

**St Martha Parish Council**

**Additional comments submitted to GBC as a Statutory Consultee on Planning Applications and Enforcement Cases during 2023**

<b>Application Number /Address/ details of application</b>	<b>Comments</b>
<p><b>23/P/00046</b> <b>Tangley House, Postford Mill, Mill Lane, Chilworth GU4 8RT.</b></p> <p><b>Proposal:</b> Change of use of existing Class E Business unit to four 2-bedroom Class C3 residential units</p>	<p>St Martha Parish Council has identified two planning issues that need careful consideration. Firstly, on the GBC planning application documents webpage for 23/P/00046, the document titled: <i>"Floodline Consulting - Flood Risk Assessment Report -revision a - issue 2"</i> appears to be a Preliminary Flood Risk Assessment and not the Flood Risk Assessment that the title suggests.</p> <p>This is confirmed in two ways, firstly, once you open the document the title is <i>Preliminary Flood Risk Assessment Report</i> rather than <i>Flood Risk Assessment Report</i> and, secondly, in the conclusion of the document it states:</p> <p><b>A site-specific flood risk assessment will be required to support a formal planning application.</b></p> <p>This seems to support the idea that the planning application documentation is either titled incorrectly and the document sent by the developer is a preliminary report only, or, the preliminary report has been attached in error and a site-specific flood risk assessment has been completed by the developer but has not been attached as a planning application document.</p> <p>Secondly, when completing the Climate Change, Energy and Sustainable Development Questionnaire, the applicant does not seem to have viewed or considered Policy D2, with many instances of N/A being used. There is no way to tell how well insulated or not the building is currently and there is no suggestion of taking the opportunity that the change in use provides to improve the building with respect to energy efficiency or in any other way suggested by policy D2.</p> <p>The issue of parking is not considered (so that the residents parking spaces are furthest from their homes and the visitors are nearest, despite the fact that there are 8 nearer spaces available). This needs consideration to ensure that when the 4 new electric meters are installed, they are located in a way that enables easy installation for electric charging points (even if by subsequent residents). The distance from the flats to the parking spaces and the placement of the electricity meters could make the installation easy or impossible.</p>

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	<p>Rather than engaging with policy D2, the developer has repeated messages that because the building already exists no consideration to climate change, energy or sustainable development needs to occur.</p> <p>St Martha Parish Council consider that by not completing the Climate Change, Energy and Sustainable Development Questionnaire correctly an opportunity to ensure that this building is refurbished in a way that creates sustainable and energy efficient flats, has. been missed</p>
<p><b>23/P/00286 Lockner Farm, Dorking Road, Chilworth, GU4 8RH</b></p> <p><b>Proposal:</b> Conversion of stable building and extensions to form two dwellings</p>	<p>The Application form should be updated as currently states "no" for all of the following:</p> <p>Altered vehicle access (as per suggested Highway's condition).</p> <p>Trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character ? significant hedgerows a short distance away used by sparrows.</p> <p>Protected and priority species ? both exist on the site as evidenced by the ecological report.</p> <p>Site being adjacent to a bridleway and highway ? it is viewable from both.</p> <p><b>Specific concerns:</b></p> <p>Very large colony of house sparrows which are both protected (as wild birds) and on the priority and red lists.</p> <p>House sparrows pair for life and nest in the same place year after year. They like to nest in holes and crevices in buildings. (RSPB)</p> <p>St Martha Parish Council are concerned that there has been no survey specifically for this very large colony, which could be entirely displaced and fragmented.</p> <p>Further bat surveys are required, as per the ecological report.</p> <p>The use of the area and buildings by bats, swallows and the very large sparrow colony is well witnessed by anyone using bridleway 252 when passing Lockner Farm at the relevant times of day/year.</p> <p>If permission is granted it should be with all of the conditions set out in the:</p> <p>Ecologic report</p> <p>Bat survey report (including BEMP)</p>

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Highways report

In addition, there is a need to have a condition for when building can take place. The bat survey suggests September to November or March to April, however there are the sparrows and swallows nesting to consider as well, which only leaves Sept to Nov otherwise there is a high-risk nesting birds/eggs/chicks will be disturbed.

Livery stables need to be able to have safe access during construction.

Bridleway users need to have safe passage during construction, which should be a specified condition along with making good damage to the surface of the bridleway, not just the highway.

In the ANOB (286/7) or earmarked to be in the ANOB (283)

No AONB comment received as at 25.03.23 though the AONB Planning Officer has expressed concern to SMPC about the conversion of barns and stables across the AONB:

The architects behind the proposal are the same as have been submitting applications for the residential conversion of stables, often temporary timber ones, in the Waverley AONB, some with success.

In addition he has expressed:

concern to Waverley Planning Department about the undesirable precedent seeing there are hundreds or thousands of stables scattered across the Surrey Hills AONB and the cumulative impact on the AONB for such proposals is serious.

Uplift in value arising from such permissions encourages other owners to follow suit.'

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<p><b>23/P/00287 Lockner Farm, Dorking Road, Chilworth, GU4 8RH</b></p> <p><b>Proposal:</b> Conversion of stable building and extensions to form two dwellings</p>	<p>The Application form should be updated as currently states "no" for all of the following:</p> <p>Altered vehicle access (as per suggested Highway's condition). Trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character ? significant hedgerows a short distance away used by sparrows. Protected and priority species ? both exist on the site as evidenced by the ecological report. Site being adjacent to a bridleway and highway ? it is viewable from both.</p> <p><b>Specific concerns:</b></p> <p>Very large colony of house sparrows which are both protected (as wild birds) and on the priority and red lists. House sparrows pair for life and nest in the same place year after year. They like to nest in holes and crevices in buildings. (RSPB)</p> <p>St Martha Parish Council are concerned that there has been no survey specifically for this very large colony, which could be entirely displaced and fragmented.</p> <p>Further bat surveys are required, as per the ecological report. The use of the area and buildings by bats, swallows and the very large sparrow colony is well witnessed by anyone using bridleway 252 when passing Lockner Farm at the relevant times of day/year. If permission is granted it should be with all of the conditions set out in the: Ecologic report Bat survey report (including BEMP) Highways report</p> <p>In addition, there is a need to have a condition for when building can take place. The bat survey suggests September to November or March to April, however there are the sparrows and swallows nesting to consider as well, which only leaves Sept to Nov otherwise there is a high-risk nesting birds/eggs/chicks will be disturbed.</p>
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<p><b>23/P/00283 - Lockner Farm, Dorking Road, Chilworth, GU4 8RH.</b></p> <p><b>Proposal:</b> Conversion of an existing stable building to form a single storey dwelling</p>	<p>St Martha Parish Councillors make the following recommendation:</p> <p>The Application form should be updated as currently states "no" for all of the following:</p> <p>Altered vehicle access (as per suggested Highway's condition). Trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character ? significant hedgerows a short distance away used by sparrows. Protected and priority species both exist on the site as evidenced by the ecological report. Site being adjacent to a bridleway and highway it is viewable from both.</p> <p><b>Councillors specific concerns are as follows:</b></p> <p>Very large colony of house sparrows which are both protected (as wild birds) and on the priority and red lists. House sparrows pair for life and nest in the same place year after year. They like to nest in holes</p>

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SMPC is concerned that there has been no survey specifically for this very large colony, which could be entirely displaced and fragmented.

Further bat surveys are required, as per the ecological report.

The use of the area and buildings by bats, swallows and the very large sparrow colony is well witnessed by anyone using bridleway 252 when passing Lockner Farm at the relevant times of day/year.

If permission is granted it should be with all of the conditions set out in the:

Ecologic report

Bat survey report (including BEMP)

Highways report

In addition, there is a need to have a condition for when building can take place. The bat survey suggests Sept to Nov or March to April, however there are the sparrows and swallows nesting to consider as well, which only leaves September to November, otherwise there is a high-risk nesting birds/eggs/chicks will be disturbed.

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<p><b>23/T/00113</b> <b>Redwoods, Redwood Grove, Chilworth GU4 8NU</b></p>	<p>The Parish Council recommend that this application as submitted is REFUSED.</p> <p>The location plan in the application is inaccurate, it shows about 6 trees in a row, right next to the roadway. Whereas there is only one of the giant redwoods at that location. We understand that it is only the group of about 7 giant redwoods that have a TPO on them. Why can't the excavation run on the other side of the roadway, well away from the redwoods? this would prevent any possible damage to the magnificent redwoods</p>
<p><b>23/P/00773 -South Oaks Caravan Park Dorking Rd. Chilworth, GU4 8NS</b> Erection of three detached dwellings, the retention of existing ten caravan pitches and new access following the rearrangement of the site.</p>	<p><b>OBJECT</b> overdevelopment and density of the site. Two of the proposed buildings are forward of the existing building line with will impact detrimentally the street scene. Inadequate parking on the site for residents, deliveries and visitors, which may reduce further if the garages are converted into living space. We would like to point out that this site is currently within the proposed extension area of the AONB and is surrounded by the current existing AONB and this development will impact the views across the AONB. The site also sits in the AGLV.</p>
<p><b>23/P/00759 – Alder Lodge, Blacksmiths Lane, Chilworth, GU4 8NW</b> Proposed erection of a new two-storey detached dwelling with re-use of existing brick store incorporated and proposed dismantling and re-erection of the existing garden shed, realignment of wall and removal of metal framed structure and associated works.</p>	<p>The Parish Council fully support with the comments and concerns raised by the Archaeological Officer. Though the application conforms to parking allocation requirements, because of the density of buildings in the immediate area parking will be an issue.</p> <p>We AGREE with the comments made by SCC Highways. Exiting more cars onto Blacksmith Lane from an access point which has restricted visibility is a grave concern</p>
<p><b>23/P/01388 - 21 Dorking Road, Chilworth, GU4 8NW</b></p>	<p>The Parish Council recommend that Guildford Borough Planners APPROVE this application as submitted. It is NOTED that the applicants have given no details or commitment to some of the sections in the Climate Change Questionnaire.</p>

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<b>23/P/01353 Milestones 2 Roseacre Gdns, Chilworth, GU4 8RQ</b>	The Parish Council recommend that Guildford Borough Planners APPROVE this application as submitted. It is NOTED that the applicants have given no details or commitment to some of the sections in the Climate Change Questionnaire.
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