

**Planning Applications” Observations Agreed Out of Committee”**  
**by the Normandy Parish Council Planning Committee - Formally Approved**

Serial		Detail	Observation
1	15/P/02352	15/P/202352 – 177 Guildford Road – Single storey side extension.	No objection.
2	15/P/02363	Land North of Green Lane East – Variation of condition 34 of planning consent 10/P/0517 (approved on appeal on 16 Jun 11) for the use of land for stationing of caravans for residential purposes for 1 gypsy pitch, with ancillary utility/dayroom, to allow permanent occupation of the pitch on the site.	<p>The Parish Council objects most strongly to this application. The area contains a wide variety of wild life such as, toads, frogs, slow worms, a strong bat habitat and common spotted orchids which must be preserved, and possibly Roman ruins.</p> <p>A number of bat havens have already been destroyed by the recent tree felling that has been carried out on the site.</p> <p>The site is located within the Green Belt and outside the village settlement.</p> <p>The proposal will create a car dependent development as there are no shops or other service facilities in the area which only has 4 buses per day. The increased traffic levels exiting onto Westwood Lane will create a traffic hazard via a junction with poor line of sight from the direction of the A31.</p> <p>The proposal is not in keeping with the street scene in the area.</p> <p>The area already suffers from severe flooding which will be worsened by the development.</p>

			The area has a long history of enforcement under which the previously laid hard standing should have been removed but which has not been so removed. Despite this the occupiers/owners have completed unauthorised surfacing of the adopted approach road.
3	15/P/02364	Land to the East of Green Lane East – Variation of condition 3 of planning consent 13/P/0825 (approved on 22 Oct 13) for the use of the land for the storing of caravans for residential purposes for No 1 gypsy pitch together with a utility room and ancillary to that use to allow permanent occupation of the pitch on the site.	<p>The Parish Council objects strongly to this planning application, on the following grounds:</p> <ul style="list-style-type: none"> <li>• The development is within the green belt in an area where temporary permission has already been granted for one Gypsy pitch. This application for an additional pitch with hard standing will erode the temporary nature of the permission for the present pitch.</li> <li>• The additional pitch which this application seeks is entirely out of keeping with the neighbouring properties and is inappropriate and is not essential as is claimed in the application and is not warranted where available, alternative accommodation is available in close proximity.</li> <li>• The location of this proposed additional pitch has encroached onto an undeveloped and open part of the site, outside the residential curtilage of the Land North of Green Lane East, jars with its rural setting and has resulted in detrimental harm to the openness of the Green Belt.</li> <li>• This is particularly pertinent with neighbouring Wanborough's Surrey Hills agricultural fields in the AONB situated immediately adjacent to the Brickyard and Broad Meade Copse woodland area and fields that slope down from Green Lane East towards Westwood Lane.</li> <li>• The development, if permitted, would therefore be contrary to policies RE13 and RE2 of the Guildford Borough Local Plan</li> </ul>

			<p>2003 (as saved by the CLG direction 24/09/07) and the NPPF 2012.</p> <ul style="list-style-type: none"> <li>• No very special circumstances exist that would outweigh the harm of the development to the Green Belt.</li> <li>• There are no immediate or adequate local shops and services with easily accessible transport links, to serve this site for the alleged use for a young family. The positioning of an additional gypsy pitch is an inappropriate development and cannot be sustained by the existing infrastructure and distinct lack of services and local amenities.</li> <li>• The extensive curtilage that already exists and the addition of the extra pitch requested within this application down through to the site entrance on to the Green Lane East road, includes the felling of old and established indigenous Oak trees to clear a track to take HGV lorries. As a result this extensive curtilage has resulted in an extension of the residential curtilage into the surrounding countryside and green belt which is considered to represent inappropriate development in the green belt contrary to policies RE2 and RE14 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07) and the NPPF.</li> <li>• The already existing material change of use of the land and engineering operations to form an extensive curtilage for the use of commercial and industrial activities, is an intensification of the land for residential purposes eroding the openness of the green belt contrary to the objectives of the NPPF and policies RE2 and RE14 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07).</li> <li>• Furthermore the works have had a sub-urbanising effect on the countryside to the detriment of the character of the area</li> </ul>
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			<p>contrary to policies G5 and RE14 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07).</p> <ul style="list-style-type: none"> <li>• The conclusions of an independent survey report conducted by Middlemarch Environmental in May 2012, emphasized that the Brickyard and Broadmeade Copse which immediately neighbours the surrounding fields that slope down from Green Lane East towards Westwood Lane where this temporary permission and application for a further new pitch, neighbours onto a Site of Nature Conservation Importance.</li> <li>• As there are presently commercial and industrial operations from this site that already infringes the present temporary permissions, this additional pitch would increasingly adversely affect the too numerous to mention protected species that were highlighted in the Middlemarch Environmental report mentioned above.</li> <li>• The addition of an additional pitch can only add to the noise and disturbance and the loss of local neighbouring amenity that the present community within Green Lane East have appreciated as part of their own rights of residing in that location.</li> <li>• Where the present applicant is in ownership of and uses HGV lorries into and out of the premises, along with the additional vehicles expected of a pitch, can only exasperate traffic congestion on to the narrow Green Lane East road and out on to the main Christmas Pie/ Westwood Lane crossroads junction, where accidents have already occurred.</li> <li>• There have reportedly been increased problems of neighbouring flooding within Green Lane East, due to the curtilage of this development having inadequate drainage, to allow for the run off of water from the roof and concrete apron.</li> </ul>
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**PLANNING APPLICATIONS IN COMMITTEE**

4	15/P/02401	Brookside, Elmgrove Lane – Certificate of Lawful Development to establish whether a proposed caravan would constitute permitted development.	No objection
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