

PIRBRIGHT PARISH COUNCIL



Draft Minutes of the Planning Committee Meeting held in the Committee Room of Lord Pirbright's Hall on Tuesday 12th August 2025 at 7pm

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:

Officers of the Council

Mrs Helen Myers (Clerk/RFO)

Councillors

Cllr Sands (Chair)

Cllr Graham

Cllr Rowe

Members of the Public

No members of the public

1.	<p><u>FORMALITIES</u></p> <p>1.1 To Accept Apologies and reasons for Absence in accordance with the Local Government Act 1972, s 85(1) (LGA 1972) Cllr Sands welcomed members to the meeting and accepted apologies of absence from Cllr Small who was travelling. These apologies were accepted by those members present.</p> <p>1.2 Election of Chair for this Meeting As the elected Chair was absent, the first order of business was to elect a Chair for this meeting. A motion to elect Cllr Sands as Chair for this meeting was proposed by Cllr Rowe and seconded by Cllr Graham. Cllr Sands was therefore elected to Chair this meeting.</p> <p>1.3 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 (26/04/2024) A copy of the draft Minutes was circulated to members prior to the meeting and a draft version was published on the website. Upon consultation with members, Cllr Sands declared that the Minutes were an accurate reflection of the previous meeting and motioned to sign the Minutes dated 26/04/2024. <i>RESOLUTION:</i> A motion to approve and sign the Minutes of the previous meeting (26/04/2024) was proposed by Cllr Graham and seconded by Cllr Rowe. The Minutes were unanimously approved and signed by Cllr Sands.</p>
3.	<p><u>PUBLIC FORUM & COMMUNICATIONS</u></p> <p>3.1 To Receive any Representation from Members of the Public No members of the public were present.</p>
4.	<p><u>PLANNING</u></p> <p>7.1 To Review applications received and other Planning related issues</p> <p>25/P/01049 Bexon, School Lane, GU24 0JN Erection of replacement detached garage <i>PPC Response:</i> PPC raise no objection to this application.</p> <p>25/P/01024 12 Rapley's Field, GU24 0LT Proposed single storey front extension and relocation of front door, erection of single storey outbuilding following removal of existing shed <i>PPC Response:</i> PPC raise no objection in principle to this application. The proposed single storey building appears to be a similar height to the existing shed. PPC would however comment that a significant application has already been approved for a Proposed two storey front extension, front porch extension, conversion of</p>

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	<p><i>garage into habitable accommodation, together with a first floor side extension and single storey rear extension. These two applications taken together do comprise a significant uplift to the original property which raises some concern.</i></p> <p>25/P/00915 Burrow Hill House, Burrow Hill, GU24 0JS Erection of a two-storey rear extension with a proposed veranda, front alterations including a single bay window, extended hipped-end roof, new dormer and porch, replacement of the side garage; construction of a detached outbuilding and alterations to fenestration and patio area, and replacement pool, following the demolition of the existing conservatory, front porch, garage, chimneys, and part of the side extension.</p> <p>PPC Response: The proposed uplift seems quite large at 53%, however PPC does not feel there will be an impact on neighbours or to the overall character of the village. The proposed plans appear to unify the house and both the design and materials proposed appear sympathetic to the area and other dwellings on Burrow Hill.</p> <p>25/P/00956 Land bounded by the Friary Centre Bus Station, North Street, Leapale Road, Guildford GU1 Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (approved drawings) of planning permission 24/P/00701 for a mixed use redevelopment on a site bounded by North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford comprising: Demolition of existing buildings; A new bus interchange with new access junction arrangement, new canopy, waiting facilities, a hard and soft landscaped pedestrian public area and hardstanding; Erection of buildings ranging up to 12 storeys comprising the following uses: residential dwellings with associated car parking, hard and soft landscaped communal areas, ancillary cycle storage, residents gym, concierge and management office (Use Class C3); flexible non-residential floor space (Class E) together with; Hard and soft landscaped areas to form pedestrianised streets and public spaces; Associated vehicular access, servicing arrangements, plant, highway works (including alterations to North Street, Leapale Road and Commercial Road; and junctions at Leapale Road / North Street; Leapale Road / Commercial Road / Woodbridge Rd) and associated infrastructure; The stopping up of adopted highway (including Commercial Road and Woodbridge Road); Alterations to a Listed Building (17 North Street) including the exposure to part of the flank elevation and party wall works. The amendments include the following main changes: - additional evacuation lift added to second stair cores of Blocks B2, C, D2, D3, D4 and E increased stair rises; floor to floor height revisions, with one additional storey added on Block E and reduced heights to Blocks B1, B2 and C; change to the footprint of Block E; revisions to floorplans and elevations; alterations to non-residential floor space and increase in the number of residential units.</p> <p>PPC Response: PPC do not feel adequately prepared to comment on this variation to this condition on a complex application and significant development.</p> <p>25/P/00760 Henley Business Park, Pirbright Road, Normandy, Guildford, GU3 2DX Application under section 73 of the Town and Country Planning Act 1990 (as amended) for the variation of condition 12 (hours of operation) to amend the opening hours of planning permission 18/P/02289 approved 27/02/2019.</p> <p>PPC Response: Pirbright Parish Council are concerned that they were not consulted on this application and have heard about the application late from the adjoining Parish. We would wish to register our strong objections to the extension of vehicle operating hours at Henley Park. The restrictions were imposed because of the nature of the development and the proximity of both the site and the routes to the site which affect residential properties. Pirbright is already significantly, adversely affected by HGVs accessing the site particularly in the mornings and evenings, with noise, vibration and speed issues as they pass through Pirbright and Fox Corner. The vehicles create a great deal of disturbance when passing over the traffic calming measures within the village creating noise and vibration for those houses that are close to the road. This will be made significantly worse if movements are allowed at night, with an adverse effect on the amenities of residents within the village on Pirbright Road, Pirbright village green, Ash Road and Guildford Road. The condition was imposed to protect the amenities of nearby properties and there is no case advanced in the application documents that justifies this being relaxed. The noise assessment fails to consider any properties other than those immediately adjacent to the site as stated in the document provided by Sound Advice Acoustics Ltd and does not take account of the effects of night time movements on residents along the usual paths of these movements, typically B roads in the immediate area and around the very rural parish of Pirbright. PPC absolutely disputes the report and its assessment level as "low impact". The Parish Council requests that this application is refused.</p>
5.	<p><u>APPEALS</u></p> <p>Recommendation:</p> <ul style="list-style-type: none"> • To consider any appeals received

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	No appeals received to be reviewed.
6.	<u>ENFORCEMENT</u> No planning breaches were discussed.
7.	<u>FURTHER ACTIONS</u> <u>Rapley's Field</u> Cllr Graham reminded the Committee that a complaint had been made to GBC in regards to the state of the empty houses in Rapley's Field, awaiting redevelopment. The grass has been left to grow and now poses a fire hazard. This was reported to the Project Manager for the redevelopment on 30/07/25 and has to date not been acted upon. The Clerk was requested to lodge a further request for the empty houses and their gardens to be maintained to a minimum standard that will not represent a hazard or cause offence to neighbours.
	<u>DATE OF NEXT MEETING</u> No date was set at this time. The next Planning Meeting will be called when applications are received which cannot be dealt with at Full Council.

The meeting ended at 19.30 hrs.

Signed.....

Date.....