

**Minutes of the Planning Committee meeting
Held at 7.15 p.m. on 6th December 2011
in Tanyard Hall, 30 Station Road, Gomshall**

Present: Councillors: R. Smith (Chairman), R. Andrews, C. Brooke, B. Cohen, R. Davey, D. Hall, S. Nielson, M. Urban, the Clerk Mrs L. Childs and five members of the public.

Apologies for absence were submitted on behalf of Councillors C. Brooke, R. Newman, C. Carlisle, M. Taylor Cotter.

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

Mr Urban declared a personal interest in 11/P/02075 as the owner is a friend.

The Minutes of the meeting held on 25th November 2011 were approved and signed as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO MAKE REPRESENTATIONS OR ASK/ANSWER QUESTIONS – Four members of the public outlined their objections to application 11/P/02065.

Consideration of Planning Applications

11/P/02065 Kinghams Restaurant, Gomshall Lane, Shere

Erection of a detached two storey 4 bedroom dwelling and associated reconfiguration of existing restaurant car park. **OBJECTION** to be submitted to Guildford Borough Council for the following reasons:

- Harmful to the character of the listed building Kinghams, both in terms of severing it from its identifiable historic land and the agricultural setting to its rear, and in terms of the bulk and height of the proposed building dominating the small scale nature of the listed building.
- Harmful to the character of the Conservation Area, for the same reasons, and for eroding the open character around the edges of the built envelope.
- Harmful to the character of the Settlement Area, by eroding the open character around the edges of the built envelope.
- Harmful to the character of the Green Belt beyond the Settlement Area, by eroding the openness that flows into the Settlement Area.

11/P/02075 Lane End Farm, Lawbrook Lane, Gomshall (S.W. Ward)

Conversion of redundant farm buildings with extension to Unit 2 to create two 4 x 4 bed residential units, erection of a four bay carport building and bin store together with alterations to existing access following demolition of various farm buildings. Site meeting to be requested following which the Committee's representations will be submitted to Guildford Borough Council. This will include concern re the loss of the northern projection. Condition to be requested for provision for bats and a survey to be carried out regarding habitat for barn owls.

11/P/02095 Land on the eastern side of Staple Lane, Coombe Bottom, Shere

Temporary installation 6 months) of an Alifab metre high guyed mast on concrete blocks with one 300mm microwave dish and three multi band antennas located on the top section of the mast, associated equipment cabinets including a gas powered generator located at the base of the mast and located within a temporary stock proof compound measuring 14.25m x 12.75m. **NO OBJECTION.**

11/P/02103 & 11/P/02105 Spinners, Church Hill, Shere

Demolition of the building comprising the existing three dwellings and erection of three detached replacement houses plus Conservation Area Consent for same. **OBJECTION** to be submitted to Guildford Borough Council on the grounds that the proposed dwellings are too large. In addition the proposed development will be harmful to the Conservation and the Settlement Area and will not be in character with the street scene.

11/P/02104 Corran, Crest Hill, Peaslake

Construction of a new dormer window on the front elevation to match existing on the rear elevation, provision of 3 velux type windows. **NO OBJECTION.**

Consideration of applications received after the agenda had been printed – no applications received.

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

3 Church Cottages, Church Lane, Shere

Fell Leylandi tree. **NO OBJECTION.**

Planning Correspondence received which may be of interest to the Committee - available at the meeting:

Two emails received objecting to the planning application for Kinghams Restaurant (11/P/02065) – circulated to councillors.

Guildford Borough Council's Scrutiny Committee Task and Finish Group – Review of Planning Enforcement service. The Committee gave their views to enable the Clerk to complete this document on their behalf.

Enforcement Action

White Horse Public House – internal alterations – in accordance with planning regulations. GBC Enforcement Department to be advised that the tennis court at Cotterells, Hound House Road has lighting despite planning approval forbidding this.

Consultation Documents for consideration – none received.

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

Planning Inspectorate – no notification of Appeals received.

Councillors' Business (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting).

Date of the next Planning meeting: to be arranged.