

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 1st September 2008 in Tanyard Hall, 30 Station Road, Gomshall

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

Apologies for absence were submitted on behalf of Councillors Carlisle.

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

Mr. Smith declared a prejudicial interest in planning application 08/P/01541 and left the room whilst this application was being discussed.

The Minutes of the meeting held on 13th August 2008 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

08/P/01511 Woodcote Farm, Fullers Farm Road, West Horsley

Retrospective change of use of land forming agricultural paddock area to residential curtilage and retention of tennis court. No objection.

08/P/01541 The Copper Beech, Walking Bottom, Peaslake

Replacement of existing double garage with new double garage and poolhouse. Applicant: Mr. R. Eyre. The Vice Chairman took the Chair whilst this application was discussed. No objection provided that a condition is imposed forbidding overnight accommodation.

08/P/01544 Land between Mutton Farmhouse and Spinney Cottage, Horsham Road, Abinger Hammer.

Consent under Section 37 of the Electricity Act 1989 to replace the existing open 4 wire low voltage 400/230 volt overhead line with Aerial Bundled Conductor, a pvc covered cable on the existing wood poles. Applicant: EDF Energy. No objection.

08/P/01547 Laurel Cottage, Horsham Road, Holmbury St. Mary

First floor side extension. Applicant: Mr. S. Martin and Mrs. M. Bird. No objection.

Applications received after the agenda had been printed – list available immediately prior to the meeting.

08/P/01584 Fallows End, Woodhouse Lane, Holmbury St. Mary

Construction of two storey extension to existing dwelling house. Letter of objection to be sent to Guildford Borough Council – disproportionate extension and only a minimal change from the previous application which was

refused as a clear conflict with policies PPG2 and H9. Also conflicts with policies L04, L05 and RE2 as the proposal is both inappropriate and harmful.

08/P/01592 Arden, Peaslake Lane, Peaslake

Single storey rear extension following demolition of conservatory and w.c. Single storey extension following demolition of existing conservatory. Associated internal alterations. Applicant: Mrs. C. Frohuch. Letter of objection to be sent to Guildford Borough Council – adverse effect on the adjacent Conservation Area and considered unneighbourly.

08/P/01594 Arden, Peaslake Lane, Peaslake

Conversion of disused stable block into studio with w.c. facilities. Applicant: Mrs. C. Frohuch. Letter of objection to be sent to Guildford Borough Council – adverse effect on the adjacent Conservation Area and considered unneighbourly.

08/P/01599 Woodhouse Farm, Holmbury St. Mary

Ground and first floor extension with new dormer window at first floor level and further internal alterations. Applicant: Mr and Mrs. Vickerman. Letter of objection to be sent to Guildford Borough Council – out of character with the existing building and disproportionate increase in size due to cumulative increases in previous years.

08/P/01603 Tandawood, Crest Hill, Peaslake

Single storey rear extension, new front entrance porch and extended roof to provide enlarged accommodation at first floor incorporating additional dormers to front and rear. Applicant: Mr. R. Buckingham and Ms. T. Taylor. Letter of objection to be sent to Guildford Borough Council – disproportionate increase in size.

08/P/01614 Byways, Knobfield, Abinger Hammer

Replacement two storey dwelling with basement and timber decking balcony at rear at ground floor level following demolition of existing dwelling. Applicant: Ms. J. Gracie. Letter of objection to be sent to Guildford Borough Council – materially larger than the dwelling it replaces, especially with regard to height. Also out of character with its immediate surroundings, adverse impact on the Green Belt.

Consideration of Tree applications (including applications received after the agenda had been printed) – no applications had been received.

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

Proposed visit by Ms. Carol Humphreys, Guildford Borough Council – Ms Humphrey had accepted an invitation to visit Tanyard Hall to discuss planning matters and a suitable date will be confirmed in due course.

Preliminary email from Mr. M. Druce regarding the Committee's response to planning application 08/P/01374 Coombe End, Shere. Further email to follow for consideration by Councillors.

Letter from a neighbour regarding enforcement action for the demolition of an annexe at Knowle Farm, Shere. Acknowledgment to be sent.

Enforcement Action – no action required at present.

Consultation Documents for consideration.

Proposed changes to the draft Regional Spatial Strategy for the South East – closing date for representations 24th October 2008. To be considered at the next meeting.

Results of Planning Applications - Notification of planning decisions received from Guildford Borough Council:

08/P/01028 30a Tower Hill, Gomshall – two attached two storey two bed houses – approved.

08/P/01070 30 Queen Street, Gomshall - Relaxation of condition 6 of 05/P/0848 to allow the rear part of the garage to be used as an ancillary store – approved.

08/P/01094 Shere Village Club – new entrance porch plus additional fire exit and window – approved.

08/P/01120 6 East View, Pursers Lane, Peaslake – dormer window – approved.

08/P/01158 Tantony, Burrows Lane, Gomshall – bay window extension to kitchen – approved.

08/P/01201 Givendale, Felday Glade, Holmbury St. Mary – conversion of detached garage into ancillary accommodation – approved.

08/P/00428 Holmdale, Holmbury St. Mary – single storey extension – approved.

08/P/01147/8 Cotterell House, Shere – single storey rear extension, formation of rooms in the roof – approved.

08/P/01364/5 Cotterell House, Shere – change of use from redundant agricultural buildings to ancillary residential accommodation – withdrawn.

08/P/01378 Lane End Farm, Lawbrook Lane, Gomshall – erection of a replacement agricultural barn – approved.

Planning Inspectorate – no correspondence received.

Councillors' Business (for noting or inclusion on the agenda for the next meeting).

The following matters were raised:

Appletrees Cottage, Peaslake – overgrown hedge. S.C.C. to be informed.

Redundant buildings and containers at Pursers Farm – enquiries to be made regarding removal.

Halfpennies, New Road, Gomshall – date of Public Inquiry – not yet available.

Parking bays, Pathfields – further details received. Clarification to be sought from Guildford Borough Council.

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