



## Worplesdon Parish Council

### Minutes of the Planning Committee meeting held 11 October 2018 in the small hall, Worplesdon Memorial Hall, Perry Hill, Worplesdon at 7.34pm

#### 537-2018 – Present:

**Councillors:** Chairman of the Planning Committee Cllr N Mitchell, Cllr N Bryan (arrived 7.47pm), Cllr P Cragg, Cllr S Fisk, Cllr J Messinger, Cllr S Morgan MBE and Cllr L Wright.

#### Officers of the Council:

Mrs G White - Clerk to the Council

Mrs V Fear - Assistant Clerk.

#### 538-2018 - Apologies and reason for absence in accordance with the LGA, Sch12, para 40

Apologies and reason for absence had been received from Cllr G Adam and Cllr D Bird. Cllr S Fisk substituted for Cllr Bird.

#### 539-2018 - 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.

#### 540-2018 - Declaration of non-pecuniary interests

No declarations were made.

#### 541-2018 - Declarations of gifts or hospitality over £25

No declarations were made.

#### 542-2018 - Public participation

No members of the public were present.

#### 543-2018 - Minutes of the previous meeting

Due to pressure of work these were not available in time for the meeting.

#### 544-2018 - Planning Applications for consideration:

**Planning Application No: 18/P/01833 - 1 Louis Fields, Fairlands, Guildford, GU3 3JG** - Enlargement of existing dormer and installation of two rooflights to extend habitable space.

**RESOLVED:** Leave to planners.

Approved by the Planning Committee – 8 November 2018

**Planning Application No: 18/W/00106 - Tangley Place Farm, Tangley Lane, Guildford, GU3 3JZ** - Prior Notification for Change of Use of agricultural building to a flexible use within shops.

For information only.

**Planning Application No: 18/P/01872 - 9 Queenhythe Road, Jacobs Well, Guildford, GU4 7NY** - Proposed new front porch, changes to fenestration, addition of new windows, part single/part two storey rear extensions and replacement garage.

[Cllr N Bryan arrived 7.47pm](#)

**RESOLVED:** Leave to planners.

#### **545-2018 - 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.

#### **546-2018 - Main modifications – Draft Local Plan**

Cllr G Adam had reviewed the main modifications and provided a report, a hard copy of which was issued at the meeting. Members considered Cllr Adam's report after which a discussion took place.

The Clerk was instructed to prepare the Council's formal response based on members comments.

Appendix 1 - Worplesdon Parish Council's formal response to the Regulation 22 Main Modifications public consultation.

#### **547-2018 - Draft Local Plan**

Karen Stevens, Chairman, Compton Parish Council Local Plan Sub-Committee had enquired whether, subject to the Inspector's report, Worplesdon Parish Council would consider, in principle, contributing towards the cost of a judicial review, if there were grounds on which to do so?

A 45-minute debate then took place [[Cllr Fisk left the meeting at 8.43pm](#)] following which it was proposed Cllr N Mitchell, seconded Cllr P Cragg and unanimously **RESOLVED** that Worplesdon Parish Council support a review of the Inspector's report for possible reasons for a Judicial Review, subject to a maximum financial contribution from Worplesdon Parish Council of £2,000 & VAT.

*Power to spend: LGA 1972 s 111 (this decision to be ratified by General Purposes and Finance Committee November 2018)*

Meeting closed 8.45pm



**FORMAL RESPONSE TO THE MAIN MODIFICATIONS CONSULTATION**

**Submission Local Plan (Reg 22)**

**Submitted by Mrs G F White**

**Clerk to Worplesdon Parish Council**

**Monday 22 October 2018**

Worplesdon Parish Council wishes to comment on the main modifications as follows:

<b>Policy Name:</b>	<b>Policy Number:</b>	<b>Comment:</b>
<b>Policy P2 – Green Belt</b>	Policy MM9 – Limited infilling	<p><b>OBJECT:</b> Worplesdon Parish Council objects in the strongest possible terms to the proposed infilling outside the settlement boundary in the following villages:</p> <ol style="list-style-type: none"> <li>1. Jacobs Well</li> <li>2. Fairlands</li> <li>3. Wood Street Village; and</li> <li>4. Worplesdon</li> </ol>
<b>Policy S2 – Planning for the borough – our spatial development strategy</b>	Policy MM2 para (1) – (3)  4.1.9ac	<p><b>OBJECT:</b> Worplesdon Parish Council objects in the strongest possible terms to having to accept Woking Borough Council’s unmet need. Guildford cannot accommodate its own housing need without encroaching onto the Green Belt.</p> <p>The Council objects to the proposed urban extension of land north of Keens Lane due to its proximity to Whitmoor Common SPA/SSSI and the likely impact on the A322, which is already at capacity.</p> <p>A habitat assessment should be carried out.</p>
<b>Policy ID1 – Infrastructure delivery</b>	Policy MM26 (4)	<b>SUPPORT:</b> Worplesdon Parish Council supports the use of Grampian conditions to secure infrastructure when it is needed.
<b>Policy P4 – Flooding, flood risk and groundwater protection zones</b>	Policy para (2) & (3)	<b>SUPPORT:</b> Worplesdon Parish Council welcomes the changes regarding flooding and supports them, insofar as they go.
<b>Policy P5 – Thames Basin Heaths Special Protection Area</b>	Policy MM12 4.3.50c	<b>OBJECT:</b> Worplesdon Parish Council does not believe that SANG and SAMM will prevent the adverse effects of residential development on recreational use of the SPA/SSSI based on previous experience.
<b>Policy ID4 – Green and blue infrastructure</b>	Policy MM29 (7)	<b>SUPPORT:</b> Worplesdon Parish Council welcomes the changes regarding flooding and supports them, insofar as they go.

<p><b>Policy ID4 – Green and blue infrastructure</b></p>	<p>Policy MM29 Para 4.6.47 to 4.6.48b</p>	<p><b>SUPPORT:</b> Worplesdon Parish Council welcomes the changes in respect of flooding and supports them, insofar as they go.</p>
<p><b>Policy 26 – Blackwell Farm, Hogs Back</b></p>	<p>Policy MM36 (13)</p>	<p><b>SUPPORT:</b> Worplesdon Parish Council welcomes the changes in respect of flooding and supports them, insofar as they go.</p>
	<p>Policy box opportunities  Use of Blackwell Farm as a strategic site</p>	<p><b>SUPPORT:</b> Worplesdon Parish Council welcomes the changes in respect of flooding and supports them, insofar as they go.</p>
	<p>Policy A26</p>	<p><b>OBJECT:</b> The Council strenuously objects to the proposed use of Blackwell Farm due to its proximity to the AONB and the likely detrimental impact on traffic.</p>