



Chiddingfold Parish Council

The Banking House
The Green
Chiddingfold
Surrey
GU8 4TU

Chairman: Councillor Daniel Hall
Parish Clerk: Lauren Blatherwick CiLCA PSLCC
Deputy Clerk and RFO: Sue Frossard CiLCA PSLCC
clerk@chiddingfold-pc.gov.uk
Tel: 07557 344499

www.chiddingfold-pc.gov.uk

PLANNING COMMITTEE MINUTES – 28.05.2020

Minutes of the Chiddingfold Parish Council Planning Committee meeting held remotely on Thursday 28 May 2020 at 11am under The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Cllrs Present: Cllr Roger Underwood (RU), Cllr Susie Forrest (SF), Cllr Tony Wiener (TW)
In attendance: Lauren Blatherwick (Clerk) Public: 0

1.00 APOLOGIES FOR ABSENCE

None.

2.00 DECLARATIONS OF PERSONAL OR PECUNIARY INTEREST (DPI)

None.

3.00 MINUTES OF THE LAST MEETING

There were no minutes to approve as there was no April meeting of the Planning Committee.

3.01 ACTIONS FROM PREVIOUS MINUTES (where not forming a separate agenda item)

Recommendation: To receive an update.

FEB: WA/2020/0033, Clerk raise with WBC Cllrs with a view to it being called the Local Area Committee for decision – *noted this was done.*

FEB: WA/2020/0136, CT to contact Surrey Hills Planning Advisor seeking their views on this development within the AGLV – *noted the application for responses has passed.*

4.00 PLANNING APPLICATIONS FOR CONSIDERATION

4.01 The following applications were considered:

WA/2020/0615 - Northland House, Petworth Road

Alterations to existing dwelling to create 1 additional dwelling.

No objection (unanimous)

WA/2020/0664 - Land coordinates 494877 1377635 West of Combe Lane

Erection of post and rail fencing and gate.

No objection

The council notes that part of the application site is in the Parish of Witley and this council does not respond on behalf of that council. The purpose of the second gate accessing the adjacent land is unclear, but presumed not to be in issue as there are no Neighbour comments indicating an issue with this aspect.

WA/2020/0688 - Brook House, Combe Lane, Wormley

Erection of extension.

Objection (unanimous)

The council objects on the grounds that the application is inappropriate development in the Green Belt and AONB. The scale and form of the development is not in compliance with the NPPF and WBC Local Plan policy RD2, in that the extension is a disproportionate addition over and above the size of the original dwelling and not an appropriate design against the existing building.

The extension is large and located on the front corner of the existing building and visible on the approach to the property. The design approach taken is very different to the existing building and unlike the previously approved application does not integrate stylistically. While the extension may fall under the 40% guidance on proportionality, when looking at the plans it is clear that what is proposed is of considerable mass and prominently located.

While the decision to take a contrasting design approach is clearly intentional, the impact will be striking and combined with the size and location on the front corner of the property serves to create a very dominant visual effect and one this council does not see as compatible with planning policy.

The gapping at first floor level further adds to the impression that the original building and new extension are two separate buildings, albeit connected at the ground floor.

There is no response from Surrey Hills shown on the Portal and the council believes that they should be invited to comment on this proposal

WA/2020/0667 - Hazelbridge Cottage, Pickhurst Road

Erection of a dwelling following demolition of the existing dwelling and outbuildings; provision of new vehicular access and closing up of existing access (revision of WA/2019/1900).

No objection (unanimous)

WA/2020/0501 - Ringstead, 6 Woodside Close

Erection of extensions AMENDED.

No objection (unanimous)

A condition should be attached to require that the building only be used in a way that is ancillary to the use of the main property.

5.00 WAVERLEY BOROUGH COUNCIL PLANNING DECISIONS

NOTED: Waverley planning decisions taken since the last meeting:

WA/2019/1924 - 57 & 59 Hartsgrove - Erection of 5 dwellings with associated works following demolition of 2 existing dwellings and a block of garages – FULL PERMISSION

WA/2019/1925 - 16a and 16B Pathfield - Erection of 6 dwellings with associated works following demolition of 2 existing bungalows and garages together with provision of additional parking spaces to serve existing dwellings – FULL PERMISSION

WA/2019/1923 - 15 and 16 Pathfield - Erection of 5 dwellings with associated works following demolition of 2 existing bungalows together with provision of access road and parking to serve existing dwellings – FULL PERMISSION

WA/2019/1954 - 11 Foxwood Close - Erection of extension and alterations – FULL PERMISSION

WA/2019/2134 - Barn at Stable Cottage, Combe Lane - Certificate of lawfulness under section 191 to confirm that works have commenced to implement planning permission WA/2017/0201 & WA/2018/1148 and listed building consents WA/2017/0202 & WA/2018/1149 – GRANTED

WA/2020/0033 - 1 The Oaks, Coxcombe Lane - Erection of two storey extension and alterations – FULL PERMISSION

WA/2020/0279 - Solars, Pockford Road - Erection of extension and alterations to dwelling together with alterations to existing annexe/studio – FULL PERMISSION

TM/2020/0048- 3 Yewens - Application for works to tree subject to tree preservation order WA83/40783 – CONSENT

Full details, including decision notices and conditions, for all applications are available on the Waverley Planning Portal at: http://www.waverley.gov.uk/info/485/planning_applications.

6.00 PLANNING ISSUES (for discussion)

6.01 Alleged Public Footpath between Woodside Road and Public Footpath 211

No report was available from Cllr Tebbot in relation to the deferred meeting of the Surrey County Council Waverley Local Committee on Friday 13 March at which the application regarding alleged Public Footpath between Woodside Road and Public Footpath 211 was to be considered – this item rolls forward.

7.00 DATE OF THE NEXT MEETING

If planning applications require a response between Planning Committee meetings these are discussed at a Parish Council meeting, if possible, and appear on that agenda. The Clerk has delegated powers to respond when a response is not otherwise possible.

In order to better match the Waverley Borough Council planning time-table, moving the monthly planning meeting from Thursday to Monday will be trialled. The agenda is posted on the parish main notice board and website. If no planning issues arise, no meeting is held.

The next Planning Committee meeting will take place on MONDAY 22 June 2020 at 11:00am.