



Chiddingfold Parish Council

The Banking House
The Green
Chiddingfold
Surrey
GU8 4TU

Tel & Fax: 07557 344499
www.chiddingfold-pc.gov.uk

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

PLANNING COMMITTEE MINUTES

Minutes of the Chiddingfold Parish Council Planning Committee meeting held on Thursday 23 January 2020 at 11 am in the Parish Office, The Banking House, The Green, Chiddingfold, GU8 4TU.

CLRs Present: Cllr Roger Underwood Cllr Anthony Johnson (arrived 11:04am)
Cllr Tony Wiener Cllr Susie Forrest

In attendance: Lauren Blatherwick (Clerk) Public: 1

1.00 APOLOGIES FOR ABSENCE
None.

2.00 DECLARATIONS OF PERSONAL OR PECUNIARY INTEREST (DPI)
None.

3.00 MINUTES OF THE LAST MEETING
The minutes of the Planning Committee meeting held on 19 December were approved and signed by the Chairman.

4.00 PLANNING APPLICATIONS

11:05am Public Participation opened.

The applicant in WA/2019/1877 spoke in support of the application and in answer to questions from councillors. He stated: the shared access path would not be reduced in width, the application had been amended to address the issues raised in respect of loss of hedging, he wanted to work with others to achieve a result that was acceptable and attractive. There had been a report from traffic consultants that stated splays were adequate. The proposal was a safer option than the unofficial parking over the road. There was no option for installation of an EVCP other than through this proposal.

11:37am The member of the public left.

4.01 The following applications were considered below:

WA/2019/2033 31-Jan-20	<i>Construction of a vehicle access including installation of electric charging point and associated works.</i>	1 Northbridge Cottages
	The existing Article 4 direction is in consequence of the historic value of these cottages and their setting to the village. When assessing the impact of this application the extended frontage of the attached row of cottages and their corresponding gardens should be considered as whole. The creation of the proposed raised hard-standing parking area would substantially detract from the collective visual aspect of the cottages. The proposal for new hedging addresses a loss of vegetation at the site, but cannot address the loss of the continuous garden line. The council has seen nothing in the new application to address	

	<p>the concerns of SCC Highways regards inadequate visual splays in WA/2018/1693. The Applicant relies on the Motion report, however, this was available in the previous application and Highways did not agree that safe lines of sight were possible. The A283 is a busy road and this council has previously identified in a response to WA/2019/0565 that a number of car accidents have taken place within the approximate location of the application, a matter not reflected in the supporting report of the Applicant. The fact of a driveway at the neighbouring property does not support a case that this proposal is safe (this council has not found a record of any planning decision on this driveway), and it is not a relevant justification to say that the proposal would be safer than the alternative arrangements available – the application in question must meet the objective criteria for safety.</p> <p>The benefits of facilitating an EVCP and the utility of in-curtilage park at the property were acknowledged.</p> <p>Object 3:2 (with casting vote exercised)</p>	
<i>WA/2019/2037</i> 28-Jan-20	<p><i>Erection of extensions and alterations.</i></p> <p>The overall design is acceptable, however, the finish materials are not in keeping with the surroundings and the visual impact would be out of keeping with the street scene and the adjoining property. Render is not a common design feature in the location and, neither it the proposed horizontal cladding. Objection is on the basis of the materials proposed.</p> <p>Object (unanimous)</p>	Brooklands, Woodside Road
<i>WA/2019/2083</i> 04-Feb-20	<p><i>Certificate of Lawfulness under Section 192 for use of existing studio to use as ancillary habitable accommodation.</i></p> <p><i>Waverley Officers to determine if the application meets the criteria for a Certificate of Lawfulness and whether it falls within the conditions for permitted development.</i></p> <p><i>There have been occasions of outbuildings at other locations in the Parish being utilised for holiday lets without relevant permissions. Conditions should be imposed, if possible, to require that use remains ancillary to the main dwelling and not for letting out / business use.</i></p> <p>No Objection (unanimous)</p>	Wynchfield, Pickhurst Road
<i>WA/2019/2067</i> 04-Feb-20	<p><i>Erection of a single storey extension.</i></p> <p>It is noted that the proposal is not in accordance with parts of the Waverley Residential Extensions SPD as it effectively creates a full width rear extension, but the council have no objection to the proposal itself.</p> <p>No Objection (unanimous)</p>	33 Ashcombe
<i>WA/2019/2086</i> 04-Feb-20	<p><i>Erection of extensions and alterations with associated works.</i></p> <p>The drawings provided were not helpful; the layout was set-out differently between the current and proposed elevations documents and the floorplans were of different scales, not aiding comparison.</p> <p>No Objection (unanimous)</p>	Meadowside, Ridgley Road

The italicized dates in the first column are the response deadline dates given to this Council.

5.00 PLANNING DECISIONS

NOTED: Waverley planning decisions taken since the last meeting (parish response in italics):

WA/2019/1744 - Application under Section 73 to vary Condition 1 of WA/2018/1646 (approved plan numbers) to allow alterations to dormers, roof lights and layout (as amended by plans received 03/12/2019) - Rose Cottage, Pockford Road – *Object* - FULL PERMISSION

NMA/2019/0173 - Amendment to WA/2017/2343 for alterations to elevations; as well as internal alterations and addition of side door - Stanhope, Woodside Road - *Officer to decide* – ALLOWED

WA/2019/1830 - Erection of a link extension and alterations - Tugley Farm, Pickhurst Road - *No objection* – FULL PERMISSION

WA/2019/1691 - Listed building consent for internal and external alterations - Tugley Farm, Pickhurst Road - *No Objection* - GRANTED

WA/2019/1814 - Erection of extension and alterations together with alterations to roof form and installation of dormer window - 1A St Margarets, Woodside Road – *Object* – FULL PERMISSION

WA/2019/1914 Erection of a single storey extension - 1 Ash Vale Cottages, Ash Vale - *No Objection* - FULL PERMISSION

WA/2019/1711 - Erection of double cricket nets following removal of existing non-turf practice strip - Chiddingfold Cricket Club, Woodside Road - *Support* – FULL PERMISSION

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)

Noted that the appeal in WA/2017/0964 (APP/R3650/C/18/3207244) - Prestwick Cottage - Certificate of Lawfulness under Section 191 for a detached outbuilding to provide garden room/store/art studio, was ALLOWED IN PART, as a result the kitchen facilities must be removed.

7.00 DATE OF THE NEXT MEETING

The Planning Committee usually meets the fourth Thursday of each month. The agenda is posted on the parish main notice board and website. If no planning issues arise, no meeting is held. If planning applications require a response between Planning Committee meetings these are discussed at a Parish Council meeting and appear on that agenda. The Clerk has delegated powers to respond when a response is not otherwise possible.

RESOLVED: The next Planning Committee meeting will take place on 27 February 2020 in the Parish Office at 11:00am.