



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

**Minutes of the 339th Planning Meeting held Monday 18th May 2020
Via video conferencing at 5pm**

Present: ALEX HOWARD (AH) Chairman
LORNA PONTI (LP)
MARK LEE (ML)
CHRIS ROBBINS (CR)

JAMES PERITON (JP) Estate Manager

KEN SMITH (KS) – Lawyer for WERC joined for part of the meeting

Apologies: NEIL COULSON (NC)
JOHN BAINES (JB)

The minutes of the 338th meeting held 6th April 2020 had already been approved, signed and circulated on the website.

POLICY MATTERS

None.

GUIDELINE APPLICATIONS (*adjoining Club land*)

None.

ROUTINE APPLICATIONS (*non-adjoining Club land*)

A. 4887 West Lodge West Drive – Car Port

The Committee considered whether the outbuilding was compliant with the policy to be excluded from the Plot Ratio assessment (the property is at its maximum). The Committee considered it was and approved the application on the basis the carport cannot be converted into a garage i.e. enclosed with solid walls and/or doors. It must remain open.

B. 4888 Gorse Hill Rising GHR – Roof extension over garages with dormers

The Committee approved the application on the basis the garage roof conversion was in accordance with the Guidelines and therefore excluded from the Plot Ratio assessment.

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

The Committee ratified the previous decisions below.

A. 4886 3 Hillside – Loft conversion with dormers

B. 4837 Kings Bourne Pinewood Road – Amendment to Basement (The plans were amended from the last meeting)

OUTLINE APPLICATIONS

None.

ANY OTHER BUSINESS

A. 'Draft' Local Plan & Neighbourhood Plan Forum

JP updated the Committee on the status of the 'draft' Local Plan for Runnymede BC 2030. The independent inspectorate had recently finished her report and it appears she has accepted it. It therefore seems likely that later this year the draft plan will be adopted. This will include the two areas, - Virginia Water North & Virginia Water South (recommended for 120 new homes and 150 new homes plus 2 gypsy pitches respectively) will be removed from the Green Belt. JP explained this does not automatically mean they will go for planning/development and explained a large section of VW North is under Estate covenants that restrict development.

In addition, the adoption of the Local Plan will enable the Community Infrastructure Levy to be implemented.

JP reported the Neighbourhood Plan Forum is now formally formed and is in the process of compiling the data in preparation to drafting the planning document. If and once drafted and adopted it will sit alongside RBC's planning policies and influence the planning process in VW.

B. WRA Constitution S.22

This matter would normally be for the Statutory meetings but seeing as the matter was pressing it was agreed to discuss it at this Planning Meeting.

AH opened these discussions, and KS gave his understanding on the matter. Members still remained perplexed as to;

- a) it is not in the Act only the Constitution and the Committee are not governed by the Constitution- the Constitution relates to membership of the WRA,
- b) why is it now being sought to be enforced by the WRA (where for 25+ years it has not),
- c) this role of constituency member appears obsolete with the existence of the Estate Office and the modern means of communication,
- d) how it will improve the Committee's function,
- e) it will confuse the residents into which member to contact, either WRA's constituency representative or WERC's.

In KS's interpretation of S.22 he considered it to be the role of the 'members of the Association to elect and nominate' and therefore it is possible the WRA dropped the designation in their voting process many years ago. KS added that if the reason for the WRA to have S.22 adopted is to 'comply' then the whole of the Constitution should be complied with and the WRA do not. The discussions ended in that the Committee could and should not decide as two members were unable to attend. AH is to contact NM and request a full and clear explanation as to how the role is to function (i.e. what is expected of the member) taking into consideration the role cannot function outside the duties of the Act. CR agreed also to liaise with NM about this.

DATE OF NEXT MEETING 29th June 2020 @ 5pm

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.15pm



Alex Howard
Chairman WERC

20th May 2020