

PIRBRIGHT PARISH COUNCIL



Minutes of the Planning Committee Meeting held in the Committee Room of Lord Pirbright's Hall on Tuesday 12th September 2023 at 7.30pm

The meeting was held in the Committee Room of Lord Pirbright's Hall, with details available for members of the public in advance.

Those present:

Councillors

Cllr Fidgett (Chair)

Cllr Small

Officers of the Council

Mrs Helen Myers (Clerk/RFO)

Members of the Public

One resident of the village

1.	<p><u>FORMALITIES</u></p> <p>1.1 To Receive Members' Apologies for Absence Cllr Fidgett welcomed Cllr Small and a member of the public to the meeting. Apologies for absence were received from Cllr Austin who was working elsewhere.</p> <p>1.2 To Receive Members' Declarations of Interest on any Agenda Item below Cllr Fidgett declared a personal/neighbour interest in application 23/P/01462 Wayside, Dawney Hill, Pirbright.</p>
2.	<p><u>MINUTES</u></p> <p>2.1 To Approve the Minutes of the previous Meeting (29/08/23) The Minutes of the previous Planning Committee Meeting (29/08/23) were approved and signed by the Chair, Cllr Fidgett.</p>
3.	<p><u>PUBLIC FORUM & COMMUNICATIONS</u></p> <p>3.1 To Receive any Representation from Members of the Public A member of the public raised an issue with the planning application for Wayside and was concerned with access to neighbouring properties whilst any development work was taking place. The resident also raised a concern with the raising of the ridge height. The resident is concerned that this is not simply a conversion of loft space and feels the application is potentially misleading and should be an application for a completely new roof.</p>
4.	<p><u>PLANNING</u></p> <p>7.1 To Review applications received and other Planning related issues</p> <p>23/P/01462 Wayside, Dawney Hill, Pirbright, GU24 0JB Conversion of loft space to habitable accommodation with rear roof extension and roof lights.</p> <p>PPC's Response: <i>As this was a resubmission of the previous application, Pirbright Parish Council's view is to repeat the objection which it had previously submitted. PPC considers that the description of the development is not accurate in that it is a complete rebuild of the main roof as opposed to a conversion of loft space and increase in height. Notwithstanding PPC's objection, if the borough council is minded to approve this applications, PPC would ask for a condition to be imposed requiring submission of a construction management plan to ensure safe access to neighbouring properties on Dawney Hill and the lane adjacent to the property leading from Dawney Hill to the property.</i></p> <p>PPC's objection to application 22/P/01446 submitted on 05/10/22 read as follows: <i>Pirbright Parish Council Objected to the last extension and while there has been a slight reduction in scale, the proposals still increase the ridge line of the main roof, which will be clearly visible from views on Dawney Hill and while the tiles etc are reused, the proportions of the roof to the original design of the cottage are</i></p>

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	<p><i>out of balance. This is a local heritage asset which dates from 1890 and had one of the village's original blacksmiths to the rear, which was later used as a stable and later converted to living accommodation. The principle of a rear extension is not in itself objectionable, but raising the main ridge height harms the character and appearance of the cottage which is an important marker within the Purbright Conservation Area and occupies a prominent position on Dawney Hill, at the crest of the hill. It is important to retain the original proportions and appearance of the main frontage and the side elevation which is viewed as you pass and as you walk down the right of way which runs beside the property and serves the adjoining properties. The red line application area includes the lane which is a right of way and it is not clear why this has been included.</i></p>
<p>5.</p>	<p><u>APPEALS</u> Recommendation:</p> <ul style="list-style-type: none"> a) To consider any appeals received and submit a response No appeals were received to be discussed. b) To note the outcome of appeal decisions <i>No outcomes of appeal decisions were noted.</i>
<p>6.</p>	<p><u>ENFORCEMENT</u> Recommendation:</p> <ul style="list-style-type: none"> a) To report any potential breaches of planning permission or conditions No planning breaches were discussed. Note meeting. b) To note any reported breaches of planning permission The planning enforcement on Gole Road has been outstanding for a year now. The Clerk is pressing GBC to take action. <p>Greenways at Fox Corner has a potential planning breach and PPC is pressing senior officers at GBC to respond to residents' concerns. A meeting was held with officers and PPC councillors on 05/09/23. PPC, acting a single point of contact, will submit its concerns along with those collated by the residents. GBC have stated they will re-run consideration of the enforcement notice and respond to PPC by the end of September.</p> <p>ACTION: The Planning Committee requested that the Clerk request the Minutes from the meeting on 05/09/23 to confirm GBC's actions and timings.</p>
<p>7.</p>	<p><u>FURTHER ACTIONS</u></p> <p>7.1 To consider any actions the Parish Council might take against the Local Planning Authority. In response to the approval of the Vines Farm planning application, it was proposed by Cllr Fidgett and seconded by Cllr Small that PPC submit a FOI to GBC to gain clarity on two points. PPC have requested copies of the emails sent by the SCC Highways Officer to the Planning Officer regarding the increase in traffic as a result of this application. It would seem, as per the Planning Officer's approval report that SCC requested conditions be imposed on the applicant if the application was approved. It also appears from the Planning Officer's report that GBC felt that these conditions could not be imposed, did not impose them and therefore did not consider SCC's comments as an objection. Despite requesting this information, GBC have not responded to PPC. The FOI should further seek to clarify how GBC determined the size of the barn.</p> <p>Once the result of the FOI has been received, PPC will consider how GBC have reached their conclusions. PPC will also consider serving a pre action protocol letter in regards to this Planning Application.</p> <p>ACTION: The Clerk will submit a FOI to GBC to request copies of correspondence as detailed above.</p> <p>It was agreed that in response to GBC not accepting CLUED comments from either local residents or the parish council, that PPC should write to the Head of Planning to remind them that Part 193 provides that a local planning authority may revoke a certificate under either of those sections if, on the application for the certificate, a statement was made or document used which was false in a material particular; or any material information was withheld. Part 194 advises that it is an offence to knowingly seek to deceive by false statement or withholding information in such applications.</p>

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	<p>Given the above, it would seem sensible for the Council to accept comments from those within the community that may know the site history or who may be affected by such applications and who may be able to provide information relevant to the decision.</p> <p>ACTION: It was agreed that the Clerk would submit this letter to the Head of Planning at GBC.</p>
	<p>DATE OF NEXT MEETING No date was set at this time. The next Planning Meeting will be called when applications are received.</p>

The meeting ended at 8,35

Signed.....

Date.....