



## Worplesdon Parish Council

### Minutes of the Planning Committee meeting held Thursday 9 March 2017 at 7.30pm in the Council Chambers, Worplesdon Memorial Hall

**120-2017 - Present:** Chairman of the Planning Committee Mr C Venables, Dr P Cragg, Mr N Bryan (arrived 7.35pm), Mrs J Messinger, Mrs S Morgan, Mr N Mitchell, Mrs J Wray and Mrs L Wright.

The Clerk to the Council was also present.

**121-2017 - To accept apologies and reason for Absence in accordance with the LGA 1972, Sch12, para 40.**

Apologies and reason for absence were received from Mr G Adam. Apologies and reason for absence accepted.

Mrs Wray substituted for Mr Adam.

**122-2017 - 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.

**123-2017 - Declaration of Non-pecuniary interests in accordance with the Council's Code of Conduct**

No declarations were made.

**124-2017 - Planning applications for consideration:**

**Planning Application No: 07/P/00215 - 285 Worplesdon Road, Guildford, GU2 9XN** - Proposed change of use of part of the site to allow for an existing building to be used as an MOT testing centre, in conjunction with the existing use of the site for car sales.

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

1. Parking behind the car sales room is limited and access into and out of the site is narrow. The small pull-in in Keens Lane is used by staff who work in the adjacent offices. On street parking on the Worplesdon Road (A322) in front of the current car sales room would be wholly inappropriate.

Mrs Morgan and Mrs Wright abstained from the vote.

**Planning Application No: 17/P/00369 - 99 Applegarth Avenue, Guildford, GU2 8LT** - Change of use from a games room to a small self-contained flat with a first floor extension over.

**RESOLVED:** That the Parish Council respond as follows:

1. Is this dwelling intended to be a HMO (House of Multiple Occupancy)?
2. Parking is indicated as seven vehicles current and proposed but it is difficult to see from the plans how seven vehicles could be parked on site. The proposed development may therefore result in an unacceptable increase in on-street parking.

**Planning Application No: 17/P/00405 - Cranmore, 1 Frog Grove Lane, Wood Street Village, Guildford, GU3 3EY -**  
Single storey side extension.

**RESOLVED:** Leave to planners.

**Planning Application No: 17/T/00051 - Sunnyside, Perry Hill, Worplesdon, Guildford, GU3 3RE - 1(Oak) - crown**  
reduce by 15% to leave a crown span of 7 metres. T2(Sycamore) - crown reduce by 2.3 metres to meet the same  
height as T1. T3(sycamore) - fell. T4(Cypress) - fell (Worplesdon Conservation Area).

**RESOLVED:** Leave to planners.

**Planning Application No: 17/P/00384 - Land between Church View & St Mary's Gardens, Perry Hill, Worplesdon,**  
**Guildford, GU3 3RE -** Erection of a 5 bedroom detached dwelling with 3 bay detached garage.

**RESOLVED:** That the Parish Council object in the strongest possible terms to planning application no. 17/P/00384 on  
the following grounds:

1. Paragraph 86 of the NPPF states that villages which provide an important contribution to the open character of  
the Green Belt should not be inset from the Green Belt. It has been proposed within the Submission Local Plan policy  
P2 that Worplesdon village is not to be inset due its open nature and the important role this historic village, which is  
mentioned in the Domesday Book, offers to the openness of the Green Belt at this location.

2. In the Proposed Submission Local Plan policy P2 states: "Limited infilling within the identified settlement  
boundaries of the following villages: Albury, Compton, East Clandon, East Horsley (south), Gomshall, Holmbury St  
Mary, Peaslake, Pirbright, Puttenham, Shere, West Clandon and Worplesdon." The development site which appears  
to comprise land at Church View and St Mary's Garden is situated in the Conservation Area of Worplesdon and is  
OUTSIDE the settlement area.

3. The proposed development, being a large two storey five bedroom house, would by virtue of its scale, bulk and  
mass and proximity to Church View, St Mary's Garden and The Old Paddock result in a detrimental impact on the  
openness of the Green Belt. No very special circumstances have been demonstrated to outweigh the harm to the  
Green Belt by virtue of its inappropriateness or the harm caused to the openness. The proposed development would  
therefore fail to comply with saved policy RE2 of the Guildford Borough Local Plan 2003 and the NPPF 2012. The  
NPPF at paragraph 89 sets out that a local planning authority should regard the construction of new dwellings within  
the Green Belt as inappropriate development with the exception of limited infilling or brownfield sites unless very  
special circumstances and/or certain exceptions apply. The erection of a 5 bedroom dwelling does NOT fall within  
the permitted exemptions. Worplesdon Parish Council is of the opinion that very special circumstances have not  
been proven in this case. Paragraph: 034 Reference ID: 3-034-20141006 of the NPPG states that unmet housing need  
(including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the  
"very special circumstances" justifying inappropriate development on a site within the Green Belt. The current  
proposal will have a greater impact on the openness of the Green Belt at this location contrary to paragraphs 79 and  
80 of the NPPF.

4. This site has not been included in the emerging Local Plan, and in conjunction with other current proposals  
represents over-development.

5. Policy RE3 of the Local Plan 2003 states that proposed development will not be permitted where it involves the  
loss of important open space. The mature gardens at St Marys Garden and Church View should be classified as  
important open space given its location within the Conservation area adjacent to St. Mary's Church.

6. This site is situated approximately 500 metres from Whitmoor Common part of the TBHSPA/SSSI. Planning  
Circular 02/99 states that development within the 2km sensitive zone of an SPA requires an EIA. The Parish Council

has significant concerns about the impact that an increased cat population (cats are known to hunt prey for up to 1.6km) and increased dog ownership together with general recreation would have on the SPA/SSSI. Dog owners in Worplesdon use Whitmoor Common as their preferred dog walking site due to its proximity and flat, sandy nature. Any additional new housing at this location is therefore likely to have a detrimental impact on the SPA/SSSI contrary to policy 118 of the NPPF. Worplesdon Parish Council is not satisfied that there will be no likely significant effect on the SPA and, in the absence of an appropriate assessment, cannot satisfy itself that this proposal, either alone or in combination with other development, would not have an adverse effect on the integrity of the Special Protection Area and the relevant SSSI. This proposal is contrary to the objectives of policies NE1 and NE4 of the Guildford Borough Local Plan 2003 (as saved by DLG Direction on 24.9.2007) and conflicts with saved policy NRM6 of the South East Plan 2009. The development would also fail to meet the requirements of Regulations 61 and 62 of the Conservation of Habitats and Species Regulations 2010, as amended.

7. The village is classed as semi-rural and, as already stated, is 500 metres from the SPA/SSSI. Paragraph 119 of the NPPF states that the presumption in favour of sustainable development (para 14) does not apply where development requiring appropriate assessment under the Birds and Habitats Directives is being considered planned or determined.

8. The Parish Council considers the proposal for another new house in the gardens of St Mary's Garden/Church View is contrary to paragraphs 48 and 53 of the NPPF. Paragraph 53 of the NPPF states Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. This application is not on a brownfield site and is a case of garden grabbing.

9. The recent DCLG White Paper on Housing paragraph 1.31 states that the Government will ensure councils can continue to protect valued areas of open space and the character of residential neighbourhoods, and stop UNWANTED garden grabbing.

10. The proposed dwelling due to its size, scale and bulk would result in over-development, which in turn would fail to preserve or enhance the character and appearance of the Conservation Area and would therefore have an adverse and overbearing impact on St. Mary's Gardens contrary to policy G5(10) of the Local Plan 2003.

11. There is a history of drainage and flooding issues in this area. There is currently only one road gulley which takes water from St Mary's Church, St Mary's Gardens and Perry Orchard. Any increase in surface water emanating from the proposed development would be totally unacceptable contrary to policy G1(7) of the Local Plan 2003.

12. The proposed property is to be situated close to St Mary's Church, Worplesdon. This is the only Grade 1 listed building within the parish. Worplesdon Parish Council is deeply concerned at the number of applications that are being made for new properties in this cul-de-sac. These dwellings will be a prominent feature visible immediately upon approaching and leaving the main entrance to this Grade 1 listed Church. Critically it will also block views of the church from Perry Hill itself, which is completely unacceptable in terms of the detrimental impact this will have on the Conservation Area and this extremely important heritage site.

13. There is no ecological survey despite the known presence of bats and badgers.

14. A recent press release regarding the emerging Local Plan states: Draft Local Plan will strengthen cultural, historical and physical wellbeing within Guildford borough. The application being made represents an opportunistic application ahead of the Local Plan. For the reasons stated above the Parish Council recommends refusal of this planning application.

**Planning Application No: 17/P/00347 - Wanborough Business Centre, West Flexford Lane, Wanborough, Guildford, GU3 2JW - Change of use and creation of eleven dwelling houses.**

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

1. There is no information on whether the access is suitable, cycle parking, the ability to manoeuvre safely in the site, level of parking, refuse collection, swept path analysis of the illustrative lay-out.
2. Whilst it is appreciated that this is an outline application there is no information on what will be left to reserve matters.
3. The proposed housing density is too low.
4. The Parish Council would have preferred to see a different mix of tenures. In Worplesdon there is a need for small dwellings to provide starter homes and homes for those wishing to down size.
5. As the application currently stands the Parish Council would request the following conditions be applied: materials to be used (dwellings and hard-standings), the provision of ecological surveys.

**Planning Appeal Ref : APP/Y3615/W/17/3167965 - Land West of Seagry, White Hart Lane, Wood Street Village, Guildford, GU3 3DZ** - Erection of detached chalet style dwelling - Deadline for comments - 07/04/2017

**125-2017 - Enquiry about a plot of land off Broad Street for potential affordable housing (5 - 6 dwellings)**

Following a lengthy discussion it was agreed that the Parish Council would strongly object to the proposed development.

**126-2017 - Public consultation - Guildford Borough Council's refreshed Local Validation List**

Members and the Clerk had reviewed the refreshed Local Validation List, but had no comments to make.

**127-2017 - Planning White Paper** - Comments regarding the White Paper may be submitted to the DCLG (Depart for Communities and Local Government) until 2 May 2017

The Clerk had not quite finished reading the White Paper in time for the meeting. A copy of the Annexe, which includes the consultation questions, was issued to the members. Members were asked to read the document and to bring any comments they have to the next Planning Committee meeting.

This item is to be on the agenda of the next Planning Committee meeting.

**128-2017 - Draft Local Plan**

A six week targeted public consultation is to take place from 12 June 2017.

Members remain deeply concerned about the potential impact of proposed development within the parish. Of particular concern is the Strategic site at Blackwell Farm. The potential impact in terms of increased traffic, flooding and the local ecology; particularly the rare birds that inhabit the site, a number of which are on the red species list, remain of paramount concern.

It was agreed that the Parish Council would liaise with Compton Parish Council and the National Flood Forum ahead of the targeted public consultation.

This item is to be on the agenda of the next full council meeting.

**129-2017 - Guildford Borough Council's Capital Bids Programme**

An enquiry had been received from a resident of Jacobs Well Road concerning the Borough Council's Capital Bids Programme in respect of Burpham Court Farm House. The Bid application stated the Borough Council's intention to convert Burpham Court Farm into a HMO (House of Multiple Occupancy).

At a meeting held earlier that day an officer from Guildford Borough Council informed the Clerk that the Borough Council has not yet decided what it would do with Burpham Court Farm.

Approved by the full council - 23 March 2017

The Committee resolved that as the Borough Council has not yet taken a firm decision regarding future use of the farm, no action would be taken at this time.

**130-2017 - Planning 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.

**Date of next meeting** - 13<sup>th</sup> April 2017

Meeting closed 8.20pm