

PIRBRIGHT PARISH COUNCIL



Minutes of the Planning Committee Meeting held in the Committee Room of Lord Pirbright's Hall on Monday 30th October 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 Austin

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 members and a resident of the parish to the meeting.</p> <p>1.2 To Receive Members' Declarations of Interest on any Agenda Item below No declarations were received.</p>
2.	<p><u>MINUTES</u></p> <p>2.1 To Approve the Minutes of the previous Meeting (12/09/23) The Minutes of the previous Planning Committee Meeting (12/09/23) 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 resident of the parish wished to address to the council concerning Planning Applications 23/P/01537 and 23/P/01538 which relate to his own property. The resident gave an overview of the property and the requested application and stated that he would be happy to answer further questions. The resident remained whilst his application was discussed.</p>
4.	<p><u>PLANNING</u></p> <p>7.1 To Review applications received and other Planning related issues</p> <p>23/P/01530 5 Stanford Cottages, Aldershot Road, GU24 0DQ Part single, part two storey rear extension following demolition of existing conservatory with addition of roof light and changes to fenestration. PPC's Response: <i>PPC raise no objection in principle, subject to confirmation that the first floor extension does not lead to a loss of daylight/sunlight to the neighbouring dwelling to the north-east and conditions to require submission of materials to reflect pallet of existing and neighbour and the front elevation to retain existing brick elevations in keeping with its neighbours which contribute positively to the character of the village. No working on Sundays and bank holidays to protect the amenity of neighbours.</i></p> <p>23/P/01802 Mazamboni Equestrian Centre, Stanley Hill, Pirbright, GU24 0DN Replacement of the existing sand school, horse walker and reinstatement of the tennis court including an extension of existing access track and new bund beside new sand school. PPC's Response: <i>While PPC do not raise concern to the principle of equestrian use and updating site infrastructure in a manner consistent with its location within the Green Belt, we are concerned that the cumulative impact of development comprising this application and 22/P/01591 increase the overall intensity of use and impact on the Green Belt, contrary to the Local Plan and NPPF. The proposed tennis court in particular has an impact on openness that was not currently present and increases the impact of</i></p>

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development on the Green Belt. It is largely an ancillary residential use that relates to the approved dwelling and extends into an area that has naturally revegetated. Care should also be taken that the proposed equestrian use and related infrastructure does not further intensify and replace the volume of buildings that have been utilised to justify the new dwelling. The application is predicated on the adjacent dwelling having been implemented and the related horse walker and sand schools removed. If consented, a condition should be imposed that prior to commencement of construction of the proposed access, sand school and tennis court, the existing structures within the site and existing sand school shall be removed and the development shall be carried out in all respects in accordance with the approved plans, in order to avoid further intensification of development. Permitted development rights should be withdrawn to minimise the potential for further development in the green belt.

23/P/01537 The Coach House, Furzehill Place, Stanley Hill, Pirbright, GU24 0DN Proposed single storey rear extension.

PPC's Response: While PPC raise no objection to the principle of what is proposed, we are concerned that the design of the windows in the extension as proposed do not reflect the proportions of the existing building and its contribution to the setting of Furzehill Place. The windows proposed are unduly short and would appear out of place with the proportions of the existing windows and its neighbour. These should be extended to reflect the present proportions and an internal ledge added to enable this to fit with the proposed kitchen units.

23/P/01538 The Coach House, Furzehill Place, Stanley Hill, Pirbright, GU24 0DN Listed Building Consent for single storey rear extension.

PPC's Response: While PPC raise no objection to the principle of what is proposed, we are concerned that the design of the windows in the extension as proposed do not reflect the proportions of the existing building and its contribution to the setting of Furzehill Place. The windows proposed are unduly short and would appear out of place with the proportions of the existing windows and its neighbour. These should be extended to reflect the present proportions and an internal ledge added to enable this to fit with the proposed kitchen units.

23/P/01550 Institute for Animal Health, Ash Road, GU24 0NF Removal of glass from three windows and replacement with aluminium sheets on front elevation.

PPC's Response: PPC raise no objection.

23/P/01656 14 Bullswater Common Road, Pirbright, GU24 0LZ Single storey rear extension following demolition of existing conservatory

PPC's Response: PPC raise no objection.

23/P/01663 Land South of Gole Road, GU24 0QF Erection of proposed barn and stables for private equestrian use, use of land for the grazing and keeping of horses, associated hardstanding, yard, manure trailer and area of ecological enhancements.

PPC's Response: PPC raise strong objection to the application. The access remains unsafe, without control of sight lines which are in part outside of the applicant's control. It occurs on a dangerous bend in Gole Road close to locations where injury accidents have occurred and where traffic calming measures have had to be undertaken. This land has been the subject of the clearance of extensive areas of tree coverage and as noted in the previous objection which is not reflected in the application or the accompanying ecological appraisal and therefore sets an incorrect baseline for the assessment of the application. The trees that were within the site and which were removed prior to the last application are shown on the attached aerial photographs from Google and Bing mapping which show the before and after, the extent having been shown on OS mapping. A TPO was applied after the works to what remains on the frontage alone. The starting point for the ecology survey, that this is mown grassland used for horse grazing is incorrect and understates the previously natural state. This was a mosaic habitat that had not previously been grazed or used for agriculture with areas of marsh and bog which were removed by the previous ditching and clearance work. The site does not appear to have been closely mown since the ecology report was undertaken and no grazing has occurred. The proposal also does not comply with BNG requirements. As there is currently no horse grazing, this proposal represents a change of use from agriculture to equestrian use. The agricultural barn proposed is therefore, not agricultural since no agriculture would be carried out at the site. It is proposed to serve the leisure use and must be considered accordingly. The application would propose new building within the Green Belt that is excessive and is not warranted. It is inappropriate development and has an adverse impact on the openness of the Green Belt. This area lies within a gap of open land between Pirbright and Brookwood and the introduction of buildings into this context would harm the openness of the Green

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Belt and setting of Pirbright. The land lies between the Conservation Areas of the Basingstoke Canal and Pirbright in an area sensitive to landscape change and the proposals, together with the extensive fencing, access and buildings would substantially and adversely affect its character. This is an important part of the wooded context of the Thames Basin Heaths SPA where the landscape components are important and contribute to overall character and biodiversity. The trees lost to facilitate this application were broadleaf trees that are a priority habitat type. The application should therefore be refused.



23/P/01731 Hogleys Farm, Chapel Lane, Pirbright, GU24 0LU Proposed single storey side extension and two storey rear infill extension with roof lights; addition of porch to rear elevation

PPC's Response: *While this is a substantial extension, PPC raise no objection in principle to the infilling of the northern (rear) elevation of the property which appears to retain the southern (front) and side elevations when viewed from the adjacent common land and footpath network. However, we would raise concern over the design of the side extension, which with a flat roof and in proportion and design appears to show no consideration to the main property and the integrity of its façade. The window proportions and design also appear incongruous with the existing. While it is not listed, this is a characterful property and the side extension should appear more in keeping and subordinate with the main façade.*

23/P/01722 The White Hart, The Green, GU24 0LP **Certificate of Lawfulness** to establish if the installation of a non fixed goalpost awning within the outdoor patio area of an existing public house would be lawful.

PPC's Response: *PPC raise no objection.*

5. APPEALS

Recommendation:

- 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**
No outcomes of appeal decisions were noted.

6. ENFORCEMENT

Recommendation:

- a) **To report any potential breaches of planning permission or conditions**
No planning breaches were discussed.
- b) **To note any reported breaches of planning permission**
There were no new breaches of planning permission.

7. FURTHER ACTIONS

7.1 To consider any actions the Parish Council might take against the Local Planning Authority.

23/W/00042 Vines Farm, Mill Lane, Pirbright, GU24 0BS.

ACTION: In response to the approval of this planning application. The Clerk was instructed to write to GBC to lodge a formal complaint surrounding the approval. A formal complaint was registered with GBC on 01/11/23 in regards to application on two grounds:

1. The fact that the barn in question was being advertised as over 500 sqm and that no attempt was made by the planning officer to corroborate this.

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	<p>2. The fact that the Highways Authority requested further information on vehicle movements as a result of the application and that in the absence of this information that a condition should be placed on the application. No condition was placed on the application. PPC are stating that the planning officer erred in law in the assessment of the application. PPC are seeking the revocation of permission and corrective steps to procedure. The complaint was also put in writing to Claire Upton Brown.</p> <p>EN/20/00314 Gole Farm, Gole Road, Pirbright Without planning permission, the carrying out of development comprising. The material change of use of land from a nil use to a use for equestrian purposes; The erection of two buildings in the approximate position outlined in green on the attached Plan B and labelled '1' and '2'. The installation of a hard surface as shown in the approximate location hatched black on the attached Plan C, facilitating access into the site and forming the bases of the unauthorised buildings The installation of drainage; The installation of a hoarding and gate adjacent to the highway and in excess of 1m in height shown in the approximate location marked with a black line between X and Y on Plan B. ACTION: <i>The Clerk was instructed to continue to push for a response to the email sent by PPC on 21/08/23 requesting that GBC commence enforcement action as this enforcement action had been lodged on 21/10/20. PPC feel this lack of action for over 2 years is unacceptable.</i></p> <p>EN/23/00379 Greenways, Fox Corner, GU3 3PP The unauthorised use of a dwelling for Class C3(b) Use (of the Town and Country Planning (Use Classes) Order 1987 (as amended)), following the refusal of a CLUED under planning reference 23/P/00968. ACTION: <i>Cllr Austin will attend the meeting arranged on 30/10/23 with SCC and residents and PPC will continue to support the action requesting that SCC withdraw its support for the facility at this property which is in breach of planning.</i></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 8.50pm

Signed.....

Date.....