

SHERE PARISH COUNCIL

*Serving the villages of Gomshall,
Holmbury St. Mary, Peaslake and Shere*

Minutes of the Planning Committee meeting held at 7.15 p.m.
on 19th June 2009
in Tanyard Hall, 30 Station Road, Gomshall

Present: Councillors R. Smith (Chairman), R. Andrews, C. Brooke, C. Carlisle, R. Davey, D. Hall, S. Nielson, M. Taylor Cotter, J. Tenner, M. Urban, J. Williams and the Clerk Mrs. L. Childs.

Apologies for absence were submitted on behalf of Mr. R. Newman.

Election of Chairman: Mr Smith was proposed by Mrs Taylor Cotter, seconded by Dr. Brooke and unanimously elected Chairman.

Election of Vice Chairman: Two nominations were received but one of these did not wish to be considered for the position of Vice Chairman. Mr Andrews was proposed by Mr Hall, seconded by Dr. Brooke and unanimously elected Vice Chairman.

Declarations of Interest from Councillors on any of the items on the agenda:

Mrs Taylor Cotter declared a personal interest in 09/P/00707 Milestones, Franksfield, Peaslake.

Mr Andrews declared a personal interest in 09/P/00794 Land at the rear of Sutton Cottage, Abinger Hammer.

The Minutes of the meeting held on 15th May 2009 were approved and signed as a correct record.

SHORT ADJOURNMENT TO ENABLE MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON ANY APPLICATION TO BE CONSIDERED AT THIS MEETING. No members of the public were present at the meeting.

Consideration of Planning Applications

09/P/00649 Appletrees Cottage, Pursers Lane, Peaslake

Erection of new boundary wall and gate. Letter of objection to be sent to Guildford Borough Council – urbanisation and out of character with the Area of Outstanding Natural Beauty. Reference also to be made to the Planning Inspectorate's report.

09/P/00689 Belmont, Crest Hill, Peaslake

Erection of detached garage following demolition of existing garage and shed. No objection provided that use is ancillary to the main dwelling.

09/P/00705 Beagle Cottage, Hound House Road, Shere

Erection of a two storey three bedroom dwelling house and demolition of existing dwelling. No objection.

09/P/00707 Milestones, Franksfield, Peaslake

Addition of first floor. Objection to be submitted to Guildford Borough Council on the grounds that the proposal amounts to a disproportionate extension and the loss of a small dwelling even if this does not meet the criteria of the small dwellings' policy.

09/P/00711 High Point, Annisdowne Close, Abinger Hammer

Variation of conditions 9 and 10 of planning permission 08/P/0543 approved 13.6.08 to revise boundary treatment and ground levels. No objection – Council would, however, like to see native plant species included within the boundary treatment.

09/P/00735 Shamba Farm, Rad Lane, Abinger Hammer

Single storey extensions to front and rear of kitchen, plus loft conversion incorporating two dormer windows, extension and re-roofing of car port. Objection to be made to Guildford Borough Council re the potential for light pollution from the large windows on the North elevation which look out onto the North Downs and would thus be visible from there.

09/P/00775 Furzefield, Hoe Lane, Peaslake

Removal of condition 4 of planning permission 08/P/01734 (submission of mitigation strategy for bats). Objection to be submitted to Guildford Borough Council – there is clear evidence that the Coach House roof has not been maintained in accordance with planning application 08/P/01734 and this has caused the bat population to suffer greatly. The Parish Council is strongly of the view that Condition 4 should be enforced.

09/P/00794 Land at rear of Sutton Cottage, Horsham Road, Abinger Hammer

Installation of unfenced outdoor sand manege for private use. No objection to installation of sand manege. However, this is too sensitive a location to risk allowing at this stage that lighting can be installed in the future without further permission as the site can be clearly seen from the other side of the valley. In addition the rubberised surface should be removed once the manege ceases to be used.

09/P/00812 Gallandes, Shere Lane, Shere

Listed Building Consent for single storey rear extension and various internal and external alterations including demolition of existing single storey rear lean-to, insertion of window at 1st floor level on rear and removal of existing rear French doors. No objection.

Consideration of applications received after the agenda had been printed: to be considered by Ward Councillors and the majority view submitted by the Clerk under her delegated powers.

09/P/00822 Openfield, The Spinning Walk, Shere

Erection of a detached two storey three bedroom dwelling with rooms in the roof and detached garage/log store following demolition of existing dwelling.

09/P/00827 Gomshall Gallery, 56 Station Road, Gomshall

Certificate of Lawfulness for an existing use to establish whether the property has been used as two separate retail units for more than 10 years before the date of this application.

09/P/00844 Colekitchen Farm, Colekitchen Lane, Gomshall

Erection of replacement garage/domestic store following removal of existing garages/storage buildings together with changes to the domestic curtilage.

09/P/00867 4 The Hales, Hoe Lane, Peaslake

Rear conservatory.

09/P/00876 Beggars Lane Nurseries, Beggars Lane, Abinger Hammer

Certificate of Lawfulness to establish whether a former packing shed and adjacent garage has been used as a single residential dwelling with associated personal storage for more than four years.

From last meeting

The Old Forge, Horsham Road, Abinger Hammer

Two storey rear extension and detached double garage following demolition of existing garage and Listed Building Consent for internal alterations and two storey rear extension and attached gate and wall linking to new garage following demolition of existing garage.

South East Ward Councillors decision conveyed to Guildford Borough Council - The Council objects to the replacement of the north west wall of the single storey projection with a set of French doors that mean that the entire wall becomes glazed. The current structure is timber framed with brick infill and may have been an outhouse to one of the original cottages. The Council feels that this change would be harmful to the character of the listed building. Similarly it is felt that, although it would not involve the removal of old material, the large glazed area in the north west elevation of the proposed extension would also be harmful to the character of the listed building.

Consideration of Tree applications including those received after the agenda had been printed:

09/T/00092 Bowbrooks, Ewhurst Road, Peaslake

Fell Sycamore Tree. To be considered by South West Ward Councillors and the Clerk to then reply to GBC under her delegated powers.

Planning Correspondence received which may be of interest to the Committee –

Letter from Guildford Borough Council stating that they have issued a legal challenge to the South East Plan. The Plan requires that the local planning authority conduct a ‘selective review’ of Green Belt Land to the north east of Guildford to accommodate extra growth. GBC are concerned that the process of identifying this area for a significant amount of development was not informed by the full environmental appraisal required by the regulations, which should include consideration of alternatives to Green Belt development at Guildford. **NOTED.**

Enforcement Action – Rad Lane Cottage, Peaslake – inspected by Guildford Borough Council Enforcement Officer - no evidence of a breach in planning control.

Consultation Documents for consideration

Results of Planning Applications - Notification of decisions made by Guildford Borough Council – details to be emailed to Committee Members.

Planning Inspectorate – no correspondence received.

Councillors’ Business – none submitted.

Date of the next Planning Committee meeting: to be arranged.