



Unit 2 Saxton
Parklands
Railton Road
Guildford
Surrey
GU2 9JX

Tel: 01483 300094

Email: clerk@worplesdon-pc.gov.uk

NOTICE OF MEETING

Thursday 7 March 2024

To: All Members of the Full Council

You are hereby summoned to attend the Planning/General Purposes and Finance Committee meeting of Worplesdon Parish Council to be held in the **Council Chamber, Unit 2 Saxton, Parklands, Railton Road, Guildford, Surrey, GU2 9JX** on **Thursday 14 March 2024 at 7.30pm** for the purpose of transacting the following business.

Signed:

Gaynor White

Mrs G F White PSLCC
Clerk to the Council

Those attending for the purpose of reporting on the meeting may use social media or mobile devices in silent mode to send electronic messages about the progress of the public parts of the meeting.

Anyone is permitted to film, record, or take photographs at council meetings. Please liaise with the Clerk to the Council prior to the start of the meeting so that those attending the meeting can be made aware of any filming/recording taking place.

Use of mobile devices, including for the purpose of recording or filming a meeting, are subject to no interruptions, distractions or interference being caused during the meeting.

AGENDA

- 1. To accept apologies and reason for absence in accordance with the LGA 1972, Sch 1, para 40.**
- 2. Public participation session** – Members of the public are able to express a view or ask a question on relevant matters on the agenda and are welcome to stay and observe the rest of the meeting but may not speak or interrupt the meeting following the public participation session. Each speaker to have a maximum of three minutes to address the Council. The number of speakers to be limited to five.
- 3. Declaration of Disclosable Pecuniary Interests (DPIs) – by councillors on any of the agenda items below in accordance with The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464).**
- 4. Amendments to the Register of Interests.**

5. To receive and consider written requests for new DPI dispensations, if any.
6. Declaration of non-pecuniary interests.
7. Declaration of gifts or hospitality over £50.
8. Planning Applications for consideration:

Planning Application No: [24/P/00166](#) - Maryland, Perry Hill, Worplesdon, Guildford, GU3 3RB

- Erection of replacement dwelling following demolition of The Cottage including landscaping and associated works.

Planning Application No: [24/P/00030](#) - Downside Cottage, Frog Grove Lane, Guildford, GU3 3EZ -

Retrospective application for a single storey conservatory extension

Planning Application No: [23/P/01735](#) - Jacobs Well Village Hall, Jacobs Well Road, Jacobs Well - Partial change of use of existing car park to water filling station including retention of existing structure (retrospective application).

Planning Application No: [22/P/00800](#) - 92 Queenhythe Road, Jacobs Well, Guildford, GU4 7NX - Variation of condition 2 (drawing numbers) of planning application 22/P/00800 approved 13/10/2022 for the erection of a part single/two storey rear extension. First floor extension to be amended to come in line with the ground floor extension.

Planning Application No: [24/P/00231](#) - 61 St Michael's Ave, Fairlands, Guildford, GU3 3LZ

- Two-storey rear extension and side extension that links to the proposed rear extension.

Planning Application No: [24/P/00266](#) - 4 White Hart Lane, Wood Street Village, Guildford, GU3 3DZ -

Single storey front extension.

Planning Application No: [23/P/02098](#) - Gooserye Cottage, Goose Rye Road, Worplesdon, Guildford, GU3

3RH - Extensions and alterations to existing garage (resubmission of 23/P/01422).

Planning Application No: [24/P/00300](#) - 4 Hillbrow Close, Wood Street Village, Guildford, GU3 3DF

- Construction of a single storey rear extension following the partial demolition of the existing garage and ground floor WC.

Planning Application No: [24/P/00280](#) - 83 The Oval, Wood Street Village, Guildford, GU3 3DW - Proposed

single storey rear extension.

Planning Application No: [24/T/00049](#) - 28 Broadacres, Guildford - (T1) Lime - Crown lift to 3 meters on

entire canopy. TPO-P1/201/106

Planning Application No: [24/T/00054](#) - 10 Cater Gardens Guildford, GU3 3BY - T1 Chestnut - Fell to ground

level (Re-plant silver birch tree). TPO-P1/201/278.

Planning Application SCC_Ref_2023-0185 - Land at Merrist Wood Golf Club, Holly Lane, Worplesdon, Surrey, GU3 3PB - Proposal: The importation and deposit of inert materials and soils on 55 hectares of land to construct and remodel the existing golf course, with associated water features and the creation of heathland and wetland habitat. Please find attached a copy of our formal consultation/notification letter. The application documents and plans are available to view or download from our website:

https://planning.surreycc.gov.uk/Planning/Display/SCC_Ref_2023-0185

Planning Appeals for information only

Inspectorate's Ref: APP/Y3615/D/24/3337878 - 142 Envis Way, Fairlands, Guildford, GU3 3NL - Proposed single storey side and rear extensions and conversion of loft space to habitable accommodation with front, side and rear dormers following demolition of existing detached single car garage.

An appeal has been made to the Secretary of State against the Council's decision for the proposed development described above.

9. Hesters Yard – Planning Appeal to be submitted by Bewley Homes to the Planning Inspectorate in April 2024 – To consider supporting the following elements of the scheme, given there were no statutory consultee objections to this planning application:

- Use of Brownfield Land - as allocated by Guildford Borough Council
- Use of Previously Developed Land
- Increase of 0.14ha (140m²) Green Belt land within the site by reducing the sprawl
- Enhancement of the Biodiversity Opportunity Area – 32% Biodiversity Net Gain increase – legal requirement 10%
- Increased access to the Green Belt for residents and visitors (wildflower meadow – owned and managed, in perpetuity, by the parish council)
- Provision of Affordable Housing at 44% - more than the 40% policy requirement
- Provision of a purpose-built parish office/meeting facility/workshop/storage facility freehold in perpetuity via a section 106 Agreement for the sum of £1, including the wildflower meadow.
- Enhancement of this run-down site
- Visual containment of the site
- Provision of separate rentable small office space within the Parish providing new on-site employment opportunities
- Financial contribution towards the Connect bus service.
- Potential provisional increase in pupil intake to support Wood St Infant School.

10. Replacement Community Centre, Fairlands - The management committee has submitted its application to Your Fund Surrey. To consider supporting the application.

11. Christmas illuminations - To consider action based on the feedback from the community survey undertaken in 2023, and the recommendations of the working party.

12. Biodiversity Act 2021 (Biodiversity Net Gain (BNG) law applies from 12 February 2024 for sites off over 10 dwellings - for smaller sites this will apply from April 2024) - To create a Biodiversity Action Plan (as legally required) for all land for which the parish council is responsible - as per Surrey County Council's recommendations.

13. Finance:

- a) Proposed list of payments to be tabled at the meeting for approval** - Payments for signature by the Chairman of the meeting.

14. Date of next Planning/General Purposes and Finance Committee meeting – 25 April 2024