



**Minutes of the Planning Committee meeting held 13 December 2018 in the small hall,
Worplesdon Memorial Hall, Perry Hill, Worplesdon at 7.35pm**

664-2018 – Present:

Councillors: Chairman of the Planning Committee Cllr N Mitchell, Cllr G Adam, Cllr D Bird, Cllr N Bryan, Cllr P Cragg, 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.

665-2018 - Apologies and reason for absence in accordance with the LGA, Sch12, para 40

There were none.

666-2018 - 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.

667-2018 - Declaration of non-pecuniary interests

No declarations were made.

668-2018 - Declarations of gifts or hospitality over £25

No declarations were made.

669-2018 - Public participation

No members of the public were present.

670-2018 - Minutes of the previous Planning Committee meeting

It was proposed Cllr G Adam, seconded Cllr P Cragg and unanimously **RESOLVED** that the minutes of the Planning Committee meeting held 8 November 2018 be signed by the Chairman of the Planning Committee as a true record.

671-2018 - Public participation

No members of the public were present.

[Cllr N Bryan arrived 7.41pm](#)

672-2018 - Planning applications for consideration:

Planning application no: [18/P/02185](#) - Little Timbers, Burdenshott Road, Worplesdon, Guildford, GU3 3RN -
Erection of an outbuilding to provide ancillary accommodation to the main dwelling following demolition of existing timber garage.

RESOLVED: Leave to planners.

Planning application no: [18/P/01892](#) - 2 Frog Grove Lane, Wood Street Village, Guildford, GU3 3EX - Conversion of loft to habitable space including creation of two dormer windows and three rooflights. Refurbishment of existing dormers.

RESOLVED: Leave to planners.

Planning application no: [18/P/02254](#) - Meadow View, Sutherland Avenue, Jacobs Well, Guildford, GU4 7QX - First floor side extension, and conversion of integral garage into habitable space.

RESOLVED: Leave to planners.

Planning application no: [18/P/02267](#) - Roundoak, White Hart Lane, Wood Street Village, Guildford, GU3 3EA -
Variation of condition 1 and the removal of condition 3 of planning application 15/P/01484, approved at appeal on 25/11/2016, to allow the site to be occupied by un-named persons falling within the definition of gypsies and travellers as specified in annex 1 to 'Planning Policy for Traveller Sites' 2015 and to remove the requirement to vacate the site and remove all caravans, buildings, structures, materials and equipment brought onto the site and to restore the land to its former condition.

Following a lengthy discussion about planning policy, the planning process which the applicants are following and the lack of material planning considerations which could be applied to this application it was **RESOLVED** that the Parish Council make no comment on this application. At 8pm Cllr Bryan expressed his extreme dissatisfaction with the decision of the Committee and left the meeting stating that his resignation would follow.

Following further discussion, it was **RESOLVED** that a letter would be sent to the Rt Hon Anne Milton MP requesting an immediate change in planning law to ensure that planning law is applied equally to all members of the community.

Planning application no: [18/P/02297](#) - 23 Gravetts Lane, Guildford, GU3 3JR - Two storey side extension following demolition of garage.

RESOLVED: That the Parish Council comment as follows:

- The applicant should be required to submit an application to Surrey County Council to install an extended dropped kerb entrance prior to commencement of the works.
- Appropriate boundary treatments will be required.

Planning application no: [18/P/02249](#) - Bullens Hill Farm, Stringers Common, Jacobs Well, Guildford, GU4 7PR -
Change of use of land to car storage for up to 160 cars for a period of 3 yrs together with erection of 1.4 metre high timber boundary fencing.

RESOLVED: That the Parish Council object as follows:

- The proposed use does not comply with Green Belt policy as per chapter nine of the NPPF.

- No very special circumstances have been put forward to justify the use of this Green Belt site for the storage of cars, nor does the storage of cars represent an exception to Green Belt policy.
- The storage of cars has the potential to cause contamination of the land (oil leaks) as well as into nearby watercourses.
- Shade produced by parked cars will cause reduction in ground dwelling plant species biodiversity.
- The proposal will have a detrimental impact on the openness of the Green Belt, particularly with the erection of a 1.4m (the style of which has not been defined) and could therefore interfere with wildlife corridors.
- This proposal would require a change of use from Green Belt agricultural land to Sui Generis use.
- The access to this site is over Stringer’s Common SNCI (Site of Nature Conservation Importance). Has the applicant applied for a Deed of Easement from Surrey County Council?
- There is a lack of technical information in respect of vehicle delivery. No information has been provided about swept path analysis or sightlines.
- The Parish Council is extremely concerned about the impact on highway safety at this location. Stringer’s Common fronts this site and is heavily wooded and the north bound sightline is on a bend with poor visibility.

Meeting closed 8.35pm

Signed by:

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Chairman, Planning Committee
Date: 24 January 2019