



THE ESTATE OFFICE WENTWORTH CLUB WENTWORTH DRIVE VIRGINIA WATER SURREY GU25 4LS

**Minutes of the 335th Planning Meeting held Monday 16th December 2019
at 4pm in the Committee Room**

Present: AIDAN HEAVEY (AHe) Chairman
LORNA PONTI (LP)
JOHN BAINES (JB)
PETER LOMAS (PL)
ALEX HOWARD (AH)
TAJI ZADEH (TZ)

JAMES PERITON (JP) Estate Manager

The minutes of the 334th meeting held on 28th October had already been approved, signed and circulated on the website.

POLICY MATTERS

A. Development Fee

The Committee considered the annual review of the Development Fees, following a zero increase last year it was agreed to increase the rates by 5%.

GUIDELINE APPLICATIONS (*adjoining Club land*)

A. 4860 Robinswood Portnall Rise – Single storey side extension with x2 glazed conservatories and glazed link from garage to house

Although in four separate areas the overall size of the extensions was a modest (circa 450ft²), the Committee approved the application.

ROUTINE APPLICATIONS (*non-adjoining Club land*)

A. 4858 6 Oakwood Road – New dwelling with basement

A previous new dwelling application had already been approved in 2017, since this the property had been sold. The new owners had submitted a new but similar scheme but based on the same Guideline parameters as before (including to its maximum size). The Committee approved the application.

B. 4862 Rondane Shepley End – Single storey rear extension

The Committee approved the application.

C. 4864 Kasunga Wentworth Drive – New dwelling with basement

Previous Committees had approved four new dwelling applications in 2009, 2012, 2015, & 2016 as part of a process to obtain a better consent from Runnymede BC. This application was for a new modern design with large basement – a move away from the styles of the previous applications. The Committee approved the application.

D. 4865 Gorse Hill Rising Gorse Hill Road – Rear extension to garage building

The property had reached its maximum size when it was built by Octagon Developments in 2017. This outbuilding application did not comply with all the criteria to be excluded from the Plot Ratio, however JP explained that the structure was partly into the ground (part basement), to the rear of the garage and to a corner of the plot that was a suitable use of an otherwise redundant area. This structure couldn't be pre-fabricated as it was partly in the ground. Based on these reasons the Committee approved the application.

E. 4850 11 Virginia Drive – (previously deferred application) 2 Storey side extension and loft conversion with dormers

A deferred decision from the previous meeting. An amended application showing along the side elevation four skylights with obscure glass replacing the four proposed dormers. The Committee considered the amendments satisfactory and approved the application.

PRE APPROVED APPLICATIONS (*in Area B – adopted roads*)

The Committee ratified the previous decisions below given by JP on behalf of the Committee.

- A. 4856 41 Harpesford Avenue – Single storey front extension to include a porch (RU.19/1417)**
- B. 4867 Dovedale 13 Abbots Drive – Portico and change of door above to window**
- C. 4868 100 Harpesford Avenue – Two storey front, single storey rear extensions and new porch (RU.19/1561)**
- D. 4818 amend Hurtwood Waverley Drive – Amendments internally and to basement and windows**
- E. 4866 Hunters Moon 8 Brock Way – Open car port**

OUTLINE APPLICATIONS

None

ANY OTHER BUSINESS

A. VAC Barrier – Update (planning application)

It was discussed there had been a delay in submitting the application to RBC due to the Highway Consultant not being able to visit the Estate and meet Committee members until Friday 13th December. The meeting was positive and productive, the consultant's supporting information will be compiled soon and form part of the application. The hope is to have the application in before Christmas with a decision for late Feb/early March.

B. Wentworth Club Autumn/Winter Tree Programme

The Club's Autumn/Winter Tree Programme had been circulated to members before the meeting. JP explained he had visited all the chosen areas/trees and there were no issues with the works on the East or Edinburgh as it was a continuation of the woodland management (particularly the removal of silver birch). In relation to the proposed works on the West it is not just woodland management and some scots pine and oaks were proposed to be removed to the betterment of the golf course. TZ (the designated member to oversee the Club's tree work set aside silver birch) is to be shown the areas for approval.

C. WERC – Communication to residents

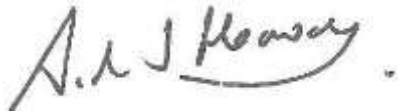
The Committee acknowledged communication with residents as an important issue especially with the recent burglaries. It was discussed whether this should be communicated or not especially as 'security' is not within the Committee's remit. The consensus was that although it is not within the remit and that it could be deemed negative for the Estate residents should know. The VAC barriers communication via email was considered the best way to do this. PL is to investigate other means of social media for residents.

D. Road resurfacing - recap

The Committee ratified the recent decision made over email to resurface Monks Road and Friars Road.

DATE OF NEXT MEETING *13th January 2020 at 5pm*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT **5.30pm**

A handwritten signature in black ink that reads "Aidan Heavey". The signature is written in a cursive style with a flourish at the end.

Aidan Heavey
Chairman WERC

19th December 2019