

PIRBRIGHT PARISH COUNCIL



Minutes of the Extraordinary Meeting held at The Parish Meeting Room, Lord Pirbright's Hall on Monday 20th December 2021 at 7.30pm

The meeting was held in The Parish Meeting Room with details available for members of the public in advance.

Those present:

Councillors

Cllr Fidgett (Chairman)

Cllr Eason

Cllr Godfree

Cllr Watson

Officers of the Council

Mrs Helen Myers (Clerk/RFO)

1.	<p>FORMALITIES</p> <p>1.1 To Receive Members' Apologies for Absence The Chairman welcomed council members to the meeting. Apologies for absence were received from Cllr Austin, Cllr Richmond and Cllr Woollett and the LPH Secretary. Cllr Witham also gave his apologies.</p> <p>1.2 To Receive Members' Declarations of Interest on Any Agenda Item below Cllr Fidgett declared a personal interest in planning application 21/P/02022 as a neighbour to this property.</p>
2.	<p>MINUTES</p> <p>2.1 To Approve the Minutes of the Previous Extraordinary Meeting (09/11/2021) Draft Minutes were circulated to members prior to the meeting. RESOLUTION: <i>The Minutes of the previous meeting (09/11/21) were approved by all members and signed by the Chairman.</i></p>
3.	<p>3.1 Natural England Review of North Downs AONB and Decision whether PPC should join with Worpleston and Normandy Parish Councils to present a case for extension to include the Pirbright and Ash Ranges and associated land Cllr Fidgett reminded members that the CPRE had contacted PPC in October when they were hoping that areas beyond the AGLV could be evaluated and included in the forthcoming AONB boundary review. They are hopeful that landscapes to the south of the Hoggs Back are included and this would bring in areas of Worpleston, Normandy and Pirbright. Natural England had commissioned a review some years ago that looked at areas of great landscape value and recommended that parts be added to AONB. Some areas, such as the South Downs were elevated from AONB to a National Park status. The Government has committed to protecting 30% of the UK's land by 2030. Natural England is now reviewing the Surrey Hills boundary. Currently, the Pirbright Ranges are part of Thames Basin Heaths (which carry a higher level designation, controlled by European directives) however, AONB could be added as a further designation. This would cover the Northern slope of the Downs, extending into Worpleston, Normandy and Pirbright which, it is felt, is of equivalent natural beauty. Although Pirbright is classified as Green Belt the boundary could be rolled back in the future via the Guildford Plan. Having ANOB status would make this more difficult to overturn. A landscape architect would need to be commissioned to put forward a case. The architect's assessment would remain as a reference document that could be used going forward when responding to planning applications and it would formally identify the various types of landscapes currently in existence. ACTION: <i>Members of the Council agreed to support the review and agreed to make a £500 contribution at this stage in order to assist in the commissioning of a landscape architect. PPC will take a view on any further action once this report has been produced.</i></p> <p>3.2 To Consider awarding a bonus to Staff Christmas bonuses for permanent staff were discussed and considered.</p>

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RESOLUTION: *Members of the Council agreed that PPC will award a small bonus to all permanent members of staff, and having consulted with the Chairman of the LPH Trustees who will consider taking the decision to repay PPC for the bonuses awarded to permanent members of LPH staff at the next LPH meeting of the Trustees on 4th January 2022.*

3.3 To Review Planning Applications received as follows:

The following planning applications were discussed and the following responses agreed by all Council members present at the meeting:

21/P/01917 / 21/P/01918 Hay Loft and Grooms Cottage, Mill Lane, GU24 0BN Full and Listed Building Consent: Removal of internal partition to remove the flying freehold and reincorporate the second story part of Grooms Cottage back into Hayloft. Erection of a single storey rear extension to Grooms cottage and internal alterations.

PPC Response: *Pirbright Parish Council raise no objection. The reinstatement of the original boundaries to the properties, if carried out sensitively, is considered consistent with their original character.*

21/P/02022 Tarrens, The Green, GU24 0JT Full and listed building consent re construction of garden room to rear.

PPC Response: *Pirbright Parish Council do not raise any objection in principle to the construction of a garden room to the property but would note that the building is one of a number of important listed buildings within the village and Conservation Area and it is important that works affecting the fabric of the listed building are designed sensitively and with due regard to any features that are of historic interest. The proposed garden room appears subordinate and respectful in scale but there is no real information on materials or assessment of the significance of the heritage asset, which is believed to be circa 1750, or the details of the works proposed to be undertaken and the impact on any features.*

21/P/02001 5 New Cottages, Vapery Lane, GU24 0QE, Loft conversion with the inclusion of a window to side gable flank wall and 2 conservation style roof windows to rear roof elevation, replacement sash windows to front elevation.

PPC Response: *Pirbright Parish Council do not raise any objection to the application, which appears to have been sensitively designed to respect the character of New Cottages which are part of the Pirbright Conservation Area and important period buildings. While side windows are normally resisted, this appears to be to a flank wall without a risk of overlooking or loss of privacy, though this should be verified on site. We would propose a condition on details of materials to match existing and no working on Sundays and bank holidays to protect the amenities of neighbours.*

21/P/02210 Goslings, The Green, GU24 0JT Alteration to front first floor window from flat to bay.

PPC Response: *Pirbright Parish Council do not raise any objection to the application which is minor in nature and consistent with the existing house.*

21/P/01099 The Cricketers, The Green, GU24 0JT Creation of additional parking spaces and resurfacing of existing car park with introduction of new kerb around the Horse Chestnut to the north of the site and external bar and two sheds at the rear (south) of the site (retrospective application). (Amended Plans received on 29/09/2021) (Amended description 30/11/2021).

PPC Response: *While Pirbright Parish Council support the operation of the pub and the latest plans helpfully clarify the existing pedestrian access points, parking layout and delivery signage, there is still no annotation to show the delivery area, which should be shown within the car park to the front of the pub as per the original approved plans and should be conditioned to avoid deliveries on the road to the front or side of the pub. The bin store should also revert to the original consented position, which was away from the boundary to the adjacent residential property to reduce impacts on residential amenity. We would repeat the request for a condition requiring the replacement of the horse chestnut should it fail as a result of the works.*

21/T/00335 Church Cottage, Church Lane, GU24 0JJ Norweigan Spruce (T1), fell.

PPC Response: *No objection subject to the Tree Officer's comments.*

21/P/02409 Heath Mill House, Heath Mill Lane, GU3 3PR Proposed erection of a detached double garage following demolition of existing structures.

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PPC Response: Pirbright Parish Council do not raise any objection to the application which is minor in nature and consistent with the listed nature of the existing house. Although the proposed garage is outside the immediate residential curtilage and within an area of formerly nursery/agricultural ground, the proposal replaces previous nursery sheds and glasshouses and is considered appropriate, subject to a condition to retain as ancillary to the main property and restricting future outbuildings.

21/P/02434 The White Hart, The Green, GU24 0LP Single storey rear orangery extension with adjoining lobby entrance, replacement metal estate fencing to the front, new external flooring, bin store enclosure, and outdoor seating area.

PPC Response: PPC raise no objection subject to detailed comments in regards to materials and fencing.

21/P/01501 1 Law Meadows, GU24 0BF Erection of an attached single storey outbuilding with a garden terrace forward of the principle elevation of the existing dwelling and minor alterations to existing house to include new and replacement windows and new doors.

PPC Response: PPC raise an objection to this application. This single storey outbuilding is not a negligible addition and it should be noted that permitted development rights do not apply in this instance due to the history of the site.

The meeting ended at 8.30pm

Signed.....

Date.....