avenue, Fairlands, Guildford, GU3 3NB - Variation of condition 2 (approved plans) of planning permission 17/P/01541, approved 20/11/2017 to allow changes to the front and rear elevations, and internal alterations.

RESOLVED: Leave to planners.

Planning Application No: [18/P/01038](#) - 31 Tangley Lane, Guildford, GU3 3JU - Proposed single storey rear extension.

RESOLVED: Leave to planners.

Planning Application No: [18/P/01014](#) - Land North of Keens Lane and, Tangley Lane, Guildford - Hybrid planning application for the demolition of existing buildings and development of a total of 148 residential dwellings: full planning application for the development of 144 residential dwellings (Use Class C3), 70 bed care home (Use Class C2), new vehicle and pedestrian accesses off Keens Lane and Tangley Lane, 355 car parking spaces with associated landscaping and outline planning application for 4 self-build residential dwelling plots on land adjacent to Tangley Lane.

Cllr Mitchell advised the planning application comprises 121 documents in total; many of which are large documents. The Planning Statement e.g. is 58 pages in length.

It was agreed that a team of people would be required to review the various documents and that Cllr Mitchell would divide up the documents between:

Himself, Cllr Adam, Cllr Cragg, Cllr Bird, Cllr Morgan, Cllr Wright, the Assistant Clerk and the Clerk.

A series of headings had been provided to a local resident who intended to draft a letter offering guidance about how to comment on the planning application to local residents in the vicinity. Cllr Bryan advised that residents need to be clear whether they support or object to the plans in their letters. All responses need to be individually worded. Standard letters are counted as a single response, as are petitions.

It was agreed that the parish council request an extension to the deadline given the significant number of documents that need to be studied and commented upon. A hard copy of the plans was also requested.

Approved by the full council – 28 June 2018

Cllr Mitchell confirmed that policy A22 (Keens Lane) is now to be heard at the Examination in Public on 26 June 2018. The parish council will be represented by Mr R Bate of Green Balance.

The chairman waived standing orders at 8.19pm to discuss the EIP as a resident had questions about the timescales.

Standing orders reinstated 8:22pm.

317-2018 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.

318-2018 - Bespoke Planning Training

Cllr Mitchell stated the importance of all councillors being trained in planning due to the importance of planning and the potential impact on the parish.

Following discussion, it was recommended that the council consider requesting a bespoke, advanced planning training session, to which councillors from nearby parishes could be invited. The training to be provided by SALC. Anticipated price £65 per delegate.

Meeting closed: 8.29pm.

Signed: Chairman of the Planning Committee

Date: 12 July 2018