

Normandy

PARISH COUNCIL

Minutes of a meeting of **NORMANDY PARISH COUNCIL PLANNING COMMITTEE** held at the **ROYAL BRITISH LEGION, GUILDFORD ROAD** on **THURSDAY 12 MARCH 2026** at 7pm.

Committee Members present

Councillor Simon Schofield Chair
 Councillor Pat Tugwell
 Councillor Isa Nagle-Taylor

Non-committee members present None

P25-113 APOLOGIES
 Apologies were received and accepted form Councillor Philippa Mitchell, Councillor Louise McCrow and Councillor Jeremy Ward

P25-114 DECLARATIONS OF INTEREST
 None

P25-115 MINUTES OF PREVIOUS MEETING
 The minutes of the Planning Committee meeting held on Thursday 12th March 2026 were updated as requested.

P25-116 QUESTIONS FROM THE PUBLIC
 None

P25-117 PLANNING APPLICATIONS

No.	Address	Detail
26/P/00224	North Wyke Farm, Guildford Road, Normandy, Guildford, GU3 2AN	<p>Outline Application to consider access, layout and scale for the erection of five new dwellings following demolition of existing dwelling.</p> <p>RESOLVED -BNG Enhancement: Policy P7 requires a 20% BNG and it is currently not clear how or if this requirement will be met given the 23% indicated loss due to habitat and hedgerow unit losses.</p> <p>Green Belt: Site is in Green Belt so needs "very exceptional circumstances" or to fall within recognised exceptions. Policy P2 4.3.23 states that "limited infilling" is considered to be the development of a small gap in an otherwise continuous built-up frontage or the small-scale redevelopment of existing properties within such a frontage. The planned development does not</p>

		<p>describe either of these two scenarios and looks to be more "backland development" thus not infilling.</p> <p>Village Settlement: Whether it is within the village is a matter of planning judgement but the site is outside the identified settlement boundaries (which takes on greater relevance if the revised NPPF is adopted as it stands)</p> <p>Flooding: The issue of surface water flood risk is significant at the site and has not been addressed in any of the documents.</p> <p>Traffic: Northern visibility splay of 23m is very limited and have concerns given this has been the site of a serious accident.</p> <p>Refuse Collection: We understand that refuse has previously been collected from Guildford Road rather than Westwood Lane as there has been no pavement on that side of the Lane. Due to the school close by, these footpaths are heavily trafficked so finding a location for the bins which doesn't impact the footpath would be desirable.</p>
26/P/00184	<p>The Pines, Green Lane East, Normandy</p>	<p>Application under Section 73 of the Town and Country Planning Act 1990 to remove conditions 1 (permits the use of the Site for three years) and 2 (Site restoration requirements) to allow a non-personal, permanent occupation of the gypsy pitch forming the subject of the application of planning permission 21/P/00456 allowed at appeal for permanent occupation of the gypsy pitch on the site.</p> <p>RESOLVED - Compliance with Conditions: As site occupation has continued past the temporary 3 year period, NPC is disappointed that there is no references on why compliance with conditions as currently set could not be adhered to.</p> <p>Grey Belt: NPC strongly dispute that the site is "grey belt" as there has been no detailed analysis of Green Belt purposes or Footnote 7 characteristics which would be an important consideration. We take the view that the site prevents the urban sprawl of Ash/Tongham urban area (purpose a) where potential development of Manor Farm Tongham close by would be of relevance.</p> <p>Sustainability: 5.25 in the Planning Statement states that PPG13 defined 2km as an acceptable walking distance. That is not correct - PPG13 states in para 74 that "walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under two kilometres". It did not set "acceptable" distances of any form. Moreover there are no regular bus journeys close by to the site. Overall we believe that sustainability does need to be reviewed given changes in transport guidance and bus routes.</p>
26/P/00183	<p>The Pines, Green Lane East, Normandy</p>	<p>Application under Section 73 of the Town and Country Planning Act 1990 to remove conditions 1 (permits the use of the Site for three years) and 2 (Site restoration requirements) to allow a non-personal, permanent occupation of the gypsy pitch forming the subject of the application, of planning permission 21/P/00454 allowed at appeal for " Removal of conditions 1 and 2 of planning</p>

		application 15/P/02363 allowed at appeal 05/03/18 in order to allow permanent occupation of the gypsy pitch on the site." RESOLVED – AS ABOVE
26/P/00266	Maple Cottage, Beech Lane, Normandy, Guildford, GU3 2JH	Conversion of storage loft space to habitable accommodation with addition of dormer windows and roof windows. RESOLVED – No comment
26/P/00204	Woodlands Stables, Green Lane West, Ash, GU12 6DU	Relocation of stable block and horse menage. RESOLVED – No comment
26/T/00045	Fox Lodge, Guildford Road, Ash, Guildford, GU12 6DX	Walnut Tree & Weeping Ash - removal of trees, Hawthorne Tree - move to a new location. (No. 4 of 2019) RESOLVED – No comment
26/P/00282	Land at Vendure and Jayarr, Westwood Lane, Wanborough, Guildford, GU3 2JJ	Application under section 73 of the Town and Country Planning Act 1990 (as amended) for the variation of condition 2 (drawing numbers) of planning permission 22/P/01208, approved 25/10/2023 for a Variation of Condition 2 (drawing numbers) of planning permission 20/P/02132 approved 20/04/2022 for the erection of three x three bedroom dwellings and associated access and parking, following demolition of outbuilding. Amended plans to seek permission to remove the soakaways associated with Plots 2 and 3 and to relocate bike storage associated with Plot 1, to make amendments in accordance with revised plans and elevations to SK-07B and SK-08B. RESOLVED - There is no evidence presented on how the revised plans address surface water flooding, which remains an issue, and hence why the conditions relating to soakaways needs to be varied.
26/P/00320	97 Christmas Pie Avenue, Normandy, Guildford, GU3 2EW	Erection of single storey extension following the demolition of existing Conservatory RESOLVED – No comment

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ITEMS FOR INFORMATION AND/OR INCLUSION ON FUTURE AGENDAS

It was noted that NPC submission letters for Shortlands Farm and Taylor Wimpey main application are now visible on the GBP planning website and that GBC are indicating they are unwilling to send the "grey belt" letter of 11th November 2025 sent to Savilles/TW.

There being no further business the public meeting closed at 19.34hrs