



Chiddingfold Parish Council

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PLANNING COMMITTEE MINUTES 28 SEPTEMBER 2020

Minutes of the Chiddingfold Parish Council Planning Committee meeting held remotely on 28 September 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.

CLRs Present: Cllr Roger Underwood (RU) Chairman, Cllr Susie Forrest (SF), Cllr Tony Johnson, Cllr Tony Wiener (TW)

In attendance: Lauren Blatherwick (Clerk)

Public: None

1.00 APOLOGIES FOR ABSENCE

None (Absent: Cllr Christine Tebbot).

2.00 DECLARATIONS OF PERSONAL OR PECUNIARY INTEREST (DPI)

None.

PUBLIC PARTICIPATION – no public present and no prior submitted matters.

3.00 PREVIOUS MINUTES

3.01 MINUTES OF THE LAST MEETING

RESOLVED (unanimous): To approve the minutes of the meeting of the Planning Committee on 24 August 2020 as drafted. The Chairman to sign at the next 'in-person' meeting of the committee.

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

3.02.01 - [Planning for the Future White Paper](#) a date has been set for drafting a response and all members of council will be invited to participate. The response will be put to the October Council meeting for approval.

4.00 DELEGATED DECISIONS

None to note.

5.00 PLANNING APPLICATIONS FOR RESPONSE

(details available at <http://planning360.waverley.gov.uk/planning>)

The following applications were considered and responses RESOLVED:

WA/2020/1288 - Combe Ridge, Pook Hill

*Erection of two storey outbuilding following demolition of existing. **No objection (unanimous)***

WA/2020/1287 - Little Beckhams, Coxcombe Lane

*Listed building consent for roof lights and internal alterations. **No objection (unanimous)***

WA/2020/1336 - Zandra, Combe Lane, Wormley

*Erection of extension and alterations to elevations including dormer window (revision of WA/2020/0802). **No objection (unanimous)** The council notes that it's response to the previous application was not considered by the officer, though it does appear on the portal.*

PRA/2020/0019 - Furnace Place Estate Farm, Killinghurst Lane

*General permitted development order 2015 schedule 2 part 3 class r - prior notification application for change of use from agricultural buildings to a mix of business (use class b1) storage and distribution (use class b8) and hotel (use class c1). **This is a technical application and Waverley Officers will determine whether the application falls within the permitted development scope.** The Council notes that this application relates to use only and planning applications will be required for any external or substantive development of the buildings or site and far more detailed information will be required to inform those decisions. The Council notes that the site is within the Green Belt and AONB and in a rural and agricultural setting, but directly alongside residential properties. The access road is unclassified and not suitable for large vehicles. The Council has concerns about the impact on residents and the local area from any increase in noise and vehicle movements. The Council notes that there is already hotel accommodation in very close proximity.*

WA/2020/1370 & 1371 - Combe Cottage, Combe Lane

*Applications Under Sections 19 and 73 Of the Planning (Listed Buildings And Conservation Areas) Act 1990 To Vary Condition 1 Of WA/2018/0803 and To Allow Alterations To Proposed Garage Including Levelling Of Ground New Retaining Wall Addition Of Dormer Windows and roof lights; alterations to fenestration and internal layout of main dwelling. **No objection (unanimous)***

WA/2020/1354 - Winterton Arms, Petworth Road

*Erection of extensions and alterations with associated work. **No objection (unanimous)** The Council assumes that appropriate disability access is provided for, noting that the new extension has only an unspecified number of steps down into the outside space. The Council has not seen any response from Surrey Highways, but would welcome a one-way flow of traffic into and out of the site, so that traffic enters at the North end of the frontage and exits at the South end. The visibility looking North is restricted at the North end and there have been a number of accidents in the vicinity. This change is thought to improve safety and the Council asks that this is considered within this application.*

WA/2020/1379 - Fisher Cottage, Combe Lane

Erection of a dwelling, outbuildings and associated works following demolition of dwelling and outbuildings. No objection (unanimous)

6.00 PLANNING DECISIONS

NOTED: Waverley Borough Council planning decisions taken since the last meeting:

WA/2020/0136 - Follies Farm, High Street Green Erection of a detached dwelling following demolition of existing barn and partial demolition of existing dwelling (as amplified by bat reports received 18/02/2020) – FULL PERMISSION

WA/2020/0553 - Sydenhurst House, Mill Lane - Certificate of lawfulness under section – GRANTED

WA/2020/0573 - Combe Lane Farm, Combe Lane - Erection of single storey extension – FULL PERMISSION

WA/2020/0611 - Langhurst House, Pook Hill - Erection of extension and alterations to elevations - FULLPERMISSION

WA/2020/0688 - Brook House, Combe Lane, Wormley - Erection of extension – FULL PERMISSION

WA/2020/0869 - Tugley Farm, Pickhurst Road - Listed building consent for alterations to elevations and fenestrations – GRANTED

WA/2020/0980 - Barn Kids, Penang Farm, Combe Lane - Application under section 73 to vary condition 3 of WA/2019/1588 (limit of 73 children) to allow maximum number of children to be 90 (revision of WA/2019/1588) – FULL PERMISSION

WA/2020/1047 - Bealings, Woodside Road - Erection of extension with alterations to driveway and landscaping – FULL PERMISSION

WA/2020/1041 - Langhurst End, Pook Hill - Construction of underground wine cellar – FULL PERMISSION

WA/2020/1136 - Laurels, Woodside Road - Erection of extension – FULL PERMISSION

WA/2020/1137 - Hollybank, Woodside Road - Erection of extension following demolition of existing – FULL PERMISSION

7.00 CORRESPONDENCE AND GENERAL BUSINESS

7.01 CORRESPONDENCE RECEIVED

RU informed the committee of the request from Reside (Developers) to meet with Council to discuss their proposals in relation to land known as Site 5 within the Neighbourhood

Planning process. No planning application has been made at this time and the site was not selected for housing allocation within the local housing allocations process under the Neighbourhood Plan. It was agreed to meet with them to hear their proposals and to open the process to all councillors. **ACTION:** Clerk to respond and seek a PDF version of the Vision Document for distribution.

7.02 GENERAL

It was NOTED that the Council accepted the draft response to the consultation [Changes to the Current Planning System](#) and this has been submitted.

8.00 DATE OF THE NEXT MEETING

NOTED: that the next Planning Committee Meeting will be held remotely, via Zoom, on 26 October commencing at 11.00am.