**Planning Committee - Minutes of Meeting**

**Tuesday 9th January 2023 at 8pm at Elstead Youth Centre**

Present:Cllr P Murohy(Chair) Cllr J. Collis Cllr J. Holroyd

Cllr M. Lass Cllr R. Muir Cllr L. Davidsen

Cllr A. Goundry

Mrs J. Williams (Clerk)

5 x’s MOP

2 1.0 Apologies

There were no apologies for absence.

2.0 Declaration of Interests

Cllrs Collis and Muir declared an interest in WA/2023/02649 as they are volunteers for Natural England. As this was not considered to be a prejudicial interest they were allowed to remain and participat in the discusiion. No other councillors disclosed a Personal and prejudicial Interest which members are required to disclose by section 94(1) of the Local Government Act 1972 and in accordance with The Parish Council (Model Code of Conduct) Order 2007.

3.0 Planning applications for comment

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| WA/2023/02649 | LAND CENTRED COORDINATES 489845 140575 THURSLEY ROAD ELSTEAD GODALMING | Erection of a single storey office building (use class e(g)(i)) access road parking and associated landscaping  This application is for the construction of a Natural England (NE) workbase to support the agency's activities in managing the adjacent nature reserve and SPA. The site lies within the Green Belt, the AoNB and adjoins the SPA and is close to several well-used RoWs. The exceptions for development within the GB contained in para 154 of the NPPF relating to agriculture and several other land management activities do not extend to the management of nature conservation areas, which means that consent for the construction of the workbase would need to meet the criterion of 'very special circumstances' contained in the same para 154.  Elstead Parish Council accepts that there are very special circumstances which apply to this application. Currently, the 2 full time NE reserve managers occupy somewhat makeshift premises some 2 miles distant from the reserve, which also accommodate their vehicles and equipment necessary for the management of the reserve. Also, there are no facilities on site at the reserve to cater for the 50 or so volunteers who assist the managers in their duties. This is an inefficient use of resources, involves unnecessary additional vehicle movements and does not provide adequate support for the volunteers. Furthermore, it is highly desirable if not essential to provide for an on-site presence for the reserve managers in order to enhance the safety and security of the reserve, particularly in the light of the recent increase in visitor numbers and the enhanced risk of wildfires (at least 5 in the area in the last 3 years).  Nevertheless, given the sensitivity of the site, its proximity to an area so popular with the general public and its location within the GB and AoNB, it is important that any workbase building is as least intrusive as practicable and is no larger than is absolutely necessary for the purposes for which it is designed. Elstead Parish Council, while supporting the principle of the development and its location at the site proposed, does not consider that a building of the size proposed is essential in order to meet NE's requirements. In particular, it questions the need for the large multifunctional area which appears to be proposed in order to cater for activities not regularly carried out on the site (eg research and education) and which could also lead to an unacceptable increase in traffic movement along the proposed access track (which is also a bridleway). The Parish Council therefore suggest that NE should come forward with revised proposals for a more modest and less intrusive structure which provides only essential facilities, viz:  - office space for 2 full time staff and occasional official visitors  - a small meeting room  - storage for vehicles and equipment, with a workshop area   - toilets and washroom facilities  - a small kitchen area.  - parking for an appropriate number of vehicles.  Should planning officers be minded to approve the application Elstead Parish Council would request that the following conditions are imposed:   1. The bridleway surface is fragile and could rapidly deteriorate. Natural England should enter into a section 106 agreement whereby the surface of the bridleway is made to be more robust (but not metalled). The upgrade should extend the full length of the bridleway. The bridleway should be made wider in order to ensure that pedestrians, cyclists and horse riders are able to pass vehicles safely 2. The building should not allow overnight accommodation. 3. Should the building no longer be required by Natural England the area must be converted back to agricultural use and the building and associated structures removed. No consent for residential or other alternative use should be granted |
| WA/2023/02683 | TURNERS FARNHAM ROAD TILFORD FARNHAM GU10 2AT | Erection of a detached garage with storage room above  Elstead Parish Council neither supports nor objects to this application. However, if planning officers are minded to approve this application, Elstead Parish Council would request that the following conditions be applied; a) that the upstairs room must not be used as habitable accommodation and b) that the garage remains ancillary to the main dwelling in perpetuity. |

4.0 Planning Communications/Other Matters

The clerk noted that APP/R3650/W/23/3330968 was still not available on the PINS website. The clerk has followed this matter up with Waverley BC.

The application for four dwellings at Westbrook is still shown as pending, some eighteen months after it was submitted. The clerk was advised by the applicant that this delay is due to there having been four different planning officers appointed to look at the plans and that the previous officer had mislaid some of the documentation.

Dene End: the clerk was advised that enforcement process for Dene End has stopped as the permission has been changed to build and then demolish. As the garage has been refused it is unclear why a portion of the old house is still in situ. The clerk to follow up with Waverley BC.

Bonfire Hill - councillors asked the clerk to follow up this matter with enforcement as there has been little progress in removing the rubbish and dumped materials.