



GUILDFORD
B O R O U G H

James Whiteman
Managing Director

www.guildford.gov.uk

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 20TH MAY 2020

Please find attached the following:

15. **Late Sheets (Pages 1 - 8)**

Yours sincerely

Sophie Butcher, Democratic Services Officer
01483 444056

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Planning Committee

20 May 2020

Amendment/Correction/Update List

Council agreed at its nomination meeting the following membership of the Planning Committee:

Planning Committee

Chairman	Councillor Fiona White
Vice-Chairman	<i>To be elected by the Council on 28 July 2020</i>
Other members of the Committee	Councillor Jon Askew Councillor Christopher Barrass Councillor David Bilbe Councillor Chris Blow Councillor Ruth Brothwell Councillor Colin Cross Councillor Angela Gunning Councillor Jan Harwood Councillor Liz Hogger Councillor Marsha Moseley Councillor Susan Parker Councillor Maddy Redpath Councillor Caroline Reeves Councillor Paul Spooner
Substitutes	Councillor Tim Anderson Councillor Richard Billington Councillor Dennis Booth Councillor Graham Eyre Councillor Andrew Gomm Councillor Angela Goodwin Councillor Steven Lee Councillor Nigel Manning Councillor Bob McShee Councillor Ramsey Nagaty Councillor Jo Randall Councillor Tony Rooth Councillor Will Salmon Councillor Deborah Seabrook Councillor Pauline Searle Councillor Patrick Sheard Councillor James Steel Councillor James Walsh Councillor Catherine Young

20/P/00309 (Page 83) – King’s Yard, Burrows Lane, Shere, Guildford, GU5 9QE
Consultations:

County Highway Authority:

- The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
- There are no highway matters on the variation of conditions.

Planning Committee

20 May 2020

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 5 – Planning Applications

19/P/01980 – (Page 37) – Land off, Westwood Lane, Wanborough, Guildford

The following comments were made by speakers in relation to the above application when it was last considered by the Planning Committee at its meeting in February 2020:

Ms Mary Adkins (object)

The site lies within AONB and AGLV. An Article 4 Direction imposed on Wanborough Fields to protect its special open nature when the fields were subdivided into small plots by a speculative purchaser.

The special open nature of the site should be given high priority when considering planning applications to develop these small plots of land.

The proposed development covers at least quarter of the 2.5 acres site. It is unknown what material the proposed track would be constructed from.

The development would be seen from the Hogs Back.

No tree survey has been undertaken despite the applicant agreeing that the adjacent tree belt and hedges are an important part of the landscape character.

The applicant acknowledges that important habitat and biodiversity features (SNCI) could be affected on land near the site, but no biodiversity impact has been undertaken.

Non-native tree specimens will be brought onto the site and could bring disease and result in invasion of non-native species spreading to the SNCI. Furthermore, the impact of generator noise on local wildlife should be taken into consideration.

The site is at the lowest point of the Hogs Back and acts as a natural SUMP for water run-off from the Hogs Back with flooding occurring on the nearby road. The introduction of built form would impede the natural function of the field as a SUMP and the introduction of irrigation onto the site would further increase flooding.

Mr Stephen Callender (object)

A large track and parking for five cars is inappropriate development and harmful to the Green Belt and should only be approved in very special circumstances. The proposed buildings, enclosures and tunnels would not maintain the openness of the Green Belt, AONB and AGLV.

The buildings and track way would significantly harm the distinctive character of the AGLV.

The addition of further infrastructure by the applicant would further harm the AGLV.

The tree cover is sparse, even in summer, and the built form would be visible from the B3000 and the intended additional of further buildings and structures would irrevocably harm the AGLV and it would cease to exist.

The application makes no mention of machinery that required electricity and makes noise or of the external lighting. There are no services to the site and no mention is made of the large generator needed.

Wanborough is a quiet, rural hamlet with significant heritage buildings dating back to the 13th and 14th Century. The light source and noise generated on the site will be regular and obvious and would change the peaceful environment of Wanborough.

A site visit should be undertaken to assess the impact on the openness of the AGLV and the rural hamlet.

Two further letters of representation have been received raising the following objections / concerns:

- The recommended conditions in no way compensate for the harm to a protected landscape comprising open fields.
- Points raised by both the AONB planning officer and the Surrey Wildlife Trust have not been taken on board.
- The recommendation for approval rests on horticulture being a legitimate agricultural use (agriculture is the only permitted use in the whole of Wanborough Fields).
- The proposal does not take account of the special, historic, nature of this landscape, nor the high proportion of semi-industrial development proposed on a small plot of some 3 acres
- GBC has served enforcement notices on plots occupied in the same AGLV field as the application site stating that the development harms the open field pattern of the area and as such is detrimental to the landscape value of the area.
- An appeal was also dismissed on one of the plots within the same field citing harm to the open field pattern and harm to the landscape value of the area, as well as the Green Belt and constitutes inappropriate development in the Green Belt which by definition is harmful.
- The appropriate weight has not been given to the openness of the landscape which is considered of vital importance.
- If approved, the development proposed in this application would be the first and only built form and structures permitted in the whole of Wanborough Fields.
- Approval would set a precedent for development on small plots
- This is a Dark Sky Area with no artificial light source. The required lighting would be seen clearly from the AONB and the Hog's Back.
- There is no condition on the extent or type of lighting, nor on the other recommendations in the ecological appraisal.
- There appears to leave no space for an access track to other plot holders, how will other plot holders access their plot?
- A site visit would set this application in the context of a heritage, open landscape worthy of protection from development creep.

The second letter from CPRE was received making the following comments:

CPRE Guildford invites the Planning Committee at its forthcoming meeting to take into account the following observations in relation to the objections of Wanborough Parish Council and Wanborough Residents to the recommendations of a Council Officer to approve this application subject to condition:

1. We believe the objections submitted by Mr Callender and Ms Atkins are cogent, and the submission of the Planning Officer justifying the grant of permission wholly unconvincing, The conditions proposed do not address our fundamental objection to significant erosion of countryside protection and enhancement.
2. Having due regard to the clear policies of the Council in relation to the strong protection of the Green Belt, and with regard also to AONB and AGLV, and in particular the Council's refusal of previous applications for development on the Northern slopes of the Hog's Back, one of which has been upheld at appeal, the grant of this application would be an arbitrary and inconsistent decision which would undermine the Council's express policy to protect the openness of the views from the Hog's Back, with the purpose of maintaining permanently a view which has been admired for centuries.
3. We find it impossible to accept that this development could be said not to seriously damage important views from and to the AONB or the distinctive character of the AGLV itself (ie its Great Landscape Value).
4. We are very concerned that the Officer has dismissed or ignored the views of the Surrey Hills AONB Adviser and so cast doubt on the ability of the AONB to meet its objectives under the AONB Management Plan. It could also prejudice the review of the AONB Boundary.

We therefore respectfully ask the Council to reject this Application in particular for the reasons of general application to this site, as set out in the decision of the Inspector in the Applicant's appeal APP/Y3615/W/18/3201529.

20/P/00045 – (Page 65) – 9 Greenside Close, Guildford, GU4 7EU

Additional photographs were circulated to the councillors by email which had been submitted by a neighbour in objection to the proposal.

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Planning Committee

20 May 2020

List of Public Speakers

In accordance with the Council's adopted scheme to allow the public to address meetings of this Committee on planning and related applications and on site specific matters, the following persons have given notice of their wish to speak at this meeting on the applications/matters listed in the table below.

These applications/matters will be considered ahead of the other applications/matters on the Agenda and will be taken in the order indicated. Unless stated otherwise, the page number in the first column of the table refers to the page number on the List of Planning and Related Applications on the Agenda (Item 6).

In each case where an objector has given notice to speak, the applicant (or the applicant's agent) will have been informed and offered the opportunity to address the Committee in accordance with the scheme.

The Committee will deal with tonight's applications in the following order:

ITEM 6 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS
51.	20/P/00042	Livery Cottage, Horsham Road, Holmbury St Mary, Dorking, RH5 6NH	<ol style="list-style-type: none"> 1. Ms Rosie Williams (to object) 2. Mr Stephen Openshaw (to object) 3. Mr Jason Clemons (Heritage Planning Savills) (in support on behalf of the applicant) 4. Mr Gary Povey (in support) 5. Ward Councillor: Diana Jones
65.	20/P/00045	9 Greenside Close, Guildford, GU4 7EU	<ol style="list-style-type: none"> 1. Ms Margaret O'Brien (to object) 2. Mr Graham Langley (to object) 3. Mr Slava Rapoport (Applicant in support) 4. Ms Teresa Rapoport (in support) 5. Ward Councillor: Deborah Seabrook
83.	20/P/00309	King's Yard, Burrows Lane, Shere, Guildford, GU5 9QE	<ol style="list-style-type: none"> 1. Ms Katie Westbrook (to object) 2. Mr Luke Margetts (Applicant in support) 3. Ward Councillor: Diana Jones
73.	20/P/00176	Pit Farm Tennis Club, Hillier Road, Guildford	<ol style="list-style-type: none"> 1. Mr I Sugunasingha (to object) 2. Mr William Marsh (to object) 3. Ms Gillian Blackburn (Chair Pit Farm Tennis Club and local resident in support)

			4.	Mr Peter Childs (Applicant in support) (The Democratic Services Officer will read out Mr Child's speech on his behalf)
23.	19/P/01913	Drift Barn, The Drift, East Horsley, KT24 6NU	1.	Ward Councillor: Catherine Young
99.	20/P/00478	Aldershot Road Allotment Site, Woodside Road, Guildford	1.	Ward Councillor: James Steel (The Democratic Services Officer will read out the three minute speech on Cllr Steel's behalf)