Minutes of the Planning/General Purposes and Finance Committee Meeting held in the Council Chamber, Unit 2 Saxton, Parklands, Railton Road, Guildford, Surrey, GU2 9JX at 19:30 on Thursday 23 July 2026

2026-245 - Present

Councillors:

Cllr B Ahier, Cllr N Crampin, Cllr N Mitchell, Cllr T Wright, and Cllr M Price (Chairman).

Officers of the Council:

Mrs G White - Clerk to the Council (retiring)

Miss M Wingate - Clerk to the Council (in training)

Members of the public:

None present.

2026-246 - Appointment of the Chairman for the remainder of the 2026/27 municipal year:

It was proposed by Cllr T Wright, seconded by Cllr B Ahier, and unanimously **RESOLVED** that Cllr M Price be appointed as Chairman for the remainder of the municipal year.

2026-247 - To accept apologies and reason for absence in accordance with the LGA 1972, Sch12, para 40

Apologies and reason for absence were received from Cllr G Burch. Cllr G Burch's apologies and reasons for absence were accepted and approved.

2026-248 - Public participation session

No members of the public were present.

2026-249 - Declaration of Disclosable Pecuniary Interests (DPIs) - by councillors in accordance with the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No 1464)

No declarations were made.

2026-250 - Amendments to the Register of Interests

No declarations were made.

Further to advice from the Monitoring Officer, Section 32 of the Localism Act 2011 has been introduced under the English Devolution and Community Empowerment Act 2026. Section 65 of the 2026 Act has introduced a new Section 32A of the 2011 Act which establishes that, with effect from 29 June 2026, the publication of a councillor's home address in their register of interest is no longer required as standard. The Members' Register of Interests have been updated accordingly.

2026-251 - To receive and consider written requests for new DPI dispensations

No requests were received.

2026-252 - Declaration of non-pecuniary interests in accordance with the Parish Council's Code of Conduct

No declarations were made.

2026-253 - Declaration of gifts or hospitality over £50

No declarations were made.

2026-254 - Planning Applications for consideration:

Planning Application No: 26/P/00881 - Great Oaks, Goose Rye Road, Worplesdon, Guildford, GU3 3RQ - Erection of first floor front extension over new open timber porch following demolition of existing front porch.

It was **RESOLVED**: Leave to planners.

Planning Application No: 26/P/00886 - Hurst View, Burdenshott Road, Worplesdon, Guildford, GU3 3EL - Erection of a detached garage block with a first-floor, ancillary to the main dwelling-house.

It was **RESOLVED**: That the Parish Council comment on this application as follows.

The Council notes that the property is set within generous grounds and is well separated from neighbouring dwellings. Consequently, the Parish Council's comments are focused primarily on Green Belt policy, ecological considerations, construction impacts and access, rather than on residential amenity.

Green Belt

The application site lies within the Metropolitan Green Belt and in close proximity to Whitmoor Common. The Council requests that the Local Planning Authority is satisfied that the proposal complies with Policy P2 (Green Belt) of the Guildford Borough Local Plan (2015–2034) and the Green Belt provisions contained within Chapter 13 of the National Planning Policy Framework (NPPF).

Whilst the generous plot size reduces the potential for impacts on neighbouring residential amenity, the Council considers that careful regard should nevertheless be given to whether the proposed increase in footprint preserves the openness of the Green Belt and accords with the purposes of including land within it.

Whitmoor Common and the Thames Basin Heaths SPA

The Council is mindful of the site's proximity to Whitmoor Common, which forms part of the Thames Basin Heaths Special Protection Area (SPA). The proposal appears to increase the building footprint and associated domestic activity, and the Council therefore requests that the Local Planning Authority is satisfied that the development will not, either alone or in combination with other development, adversely affect the integrity of the SPA.

The proposal should be assessed against Policy P5 (Thames Basin Heaths Special Protection Area) together with Policy D1 (Place Shaping) and Policy D2 (Sustainable Design, Construction and Energy) of the Guildford Borough Local Plan, and Chapter 15 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment).

Construction Management Plan

Should the Local Planning Authority be minded to approve the application, Worplesdon Parish Council requests that a Construction Management Plan be secured by planning condition.

The Construction Management Plan should include details of:

- Construction vehicle routing.
- Contractor parking arrangements.
- Delivery and working hours.
- Wheel washing facilities.
- Measures to control dust and noise.

- Protection of the surrounding environment.

The Council considers this necessary to minimise disruption to users of the surrounding countryside and Public Rights of Way and to accord with Policy D4 (Character and Design) and Policy ID3 (Sustainable Transport) of the Guildford Borough Local Plan together with the relevant provisions of the NPPF.

Construction Traffic and Access

The Council requests that careful consideration is given to the suitability of the surrounding highway network and site access for construction traffic, particularly larger delivery vehicles.

The Local Planning Authority should be satisfied that construction traffic can safely access and leave the site without causing unacceptable impacts on highway safety, the rural character of the area, users of the Public Rights of Way network or the verges and carriageway. Appropriate mitigation should be secured where necessary.

This should be considered against Policy ID3 (Sustainable Transport) of the Guildford Borough Local Plan and Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework.

Conclusion

Worplesdon Parish Council respectfully requests that the Local Planning Authority gives careful consideration to the above matters when determining this application.

The Parish Council remains committed to protecting the openness of the Green Belt, the integrity of Whitmoor Common and the Thames Basin Heaths Special Protection Area, and the amenity of those using the surrounding Public Rights of Way. The Council therefore requests that these matters are afforded significant weight in the determination of this application.

Should planning permission be granted, the Parish Council requests that appropriate planning conditions are imposed to secure a Construction Management Plan, protect the adjoining Public Rights of Way, safeguard Whitmoor Common and the Thames Basin Heaths Special Protection Area, and minimise the impact of construction traffic on the surrounding area.

Planning Application No: 26/P/00783 - Grandview House, 94 Broad Street, Guildford, GU3 3BE - Erection of a detached self-build residential dwelling including three off-street car parking spaces together with an EV charging point, cycle storage with e-bike charging provision and refuse/recycling facilities, situated on land to the front of the existing curtilage.

It was **RESOLVED**: That the Parish Council object to this application and recommends that planning permission be refused on the following grounds:

1. Green Belt

The site lies within the Metropolitan Green Belt where development is subject to Policy P2 (Green Belt) of the Guildford Borough Local Plan (2019–2034) and Chapter 13 of the National Planning Policy Framework (NPPF).

The proposal would introduce an additional permanent dwelling together with the associated domestic activity, parking, lighting, hardstanding and residential paraphernalia. Collectively these elements would further urbanise the site and materially erode the openness of the Green Belt.

2. Progressive intensification of development

The Parish Council is concerned by the cumulative planning history of the site.

Historically comprising a single dwelling with ancillary buildings, the site has subsequently been the subject of replacement buildings, enlargements, the lawful establishment of an incidental Class E outbuilding and the later approval for its conversion into a separate residential dwelling.

The current proposal seeks permission for a further detached dwelling, representing another stage in the progressive intensification of residential development within the Green Belt.

The Local Planning Authority should consider the cumulative impact of these successive developments rather than assessing the proposal in isolation.

3. Previous Green Belt assessment

The Council notes that application 19/P/02228 for a replacement outbuilding was refused because Guildford Borough Council concluded that the proposal would be materially larger than the building it replaced, would increase the spread of development across the site and would harm the openness of the Green Belt, contrary to Policy P2 and the NPPF.

Those principles remain relevant.

Unlike previous replacement building proposals, the current application seeks an entirely new detached dwelling which is not positioned on the footprint of the tennis court upon which the applicant relies. The proposal therefore represents an additional residential building occupying a different part of the site, increasing both the spread of development and the cumulative impact on Green Belt openness.

The Parish Council would welcome an explanation from the Local Planning Authority as to what material change in circumstances has occurred since the refusal of application 19/P/02228 that would justify reaching a different conclusion regarding the impact upon Green Belt openness.

4. Limited weight should be afforded to the fallback position

The applicant places considerable reliance upon the Certificate of Lawfulness granted under application 24/P/00189.

However, that Certificate merely established that an incidental domestic outbuilding comprising a games room, gym and storage could lawfully be erected under Class E permitted development rights. It was not a planning assessment of an additional dwelling, nor a conclusion that further residential development within the Green Belt would be acceptable.

Whilst the Certificate is a material consideration, the current proposal is fundamentally different. An independent dwelling introduces permanent residential occupation together with additional vehicle movements, parking demand, refuse collection, servicing, lighting and domestic activity which would not arise from an incidental outbuilding.

The Parish Council therefore considers that only limited weight should be attached to the historic fallback when determining the current application.

5. Character and overdevelopment

The proposal would materially increase the density of development within what has historically been a spacious Green Belt plot.

The cumulative effect of multiple residential buildings would alter the established character of the site and represent an overdevelopment of the land, contrary to Policies D1 (Place Shaping) and D4 (Character and Design of New Development) of the Guildford Borough Local Plan.

6. Highway safety and servicing

The site is accessed via a long, narrow private access road with limited opportunities for vehicles to pass or manoeuvre safely.

The Parish Council remains concerned that the proposal would increase vehicle movements along this constrained access and create additional conflict for residents, visitors, service vehicles and construction traffic.

The Council requests that Surrey County Council, as Highway Authority, carefully considers whether the access arrangements are capable of safely accommodating an additional dwelling.

7. Refuse collection

The proposed dwelling is located approximately 190 metres from the public highway.

The application does not satisfactorily demonstrate how domestic refuse and recycling will be managed over this distance. The routine movement of wheeled bins to the roadside raises concerns regarding the practicality of servicing the dwelling, the potential for bins to be left for prolonged periods adjacent to the access road or highway, visual harm to the rural character of the area and possible obstruction of the access.

The Parish Council requests that the Local Planning Authority is satisfied that an appropriate and practical refuse collection strategy can be achieved.

8. Construction Management

Should the Local Planning Authority nevertheless be minded to approve the application, the Parish Council requests that a comprehensive Construction Management Plan be secured by condition, covering construction traffic routing, contractor parking, delivery arrangements, wheel washing, hours of working and measures to prevent obstruction of the narrow private access road.

Conclusion

The Parish Council considers that the proposal would represent a further unjustified intensification of residential development within the Green Belt, resulting in additional harm to openness, an increased spread of development, overdevelopment of the site and additional pressure upon the constrained access.

The proposal is therefore contrary to Policies P2, D1 and D4 of the Guildford Borough Local Plan (2019–2034) together with the Green Belt objectives of Chapter 13 of the National Planning Policy Framework, and planning permission should be refused.

Planning Application No: 26/P/00832 - 29 The Oval, Wood Street Village, Guildford, GU3 3DL - Erection of a two-storey end of terrace dwelling with EV charger, cycle store and bin store following demolition of existing shed on land adjacent to 29 The Oval along with the erection of cycle and bin stores to serve existing property.

It was **RESOLVED**: Leave to planners.

Planning Application No: 26/P/00856 - Gravetts Lane Stables, Tangley Lane, Worplesdon, Guildford - Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) to allow for the splitting of the terraces resulting in minor changes to the layout of the dwellings, side and rear extensions to each property, additional habitable space within the roof, and elevation changes of planning permission 22/P/01757 for the 'Demolition and replacement of Gravetts Lane Stables with nine residential units with associated parking and amenity space.

It was **RESOLVED**: That the Parish Council object to this application and recommends that planning permission be refused on the following grounds:

Whilst the Parish Council acknowledges that planning permission has previously been granted for the redevelopment of this site, the current application proposes amendments which materially alter the scale, appearance and character of the approved development. The Council considers that these changes increase the harm to the Green Belt and rural character of the site and therefore require a fresh planning assessment.

Green Belt and Very Special Circumstances

The previous planning permission was granted on the basis that the identified Very Special Circumstances clearly outweighed the harm to the Green Belt. Those circumstances relied heavily upon a reduction in built form, hardstanding and visual impact, together with a carefully designed farmstead-style development.

The current application materially alters that approved scheme by replacing seven terraced dwellings and two detached dwellings with nine detached dwellings, increasing ridge heights by approximately one metre and introducing larger, more visually prominent buildings.

The Parish Council considers that these amendments increase the bulk, scale and massing of the development, resulting in greater harm to the openness of the Green Belt.

The applicant has not demonstrated that the Very Special Circumstances relied upon to justify the original permission remain applicable. The Local Planning Authority should therefore undertake a fresh assessment of whether those circumstances continue to clearly outweigh the identified Green Belt harm.

The proposal is therefore considered to conflict with Guildford Borough Local Plan Policy P2 (Green Belt) and Chapter 13 of the National Planning Policy Framework, which requires substantial weight to be given to any harm to the Green Belt.

Bulk, Scale and Massing

The replacement of the approved terrace arrangement with nine detached dwellings results in a significantly different form of development.

Detached dwellings occupy greater visual space than terraced buildings and create a more dispersed pattern of development across the site. Combined with the proposed increase in ridge heights, the amendments result in greater bulk, scale and massing than the approved scheme.

Worplesdon Parish Council understands that the revised proposal may result in a significantly greater built volume than previously approved. If so, the applicant should provide an updated comparison of footprint, volume, ridge heights and hardstanding against both the existing development and the approved scheme.

Without this evidence, the Local Planning Authority cannot be satisfied that the planning balance underpinning the original approval remains unchanged.

Design and Local Distinctiveness

The approved scheme derived much of its acceptability from its traditional farmstead composition and rural architectural character.

The amended proposal departs from that design approach through the introduction of:

- yellow brick elevations;
- aluminium standing seam roofing;
- extensive flat roof elements; and
- a more contemporary architectural appearance.

These materials and design features are not characteristic of the local rural vernacular and introduce a more suburban appearance that fails to respect the character of the surrounding landscape.

The proposal therefore conflicts with:

- Local Plan Policy D1 (Place Shaping);
- Development Management Policy D4 (Achieving High Quality Design and Respecting Local Distinctiveness);
- Chapter 12 of the National Planning Policy Framework, which requires development to respond positively to local character and reinforce local distinctiveness.

Landscape Impact

Given the proposed increase in ridge heights, changes to roof form, building massing and architectural treatment, the Parish Council considers that an updated Landscape and Visual Impact Assessment should accompany the application.

The Officer's previous assessment relied upon the conclusion that the approved farmstead layout would minimise the visual impact of development within the Green Belt. Those conclusions cannot simply be carried forward where the architectural form has been materially altered.

Without updated landscape evidence, the Local Planning Authority cannot properly assess the impact of the amended proposal on openness, landscape character or visual amenity.

Housing Mix

The approved scheme delivered a mix of two, three and four-bedroom dwellings which the Officer considered reflected Guildford's identified housing need.

The amended proposal appears to replace this balanced mix with larger detached dwellings which are likely to command substantially higher market values.

Whilst affordability is not determinative, the Parish Council questions whether one of the public benefits relied upon to establish the original Very Special Circumstances has now been reduced.

Conclusion

The Parish Council considers that the cumulative effect of:

- increased ridge heights;
- greater bulk, scale and massing;
- replacement of terraced dwellings with detached dwellings;
- contemporary architectural design and materials;
- the absence of an updated Landscape and Visual Impact Assessment; and
- the apparent reduction in the housing mix benefits,

results in materially greater harm than the development previously approved.

The applicant has not demonstrated that the Very Special Circumstances relied upon to justify the original planning permission remain applicable.

Accordingly, the proposal conflicts with:

- Guildford Borough Local Plan Policy P2 (Green Belt);
- Guildford Borough Local Plan Policy D1 (Place Shaping);
- Guildford Borough Local Plan Development Management Policy D4 (Achieving High Quality Design and Respecting Local Distinctiveness);
- National Planning Policy Framework Chapter 12 (Achieving Well-designed Places); and
- National Planning Policy Framework Chapter 13 (Protecting Green Belt Land).

Planning Application No: 26/P/00686 - 17 Keens Lane, Guildford, GU3 3JS - Erection of a part single, part two storey rear extension.

It was **RESOLVED**: That the Parish Council comment that there still appear to be inaccuracies within the submitted plans.

Planning Application No: 26/P/00932 - Greenacres, Perry Hill, Worplesdon, Guildford, GU3 3RB - Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 (approved drawings) for a reconfiguration of the ground floor extension and associated roof construction, together with minor alterations to the existing and previously approved fenestration of planning permission 24/P/01697 approved 29/04/2025 for the 'Erection of a two-storey front extension and replacement of detached garage with an attached garage and accommodation in the roof area, along with a single storey rear extension and creation of a new track along with associated external landscaping works (description amended 28/04/25)'.

It was **RESOLVED**: That the Parish Council object to this planning application on the following grounds.

The Council is concerned that the proposed development, including the formation of a new access, has the potential to adversely affect existing trees and their Root Protection Areas (RPAs). The application does not adequately demonstrate that the development can be undertaken without unacceptable harm to retained trees. The Local

Planning Authority should be satisfied, through an appropriate Arboricultural Impact Assessment and Arboricultural Method Statement, that excavation, construction activities and any associated engineering works can be carried out without compromising the long-term health and stability of retained trees.

Trees make an important contribution to the verdant character of Perry Hill and should be afforded appropriate protection in accordance with Policies D1 (Place Shaping) and D4 (Character and Design) of the Guildford Borough Local Plan (2019–2034), together with Section 12 (Achieving well-designed places) and Section 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (NPPF).

The Parish Council also has concerns regarding the bulk, scale and massing of the proposed development. The amendments appear to increase the overall visual impact of the development and risk creating a building that is overly dominant within its plot and out of keeping with the established character of the surrounding area. The proposal should respect the prevailing pattern of development and maintain the spacious character of Perry Hill, consistent with Local Plan Policy D4 and the design objectives set out within NPPF Section 12.

In addition, the proposed new access appears likely to require the construction of a new vehicle crossover across the public highway. The application does not demonstrate that the necessary highway works can be delivered without adverse impacts upon highway safety, pedestrians, existing trees or other highway infrastructure. The Parish Council requests that the Local Planning Authority is satisfied, following consultation with Surrey County Council as Highway Authority, that the proposed vehicle crossover is deliverable, meets the Highway Authority's adopted standards, and provides a safe and suitable means of access.

This matter should be fully considered against Local Plan Policy ID3 (Sustainable Transport for New Developments) and NPPF paragraph 116, which requires development to provide safe and suitable access for all users.

Should the Local Planning Authority be minded to approve the application, Worplesdon Parish Council requests that conditions are imposed requiring:

- An approved Arboricultural Method Statement and Tree Protection Plan to safeguard all retained trees and their Root Protection Areas throughout construction.
- Completion of all necessary Highway Authority approvals for the proposed vehicle crossover before any works to the access commence.
- The development to be carried out in accordance with the approved plans so as to ensure that the bulk, scale and massing remain appropriate to the character of the area.

For the reasons set out above, Worplesdon Parish Council considers that insufficient information has been provided to demonstrate compliance with Policies D1, D4 and ID3 of the Guildford Borough Local Plan (2019–2034) and the relevant provisions of the National Planning Policy Framework, and therefore recommends that planning permission should be refused unless these matters can be satisfactorily addressed.

Planning Application No: 26/T/00175 - 23 Oakfields, Guildford, GU3 3AS - Fell one Silver birch tree in front garden of property together with replantation of a smaller tree in place (TPO P1/201/106).

It was **RESOLVED**: That the Parish Council objects to this application as insufficient evidence has been submitted to justify the proposed tree works.

The application claims the tree is responsible for subsidence, yet no structural engineer's or surveyor's report has been provided to demonstrate a causal link between the tree and any structural damage. Equally, no arboricultural report has been submitted to assess the health, condition or structural integrity of the tree, or to justify the extent of the proposed works.

The Parish Council considers that, without this supporting evidence, the Local Planning Authority is unable to properly assess whether the works are necessary or proportionate.

The application should be determined having regard to Guildford Borough Local Plan Policies D1 and D4, together with NPPF paragraphs 187, 193 and 198, which require planning decisions to be based on proportionate evidence and to protect and enhance the natural environment.

The Parish Council therefore requests that the application be refused, or deferred pending submission of appropriate structural and arboricultural evidence to support the proposal.

Planning Application No: 26/P/00837 - The Folly, Backside Common, Wood Street Village, Guildford, GU3 3EB - Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) to substitute revised drawings showing a traditional oak-framed barn dwelling in place of the previously approved design of planning permission Ref: 23/P/00793 for the 'Erection of replacement dwelling.'

It was **RESOLVED**: That the Parish Council objects to this application on the grounds that the amendments proposed under this Section 73 application go substantially beyond a simple variation of the approved drawings and, in reality, amount to a fundamentally different development from that previously granted permission under application 23/P/00793.

Whilst the Parish Council acknowledges that the proposed traditional oak-framed barn design may be more sympathetic in architectural terms than the previously approved dwelling, the issue is not one of design quality but whether the extent of the proposed changes is appropriate to be considered through a variation of Condition 2.

The Council therefore raises the following concerns:

Fundamental change to the approved scheme - The proposal replaces the previously approved conventional dwelling with an entirely different architectural concept, construction method and appearance. The scale of the amendments appears to exceed what would ordinarily be expected through a Section 73 application and should instead be subject to a full planning application, allowing comprehensive assessment and public consultation. Section 73 applications vary conditions attached to an existing permission and do not create an opportunity to substitute an essentially different development.

Scale, bulk and footprint - The revised dwelling appears to result in increased height, greater overall bulk and a larger footprint. These changes have the potential to materially alter the visual impact of the development and should be fully reassessed against the design policies of the Development Plan, particularly Local Plan Policies D1 (Place Shaping) and D4 (Character and Design of New Development), which require development to respond positively to its context, respect local character and achieve high quality design.

Construction impacts and access - The proposed oak-frame construction is likely to require the delivery of substantial prefabricated structural components by articulated HGVs. The application does not appear to demonstrate that the local highway network and site access are suitable for such vehicles, nor does it assess the potential impacts on neighbouring roads, highway safety or residential amenity during construction. If the Local Planning Authority is minded to approve the proposal, the Parish Council requests that suitable evidence be provided and that a detailed Construction Management Plan be secured by condition.

The Parish Council therefore objects to the application in its current form. It considers that the extent of the proposed revisions represents a material departure from the approved development and should be assessed through a fresh planning application rather than a variation of Condition 2. In addition, the applicant should be required to fully demonstrate the acceptability of the increased scale, bulk and construction impacts against Guildford Local Plan Policies D1 and D4, together with the National Planning Policy Framework's requirement that development achieves well-designed places and is appropriate to its context.

Planning Application No: 26/T/00154 - Worplesdon Memorial Hall, Perry Hill, Worplesdon, Guildford, GU3 3RF - T1: Fell Walnut to 2.5/3 metres and leave as a carving pole. Current height: 9 metres Current width: 3 metres. The tree is located over a play area and the proposed work is to prevent debris falling on the children (Worplesdon Conservation Area).

It was **RESOLVED**: Leave to tree officer.

Planning Application No: 26/P/00819 - 4 Dynevor Place, Fairlands, Guildford, GU3 3JL - Erection of a single storey front extension, two storey side extension, part single/two storey rear extension and garden office, following demolition of existing rear extension, garage and shed.

It was **RESOLVED**: That the Parish Council makes the following comments in respect of this application.

The Council notes that the proposed rear building extends to the site boundary, leaving no apparent access to the rear of the property. This raises practical concerns regarding future maintenance, servicing and the movement of refuse and recycling bins, which would appear to require storage at the front of the property.

The plans also appear to show windows within the elevation adjacent to the shared boundary. To safeguard the amenity and privacy of the adjoining occupier, the Parish Council requests that, if approved, any such windows are conditioned to be permanently fitted with obscure glazing and fixed shut below 1.7 metres above finished floor level, in accordance with Policy D4 (Character and Design of New Development) of the Guildford Borough Local Plan (2015–2034).

The inclusion of a wood-burning stove within the rear building also raises questions regarding practical access to the building for maintenance and emergency purposes, given the apparent absence of rear access.

The Parish Council further notes that the extent of the proposed development, extending to the boundary, gives the impression of a more intensive form of development. The Council therefore has concerns regarding the proposal's relationship with the site and its compliance with Policy D4 of the Guildford Borough Local Plan and the design principles set out in the National Planning Policy Framework, which seek to achieve well-designed development that functions effectively and protects residential amenity.

Should planning permission be granted, the Parish Council requests that a condition be imposed to ensure that the detached rear building remains incidental and ancillary to the enjoyment of the main dwelling and is not occupied or used as a separate residential unit.

Planning Application No: 26/W/00043 - The Cottage, Blanket Mill Farm, Goose Rye Road, Worplesdon, Guildford, GU3 3RQ - Application to determine if prior approval is required under Schedule 2, Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 to add an additional storey to a maximum height of 6.00 meters.

It was **RESOLVED**: That the Parish Council comment as follows:

Worplesdon Parish Council considers that the proposal raises planning considerations which extend beyond the limited matters capable of assessment under the Class AA prior approval process. Given the scale and nature of the proposed development, the Council considers that these matters would be more appropriately assessed through a full planning application, allowing the Local Planning Authority to undertake a comprehensive assessment against the Development Plan and the National Planning Policy Framework.

2026-255 - Annual Residents' Survey required to feed into the Strategic Business Plan

a) The councillors ratified the draft survey and approved it for distribution. The decision was made to proceed with door-to-door delivery to all homes in the Parish.
b) The councillors ratified the updated business plan with a note for two future amendments:
   - Change to contact phone number for Nigel Mitchell
   - Change Gaynor White to Marie Wingate after 31 August

It was proposed by Cllr N Mitchell, seconded by Cllr N Crampin and unanimously **RESOLVED** to accept the Strategic Business Plan as it stands.

Appendix 1: Residents' Survey

2026-256 - Quarterly Playground Inspections

Quarterly Playground Inspections 29 June 2026: Summary of Findings 7 July 2026

On 29 June 2026 Inspector Mark Culverhouse from MJR Services inspected all five play areas within Worplesdon Parish. This is a summary of findings from all five reports:

Fairlands Play Area
Gate (closest to field) – Stalls when closing. [Gasket to be replaced in July 2026]
Double cradle swing frame – Top bar has paint damage exposing metal to the weather and will eventually cause rust: Monitor rust and repaint [Groundstaff to repaint in July 2026]. Wear is starting to show on shackles: Monitor wear, when at 40% change shackles.

Multiplay unit – Some slight graffiti scratched into a panel. (Monitor graffiti occurrence)
Wetpour – Rubber edge is shrinking back leading to path to field, which could cause a trip hazard: Monitor shrinkage and repair. The surface on either side of the swing barrier has lifted causing a trip hazard: Repair rubber edge. [Assistant Clerk to obtain quote for repair]
Kompan climbing unit – Some graffiti has appeared on the unit: Clean. Some separation has appeared between the new and old surface: Monitor separation.
Junior swings – Wear is starting to show on the shackles: Monitor wear, when at 40% change shackles. Eye fixings on all-inclusive seat are loose but are tightened to the max, movement could present wear in the fixing holes: Monitor fixings. [These fixings are fitted in accordance with the manufacturer's guidelines]

White House Lane, Jacobs Well Play Area
HAGS Multi-play unit – Some subsidence is occurring on the bottom of the slide: Monitor subsidence. Tear in scramble net cover: Monitor tear. Some rot is starting to appear in one of the foot bridge slats nearest the climbing pole: Monitor rot.
See-saw – Some damage is starting to occur to stops on bottom of the seats, this could eventually fail causing the stops to compress: Monitor stops.
Basket swing – Some wear is starting to on the connector to the basket, when wear reaches 40% change connector: Monitor connector. A cut has appeared in the rubber mulch: Monitor cut.
Tango seat – Eye fixings on all-inclusive Tango seat are loose but are tightened to the max, movement could present wear in the fixing holes: Monitor fixings. [These fixings are fitted in accordance with the manufacturer's guidelines]
Picture panel and Tumble ball – There is some strimmer damage starting to occur on the posts which could eventually lead to rot in the posts: Monitor damage and if possible fit strimmer guards. A split has appeared in 1 of the poles, probably due to the hot weather and the wood shrinking: Monitor split.
There is a raised drain between the see-saw and basket swing causing a trip hazard: Reset drain. **(Medium Risk – Clerk to obtain quote from local contractors to address this issue)**

Wood Street Green Play Seat Area
Surface has some slight shrinkage on the edge which could produce a trip hazard at a later date: Monitor shrinkage.
Paint has worn away in areas exposing the metal to the elements which could in future start rusting: Recommend painting. [Groundstaff to paint in July 2026]

Worplesdon Play Area

Worplesdon Junior/Teen Area
Basketball post (closest to the car park) – Some rust is appearing and the board has bent: Monitor rust.
Edge snapped off corner of MUGA points board: Monitor corner.

Worplesdon Toddler Area
Wooden bench – Rub down and treat. Top back strut on wooden bench has rotted out from fixing and could cause injury when sitting on bench. [Groundstaff to address – Summer 2026]
Multi-play unit – Subsidence has occurred under the graphic at bottom of the slide: Monitor subsidence.

An additional item was raised subsequent to the report being produced, of a broken chain link on a swing at Fairlands. This has been decommissioned at the guidance of MJR Services, and they have confirmed they will complete repairs at the same time as the gate.

It was proposed by Cllr M Price, seconded by Cllr N Crampin and unanimously **RESOLVED** to accept the report.

2026-257 - Pinks Hill Pond Restoration

The Councillors received a verbal update from Marie Wingate on progress with the Pinks Hill Pond Nature Recovery Project.

Surrey Wildlife Trust has advised that the ecological baseline survey may not now be undertaken until September. Officers will continue to liaise with Surrey Wildlife Trust in an attempt to bring the survey forward to maximise the time available to complete the works within the grant funding period.

The Members considered the proposal to commission the environmental baseline survey at an anticipated cost of £900 plus VAT, to be funded by Worplesdon Parish Council.

Power to spend: Open Spaces Act 1906, sections 9 and 10.

The Councillors also considered a proposal to fund chainsaw training for Mr Russell Cosh, together with the necessary personal protective equipment (PPE), to enable him to assist with future work at Pinks Hill Pond. The anticipated cost of the chainsaw training is £600 plus VAT, with PPE expected to cost £400 plus VAT.

Power to spend: Open Spaces Act 1906, sections 9 and 10.

Members noted that the cost of the training and PPE is in lieu of payment to Mr Cosh for the electricity he has provided to power the pumps at Wood Street Village Pond during the recent drought, helping to maintain water quality and prevent a major mortality issue.

The Councillors also considered submitting an application to Cllr Keith Witham for grant funding towards the cost of this chainsaw training.

Following discussion, it was proposed by Cllr N Mitchell, seconded by Cllr N Crampin and unanimously **RESOLVED** to:

1. Commission the environmental baseline survey at an anticipated cost of £900 plus VAT;
2. Approve the provision of chainsaw training for Mr Russell Cosh at an anticipated cost of £600 plus VAT and PPE at an anticipated cost of £400 plus VAT; and
3. Authorise the officers to investigate and, if appropriate, submit an application to Cllr Keith Witham for grant funding towards the cost of the chainsaw training.

2026-258 - Request for trustees for The Hospital of William Parson Almshouse, Stoke Road

The Hospital of William Parson, known as Stoke Hospital, is an almshouse charity in Guildford. It provides accommodation for 14 residents in self-contained one-bedroom flats. Like all almshouses, it caters for older people who are not able to afford open market rents. Residents of Worplesdon would be eligible to apply.

The Council received and reviewed a request for the appointment of a Trustee from the Parish Council. There were no offers from the Councillors present.

2026-259 - Renewal of Lease, Unit 2 Saxton, Parklands, Railton Road, Guildford, Surrey, GU2 9JX

An update was received from the Chairman. A meeting took place between Moira Smith (landlord), Cllr N Mitchell, Cllr M Price, Clerk (retiring) G White and Clerk (in training) M Wingate. Ms Smith confirmed her support for an extension of the lease on the existing terms to provide coverage while waiting for the planning application for Hester's Yard to be determined by the planning authority. Duncan Hickman (co-landlord) confirmed subsequent to the meeting that he is also in support of the lease extension.

The recommendation was that this be taken to Full Council, however the officers are to proceed in the interim under the outlined terms.

It was proposed by Cllr N Mitchell, seconded by Cllr M Price and unanimously **RESOLVED** that the GPs recommend the Full Council proceed with the renewal of the lease at Unit 2 Saxton, Parklands, Railton Road, Guildford, Surrey, GU2 9JX, commencing 16 December 2026, until 15 December 2031, on the existing terms.

2026-260 - Renewal of Sub-Lease, Wood Street Village Cricket Club

The Cricket Club have requested a two-year extension of the sub-lease with Tiny Acorns Preschool, aligning this with the main 25-year lease between the Cricket Club and Worplesdon Parish Council, on the existing terms.

To consider a potential community asset transfer of the Cricket Ground to the Wood Street Village Cricket Club, with the benefit to Worplesdon Parish Council of a reduction of liabilities and maintenance costs and responsibilities. Wood Street Village Cricket Club to follow up on their previous enquiry.

It was proposed by Cllr N Mitchell, seconded by Cllr T Wright and unanimously **RESOLVED** to approve the extension of the Tiny Acorns sub-lease, as proposed.

2026-261 - Finance:

a) **Proposed list of payments to be tabled at the meeting for approval**
The payment list was presented to the meeting. It was proposed by Cllr M Price, seconded by

Cllr T Wright and unanimously **RESOLVED** that payments to the value of £27,962.58 be approved. The payment list was duly signed by the Chairman of the Council, Cllr N Mitchell, during the meeting.

Table 1 – Payment list 23 July 2026

Code	Date	Description	Supplier	Net	VAT	Total
Land Management	01/07/2026	Paint rollers	Mrs V C Fear - Amazon EU S.a.r.l., UK Branch	7.47	1.50	8.97
Establishment Charges	01/07/2026	Printing - 500 leaflets	Knaphill Print Co Ltd	65.00	13.00	78.00
Professional Advice	01/07/2026	Payroll services - qtr to 30/06/2026	Mulberry & Co	120.00	24.00	144.00
Office Cleaning	02/07/2026	Cleaning Services - Parish Office	Charlotte Bridge	240.00	0.00	240.00
IT budget	02/07/2026	FTTP,Backup,eHub,Admin, Support,CyberPro,M'Soft365, Teams-01.07.26-31.07.26	Cloudy IT	418.12	83.62	501.74
Grass Cutting	02/07/2026	Grass cutting - Month 3 2026	GCB Gardens	2,481.81	496.36	2,978.17
Land Management	06/07/2026	Compost and mulch	Rokers	3.33	0.67	4.00
IT budget	06/07/2026	Printer ink	Printerland Ltd	95.03	19.01	114.04
Parish Office	07/07/2026	External window cleaning	Trevor Porter Window Cleaning Service	21.00	4.20	25.20
Land Management	07/07/2026	Hire of storage container MW - June 2026	Activate Learning	87.00	0.00	87.00
Playground Repairs	07/07/2026	Quarterly playground inspections	MJR Services	225.00	0.00	225.00
Tree Surgery	08/07/2026	Replacement large wood sections Wood Street Village	Lumber-Jacks Tree Services Ltd	300.00	60.00	360.00
Land Management	07/07/2026	Paint rollers	Selco Builders Warehouse	5.00	1.00	6.00
Land Management	06/07/2026	Compost and mulch	Rokers	16.00	0.00	16.00
Land Management	07/07/2026	Paint Brushes	Selco Builders Warehouse	8.20	1.64	9.84
M'nance Bus Shelters/Seats Etc.	08/07/2026	Materials for Worplesdon Play Area Bench Slat Replacement	B&Q	6.91	0.00	6.91
M'nance Bus Shelters/Seats Etc.	08/07/2026	Dewalt Grinding Disc 10pk tin for Worplesdon Play Area bench slat replacement	Screwfix Direct Ltd	8.32	1.67	9.99
M'nance Bus Shelters/Seats Etc.	08/07/2026	Pine Dowel for Worplesdon Play Area bench slat replacement	Tradepoint	9.97	2.00	11.97
M'nance Bus Shelters/Seats Etc.	08/07/2026	Wood for Worplesdon Play Area bench slat replacement	A W Champion Ltd	49.60	9.92	59.52
Christmas trees/lights WS, Perry Hill	09/07/2026	Electrical supply Pitch Place Green - 24.02.26 - 23.06.26	Octopus Energy Limited	5.61	0.28	5.89
Revenue Costs Works Vehicle	09/07/2026	Fuel for works van	Waitrose Shell	35.58	7.12	42.70
Establishment Charges	12/07/2026	Office Sundries	Amazon EU S.a.r.L.	14.07	2.81	16.88
Establishment Charges	12/07/2026	Office Sundries	Amazon EU S.a.r.L.	20.66	4.13	24.79
Establishment Charges	13/07/2026	Office Sundries	Tesco	4.50	0.00	4.50
M'nance Bus Shelters/Seats Etc.	13/07/2026	Masking tape for painting	Brewers Decorator Centres	5.26	1.05	6.31
IT budget	13/07/2026	Mobile Phone Charges	EE	90.00	0.00	90.00
M'nance Bus Shelters/Seats Etc.	14/07/2026	Painting materials	Selco Builders Warehouse	38.43	7.69	46.12
Parish Office	14/07/2026	Gas & Electricity - Unit 2 Saxton - 01.06.26 - 30.06.26	Octopus Energy Limited	123.38	6.17	129.55
IT budget	16/07/2026	Additional back-up	Apple.com	2.49	0.50	2.99
Land Management	16/07/2026	Gloves	Tradepoint	5.62	1.13	6.75
Establishment Charges	17/07/2026	Office Sundries	Mrs G F White - Sainburys	16.50	0.00	16.50
Land Management	17/07/2026	Emptying - Dumpy Bin - WSV Community Car Park	Chambers Waste Management	37.67	7.53	45.20
Training	17/07/2026	Planning Training - MW 20/07/2026	Surrey ALC Ltd	45.00	9.00	54.00
Land Management	17/07/2026	No Golf Practice Sign	Guildford Signs	65.00	13.00	78.00
Parish Office	16/07/2026	Six monthly Fire alarm maintenance	W J Fire Ltd	100.00	20.00	120.00

Code	Date	Description	Supplier	Net	VAT	Total
Parish Office	20/07/2026	Water and sewerage charge - Unit 2 Saxton - 01.06.26 - 30.06.26	Castle Water	21.45	0.00	21.45
IT budget	20/07/2026	Subscription - 17.07.26 - 16.08.26	Adobe	16.64	3.33	19.97
IT budget	20/07/2026	ChatGPT Plus Subscription	OpenAI LLC	16.67	3.33	20.00
Establishment Charges	21/07/2026	Office supplies	Amazon EU S.a.r.L.	34.28	6.86	41.14
Establishment Charges	21/07/2026	Printer paper	Amazon - Marquee Media Ltd	45.68	9.14	54.82
Revenue Costs Works Vehicle	20/07/2026	Fuel for works van and water bowser	MFG Woodbridge Hill	58.66	11.73	70.39
Land Management	22/07/2026	Heavy duty black bin bags	Just Bin Bags Ltd	31.31	6.26	37.57
Establishment Charges	22/07/2026	SALC Conference 2026 NM, MW, VF	Surrey ALC Ltd	135.00	27.00	162.00
Establishment Charges	22/07/2026	SALC Conference 2026 MP	Surrey ALC Ltd	45.00	9.00	54.00
Establishment Charges	22/07/2026	Refreshments for Meeting	Mrs G F White - Tesco	10.25	0.00	10.25
Staff Costs	22/07/2026	Salaries/ PAYE/ NI/Pension Conts Ee's & Er's	Staff Costs	21,748.21	0.00	21,748.21
Staff mileage	22/07/2026	Mileage	Mrs G F White	7.80	0.00	7.80
Staff mileage	22/07/2026	Mileage	Mrs V C Fear	19.50	0.00	19.50
Staff mileage	22/07/2026	Mileage	Miss M Wingate	118.95	0.00	118.95
Total				**27,086.93**	**875.65**	**27,962.58**

b) Grant aid request received from the Kent Surrey Sussex Air Ambulance

Kent Surrey Sussex Air Ambulance have submitted a request for a grant of £500. A list of prior grants from Worplesdon Parish Council were reviewed. It was proposed by Cllr M Price, seconded by Cllr T Wright and unanimously **RESOLVED** that the grant request be approved. The Councillors proposed a full review of grants and charities be completed at the next round of budgets in September 2026.

2026-262 - Date of next Planning/General Purposes and Finance Committees meeting: Thursday 3 September 2026

Meeting closed 21:33.

Signed:

Chairman of the Council
Date: 13 August 2026