

Normandy Parish Council

Serving Our Community through working in Partnership

Minutes of a meeting of **NORMANDY PARISH COUNCIL PLANNING COMMITTEE** held at the **NORMANDY CRICKET CLUB, HUNTS HILL ROAD** on **THURSDAY 5 AUGUST 2021** at 7.00 pm.

Committee Members present Cllrs Tony Coomber, Geoff Doven, Mark Galloway, Bob Hutton and Philippa Mitchell

Non-committee members present Cllr Pat Tugwell, Andy Beams (Locum Clerk), 5 members of the public

P-20 APOLOGIES

Apologies were received and accepted from Cllr Paul Howarth.

P-21 DECLARATIONS OF INTEREST

Cllr Hutton declared an interest in the Street Trading Application for the Normandy Community Shop & Café.

P-22 MINUTES OF PREVIOUS MEETINGS

RESOLVED: The minutes of the meeting held on 15 July 2021 were approved as a true record and signed by the Committee Chairman.

P-23 QUESTIONS FROM THE PUBLIC

None.

P-24 PLANNING APPLICATIONS

Members discussed each application and approved the Locum Clerk to respond on behalf of the council.

21/P/01366 Bramcombe, Flexford Road, Normandy, GU3 2EF

Variation of Condition 2 (plans) of Application Number 19/P/01868 approved at appeal on 02/012/2020. Proposed variations to both plots include additional single storey bay and enlargement of side bay, changes to elevations and fenestration, and raised roof ridge; proposed garage reposition on plot 2

Members of the public spoke to emphasise their concerns at the application. It was noted that the original application was refused, and subsequently approved on appeal by Guildford Borough Council. The members of the public's concerns include the significant change to the original application for chalet bungalows, the increased size and height of the proposal which will have a detrimental effect on the neighbouring properties through loss of light, the increased noise and traffic pollution during construction, the addition of Saturday morning working during construction and the ongoing flooding issues which have not been addressed.

RESOLVED: The Parish Council objects to the application. The proposal will adversely affect neighbouring properties due to loss of light and significant construction traffic and noise pollution. If the application were to be allowed, the Parish Council requests the refusal of working to be allowed on Saturday mornings for the benefit of the affected neighbours in the area.

The Parish Council considers the variation to the original plan to be significant enough to warrant a new application, and recommends refusal and limiting the development to that already approved under application 19/P/01868.

21/P/01469 Stanwell Cottage, Guildford Road, Normandy, GU3 2AW

Proposed part first floor side extension and part two storey rear extension.

RESOLVED: No objection.

21/P/01481 Land to the west of North Wyke Farm, Guildford Road, Normandy, GU3 2AN

Demolition of stables and hay barn and erection of single detached bungalow.

RESOLVED: The Parish Council objects to the application for the same reasons as previous application 21/P/00967, namely that the applicant has recently obtained a "Certificate of Lawful Use" recognising the equestrian use of this erstwhile agricultural land in the Green Belt outside the Normandy settlement area. He now seeks permission to demolish the same buildings that justified this change of use and instead build a bungalow on the site.

While this proposal might appear modest it also starts to threaten the openness of the land between Normandy/Wyke and Ash. The possibility of a gradual 'urban extension' of Normandy was one of our main fears when the Local Plan was adopted, and the settlement area was removed from the Green Belt.

National planning policy requires "Very Special Circumstances" to be demonstrated for permission to be given to build in the Green Belt. The argument may rest on whether an "equestrian building" on a field constitutes "previously developed land in the Green Belt", which is one of the exceptions to the requirement for "very special circumstances". If this argument were upheld, every field in the Green Belt containing something that could be construed as an "equestrian building" would be subject to a potential planning application for housing. It is therefore something of a test case and we believe it merits being brought before the GBC Planning Committee.

21/P/01548 Haytors, 208 Glaziers Lane, Normandy, GU3 2EH

Proposed single storey rear and side extension following demolition of rear conservatory. Proposed front porch and side dormers. Proposed garden building following demolition of garage.

RESOLVED: No objection.

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LICENSING APPLICATIONS

Goods Vehicle Operators Licence Application - Variation	Chapel Farm Eggs Ltd, Chapel Farm, Guildford Road, Normandy, GU3 2AU	Increase at existing operating centre – new authorisation at this operating centre will be 6 vehicles (increased from 4)
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RESOLVED: No comments to pass to the County Councillor for consideration.

Goods Vehicle Operators Licence Application - New	Diban Ltd, Normandy Business Park, Cobbett Hill Road, Normandy, GU3 2AA	Authorisation 8 vehicles.
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RESOLVED: No objection, although concerns over the access onto the roads to be highlighted to the County Councillor for consideration.

Street Trading Application	The Normandy Community Shop & Café Ltd, Manor Fruit Farm, Glaziers Lane, Normandy, GU3 2DT	Food and drink sales on Fridays for the period August to December 2021
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RESOLVED: Members approve and support the application.

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ITEMS FOR INFORMATION AND/OR FUTURE AGENDA ITEMS

A member of the public raised a question about a planned appeal against a refusal for permission and asked what part the Parish Council plays in the process. It was explained that the appeal will be determined through Guildford Borough Council.

There being no further business, the meeting ended at 7.55 pm.