



Worplesdon Parish Council

Minutes of the Planning Committee meeting held 12 July 2018 in the small hall, Worplesdon Memorial Hall, Perry Hill, Worplesdon at 7.34pm

373-2018 – Present:

Councillors: Chairman of the Planning Committee Cllr N Mitchell, Cllr G Adam, Cllr D Bird, Cllr N Bryan, Cllr P Cragg, Cllr S Fisk, Cllr J Messinger and Cllr S Morgan MBE.

Staff: The Clerk and Assistant Clerk.

Public: One member of the public.

374-2018 - Apologies and reason for absence in accordance with the LGA, Sch12, para 40

Apologies and reason for absence were received from Cllr L Wright. Cllr S Fisk substituted for Cllr Wright.

375-2018 - 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.

376-2018 - Declaration of non-pecuniary interests

No declarations were made.

377-2018 - Public participation

The member of the public did not wish to address the Council.

378-2018 - Planning applications for consideration:

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.

The Chairman advised that there had been three working party meetings, and a considerable amount of work had been carried out by the Working Party.

The objections, as listed in the Executive Summary was then read to the meeting.

RESOLVED:

- (i) That one addition be made to the draft objection, which had been circulated to all members of the planning committee in advance of the meeting.
- (ii) That the objection, which comprises 24 pages including conditions be submitted to Guildford Borough Council.

Appendix 1 – Worplesdon Parish Council's objection which can be viewed via the Borough Council's website.

http://www2.guildford.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=GUILD_DCAPR_182374

The Clerk proposed a vote of thanks to Cllr Mitchell for all his hard work preparing the Council's objection.

The member of the public left the meeting at this point.

Planning application no: [18/P/01163](#) - 8 Dynevor Place, Fairlands, Guildford, GU3 3JL - Two storey side extension and single storey extension to rear. Demolition of conservatory and garage.

RESOLVED: Leave to planners.

Planning application no: [18/P/01197](#) - 7 Dynevor Place, Fairlands, Guildford, GU3 3JL - Erection of part single and part two storey side extension, rear first floor extension and changes to fenestration.

RESOLVED: Leave to planners.

Planning application no: [18/P/01211](#) - Casa De Los Pescadores, Perry Hill, Worplesdon, Guildford, GU3 3RB - Proposed single storey front extension and single storey rear extension.

RESOLVED: Leave to planners.

Planning application no: [18/P/01246](#) - 75 St Michaels Avenue, Fairlands, Guildford, GU3 3LZ - Erection of a single storey rear extension following demolition of existing conservatory.

RESOLVED: Leave to planners.

Planning application no: [18/P/01007](#) - Worplesmill Bungalow, Goose Rye Road, Worplesdon, Guildford, GU3 3RQ - Demolition of the existing house and detached garage and erection of a new four-bedroom detached dwelling.

RESOLVED: Leave to planners.

Planning application no: [18/P/01235](#) - Moonraker, Pinks Hill, Wood Street Village, Guildford, GU3 3DE - Proposed front porch, side extension, rebuilding of garage into garden studio and changes to fenestration.

RESOLVED: That the Parish Council object to this planning application on the following grounds:

- The proposed extension represents overdevelopment of the site by virtue of its bulk and mass.
- The pitched roof line may block light to the neighbouring property to the north of the development, which would be unacceptable.

Planning application no: [18/P/01232](#) - 2 St Mary's Cottages, Perry Hill, Worplesdon, Guildford, GU3 3RB - Proposed side extension, loft conversion and installation of roof lights.

RESOLVED: Leave to planners.

Planning application no: [18/P/01283](#) - Littlefield Manor Cottage, Littlefield Common, Guildford, GU3 3HJ - Variation of condition 2 (approved plans) of planning permission 15/P/00495, approved 24/11/2015, to allow changes to the approved scheme to include changes to fenestration throughout, front roof overhang to extend over new bow window, addition of door on side elevation and increased roof height.

RESOLVED: Leave to planners.

Approved by the Planning Committee – 9 August 2018

Planning application no: [18/P/01281](#) - 29 Frog Grove Lane, Wood Street Village, Guildford, GU3 3EY - Ground floor - rear extension to form conservatory. First floor - second bedroom with bathroom.

RESOLVED: That the Parish Council object to this planning application on the following grounds:

- This application was previously refused by the planning authority. The proposed changes are not significant, therefore the previous grounds for refusal should still stand.
- The proposed extension, by virtue of its bulk and mass, represents over-development.
- There is no indication that pre-planning advice has been sought.

379-2018 - 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 8.15pm

Signed:

Chairman of the Planning Committee

Date: 9 August 2018