

SHERE PARISH COUNCIL

*Serving the villages of Gomshall, Holmbury St. Mary,
Peaslake, Shere and a large part of Abinger Hammer*

Minutes of the Planning Committee meeting held at 7.15 p.m. on 9th January 2009 in Tanyard Hall, 30 Station Road, Gomshall

Present: Councillors R. Smith (Chairman), R. Andrews, C. Brooke, C. Carlisle, R. Davey, R. Newman, S. Nielson, M. Taylor-Cotter, M. Urban, the Clerk Mrs. L. Childs and one member of the public.

Apologies for absence were submitted on behalf of Councillors D. Hall, Mr. J. Tenner, Mrs. J. Williams.

Declarations of Interest – the following interests were declared:

Mrs. Taylor-Cotter – personal interest in 08/P/02263 and 08/P/02204.
Dr. Brooke – personal interest in 08/P/02241, 08/T/00224, 08/P/02266,
08/P/02117&8. Dr. Brooke declared a prejudicial interest in application 08/P/02271 and left the meeting whilst this application was being discussed.
The full Planning Committee declared a prejudicial interest in Planning application 08/P02211 Shere Recreation Ground Car Park and this application was therefore not considered at the meeting.

SHORT ADJOURNMENT TO ENABLE MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON ANY APPLICATION TO BE CONSIDERED AT THIS MEETING.

A governor of the school outlined the proposals and stated that application 08/P/02241 had been prepared following discussions with Guildford Borough Council's Conservation Officer.

Consideration of Planning Applications

08/P/02024 Land adjacent to 1 & 2 Cricketts Hill, Shere

Change of use of land to provide 2 car parking bays. Applicant: Mount Green Housing Association. Ward Councillors raised no objections. Application now approved by Guildford Borough Council.

08/P/02106 14 Leather Lane, Gomshall

Erection of rear conservatory. Note - Guildford Borough Council intend to ask for the application to be withdrawn on the grounds of excessive size. Decision - Letter of objection to be sent to Guildford Borough Council if the application has not been withdrawn – too large.

08/P/02107 Sheer View, Burrows Lane, Gomshall

Increase ridge height to enable first floor accommodation incorporating dormer windows to front and rear and Juliette balconies to first floor rear windows, single storey side extensions, new porch, demolition of existing conservatory and attached garage. Letter of objection to be sent to Guildford Borough Council – unneighbourly, disproportionate increase particularly with respect to the height of the ridge. Letter from local resident also received and considered.

08/P/02117 and 08/P/02118 Quakers Orchard, Lawbrook Lane, Peaslake

Erection of two storey side extension and three bay garage with accommodation above following demolition of existing two storey wing and existing gardener's cottage and Listed Building Consent for the erection of two storey side extension following demolition of existing two storey wing and internal alterations. Applicant: Mr. and Mrs. A. Fortescue. Letter of objection to be sent to Guildford Borough Council – disproportionate increase over original on floor area and visual bulk. Also felt to be of cultural significance as the building includes Sir Adrian Bolt's music room. Design out of keeping.

08/P/02128 Woodhouse Farm, Radnor Lane, Holmbury St. Mary

Two storey extension to south elevation and new dormer window on west elevation following demolition of existing conservatory. No objection. However, a comment will be made to the effect that the Council feels that no more development should take place in the future.

08/P/02131 Beech Place, Woodhouse Lane, Holmbury St. Mary

Revision to planning permission 06/P/2608 – replacement two storey dwelling with integral garage following demolition of existing house and garage – to incorporate design modifications to rear elevation including provision of terrace. Applicant: J. Wood and J. Benton. Letter of objection to be sent to Guildford Borough Council – excessive increase in height as shown on the plans.

08/P/02132 Holmdale, Holmbury Hill Road, Holmbury St. Mary

Replacement main entrance gate, new side entrance gate and piers and Listed Building Consent for replacement main entrance gate, new side entrance gates and piers. No objection.

The meeting was adjourned at 8 p.m. and recommenced following the end of the Council meeting at 9.25 p.m. The meeting ended at 9.50 p.m.

Applications responded to under delegated powers between meetings – the Planning Committee endorsed the comments already submitted under delegated powers:

08/P/01929 Pipers Lea, Holmbury Hill Road, Holmbury St. Mary

Retrospective application for replacement two-storey dwelling – considered by South East Ward Councillors and an objection submitted on the grounds that the proposed increase would have an unacceptable impact on the openness of the Green Belt. Comment also made on the Landscape Plan, the wall around the parking area and the laurel hedge along the side of the footpath (unacceptable impact on character of the AONB and the AGLV). Now approved by Guildford Borough Council.

08/P/02090 Rad Lane Cottage, Rad Lane, Peaslake

Detached two storey three bedroom dwelling following demolition of existing bungalow (revision to 08/P/01433) to show alterations to fenestration and detailing, omission of dormer window to west elevation and insertion of two rooflights and increase in height of valley gutter to north elevation. Applicant: Tillingbourne Construction. Response submitted stating that the Council reiterates its previous

objection. It is felt that the original application and the present one are unacceptable particularly in terms of the height. Application now approved by Guildford Borough Council.

08/P/02130 Rhu Corner, Pursers Lane, Peaslake

Construction of pitched roof over existing flat roof, single storey element to provide a bedroom at first floor. Applicant: Mr and Mrs Munford.

Response submitted – size of the roof felt to be harmful to the character of the building.

08/P/02139 Rad Lane Cottage, Rad Lane, Peaslake

Erection of single garage and carport following removal of 2 sheds. Applicant: Tillingbourne Construction. Objection submitted – adverse impact on the openness of the Green Belt.

08/P/02077 Lindeth House, Plaws Hill, Peaslake

Erection of a two bay garage with mower storage and workshop. Applicant: Mr. G. Edwards. Response submitted – no objection to the application but would like a condition attached to any approval forbidding overnight accommodation.

08/P/02081 Little Romanys, Lawbrook Lane, Peaslake

Erection of two storey front extension, new bay window, new pitched roof over existing dormer windows and new single garage following demolition of existing double garage. Applicant: Mr. A. Goddard. Objection submitted – harmful to the character of the existing building in terms of design and bulk.

Applications received after the agenda had been printed

08/P/02204 Little Chellyn, Mackies Hill, Peaslake

Detached two storey four bedroom dwelling following demolition of existing dwelling and garage. Applicant: D. Smith and S. Brockey. No objection.

08/P/02236 The Bield, Sutton Place, Abinger Hammer

Replacement of car port with garage. Applicant: N. Woods. No objection.

08/P/02241 Shere School, Gomshall Lane, Shere

Replacement of external window with new classroom door. No objection.

08/P/02263 Woodhouse Copse, Holmbury St. Mary

Extension to kitchen. Applicant: M. Saunders. No objection.

08/P/02266 6 Pilgrims Way, Shere

Erection of a single storey rear extension, two storey side extension and dormer windows to rear, incorporating existing outside toilet and store into the house. Applicant: Mr and Mrs Etheridge. No objection.

08/P/02271 The Old Netley Mill, Shere Road, Gomshall

Proposed garden store, potting shed and log store. Applicant: Dr. C. Brooke. No objection provided the use remains ancillary to that of the main dwelling.

08/P/02211 Extension to Shere Recreation Ground Car Park

Applicant: Shere Parish Council. Application not discussed.

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

08/T/00213 Tillingford, Rectory Lane, Shere

Fell one conifer, sycamore and willow. Letter of objection to be sent to Guildford Borough Council – felling will change the appearance of the Conservation Area. (Note: Tree application approved prior to Council's objection being submitted).

08/T/00224 Shere School

Crown reduce one oak by 20% and crown lift one Sycamore by 3 metres. No objection.

Planning Correspondence received which may be of interest to the Committee

Letter of thanks from Mr. and Mrs Lewis for allowing them to address the Planning Committee recently.

Enforcement Action

Chantry House, Middle Street, Shere – 2 recent applications have been refused. Enforcement Department to be asked to clarify new building work.

Lower Brow/Crest Hill Stables – mini bungalow not yet demolished. New erections between 12 Fulvens Cottages and the boundary of Fulvens Hanger – Enforcement Department to be asked to investigate.

Consultation Documents for consideration – none received.

Results of Planning Applications - Notification of decisions made by Guildford Borough Council:

08/P/01547 Laurel Cottage, Horsham Road, Holmbury St. Mary – first floor side extension – approved.

08/P/01584 Fallows End, Woodhouse Lane, Holmbury St. Mary – two storey side extension – refused.

08/P/01592 Arden, Peaslake Lane, Peaslake – single storey rear/side and front extensions – approved.

08/P/01594 Arden, Peaslake Lane, Peaslake – conversion of disused stable into studio – refused.

08/P/01599 Woodhouse Farm, Radnor Lane, Holmbury St. Mary – two storey extension to south elevation – withdrawn.

08/P/01894/5 Gallandes, Shere Lane, Shere – single storey rear extension – approved.

08/P/01908 The Maltings, Shere Lane, Shere – replacement single paned casement window – approved.

08/P/01912 Treleath, Pursers Lane, Peaslake – conversion of existing double garage and store to double garage with ancillary guest accommodation – approved.

08/P/01929 Pipers Lea, Holmbury Hill Road, Holmbury St. Mary – retrospective application amended plans – approved.

08/P/01933 Bassets, Crest Hill, Peaslake – single storey extension to front, side and rear – approved.

08/P/01935 Francis Wood, Combe Lane, Shere – detached two storey dwelling – refused.

08/P/02024 Land adjacent to 1 Cricketts Hill, Shere – change of use of land to provide 2 car parking bays – approved.

08/P/02090 Rad Lane Cottage, Rad Lane, Peaslake – detached two storey three bedroom dwelling – approved.

MO07/1949 Land adjoining Clockhouse Brickworks, Horsham Road, Capel – approved.

Planning Inspectorate – details of appeals and results available at the meeting.

Colekitchen Farm, Gomshall – Listed Building Consent for removal of World War 11 pillbox within the curtilage of Colekitchen Farm – the Planning Inspectorate to be informed of the Council’s objection.

Councillors’ Business (for noting or inclusion on the agenda for the next meeting) – no matters were raised other than those already listed under “Enforcement Action”.

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