

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 4th September 2009
in Tanyard Hall, 30 Station Road, Gomshall

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

Apologies for absence – none received.

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

Mrs Taylor Cotter declared a personal interest in 09/P/00149 – Little Chellyn.
Mr Carlisle declared a prejudicial interest in 09/T/00133 and left the room whilst this application was discussed.

09/T/00123 Felling of Hawthorn at the entrance to the Swimming Pool Field, Gomshall Lane, Shere – full Committee declared a prejudicial interest as the application has been submitted by the Parish Council. The application was not discussed at the meeting.

The Minutes of the meeting held on 24th July 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.

The member of the public present at the meeting outlined his concerns regarding application 09/P/01280.

Consideration of Planning Applications

09/P/01120 Landsdowne, Hound House Road, Shere - erection of two double garages, greenhouse/potting shed with associated hard surfacing with low garden walls, relocation of existing swimming pool following demolition of existing garage and greenhouse. Objection to be submitted to Guildford Borough Council – detrimental to the Green Belt and AONB in that the proposal is not comparable with the buildings being replaced and is over large in terms of height and visual bulk. In particular the size of the roof is excessive and should be no bigger than that required for the housing of the bat population.

09/P/01144 The Drey, Sutton Place, Abinger Hammer – Demolition of car port. Erection of first floor front extension to provide new stair location. No objection.

09/P/01149 Little Chellyn, Mackies Hill, Peaslake – detached two storey four bedroomed dwelling following demolition of existing dwelling and garage (additional information). Ward

Councillors' objection submitted to Guildford Borough Council between meetings – resiting of replacement dwelling would not result in an improvement to the appearance of the countryside contrary to the applicant's claim. Proposal will actually give a more suburban distribution of structures.

09/P/01203 Surrey Hills Micro Brewery, Old Scotland Farm, Staple Lane, Shere - two storey side extension. No objection.

09/P/01222 High House Farm, Church Lane, Shere – Listed Building consent for timber repairs to grade 2 non listed great barn and stone wall repairs/rebuilds to stone stable, long stable and workshop, all protected buildings within the curtilage of listed buildings, further to consents 08/P/00213 and 08/P/00214. No objection.

09/P/01225 & 09/P/01224 Pursers Lea Cottage, 6 Pursers Lea, Peaslake

Conservation Area Consent for single storey rear and side extension to house and single storey side extension to detached garage. Objection to be submitted to Guildford Borough Council – disproportionate increase given the origins of the building as a small shop.

09/P/01245 Hazeldene, Hoe Lane, Abinger Hammer – Certificate of Lawfulness for an existing use to establish whether a garage and summerhouse/shed have been in situ for more than four years. Left to Guildford Borough Council's Legal Department to consider.

09/P/01256 High House Farm, Church Lane, Shere - Erection of a detached EDF energy substation. No objection.

09/P/01262/3 Cotterell House, Hound House Road, Shere – Single storey rear extension plus Listed Building Consent. Objection to be submitted to Guildford Borough Council – proposal out of character with the AONB and the Listed Building.

09/P/01278 Hatchways Farm, Birches Lane, Gomshall – erection of two storey rear/side extension (renewal of 04/P/01018 approved on 30.6.2004). No objection.

09/P/01280 Redriff, Annisdowne Close, Abinger Hammer – single storey side extension, rear conservatory and erection of detached summerhouse following demolition of existing detached garage. Objection to be submitted to Guildford Borough Council – at present a small dwelling and therefore subject to the small dwellings' policy, disproportionate increase in size, unneighbourly, loss of openness of the Green Belt.

Consideration of applications received after the agenda had been printed

09/P/01297 The Old Squash Court, Upper Street, Shere

Variation of conditions 2 and 3 of 05/P/01692 approved 10.10.05 to allow non holiday letting and extend the maximum rental period from 8 months to 11 months per annum and ancillary accommodation to Coombe Side. Delegated to North Ward Councillors for consideration between meetings.

09/P/01311 Fulvenden Farmhouse, Horsham Road, Abinger Hammer

Lawful development certificate to establish whether the property has been used as a single dwelling house and not as a farm worker's cottage as approved under GU/R 1793-AK363 for a

continuous period in excess of 10 years from the date of this application. Left to Guildford Borough Council's Legal Department to consider.

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

09/T/00123 Entrance to Swimming Pool field, Gomshall Lane, Shere – fell one hawthorn tree – prejudicial interest and therefore no discussion as the Parish Council has submitted this application.

09/T/00131 Grove Cottage, The Square, Shere – fell one leylandi. No objection.

09/T/00133 Elvaston & The Chestnuts, Gomshall Lane, Shere - Fell one yew and one oak tree. Decision to be left in the hands of Guildford Borough Council's Arboricultural Officer.

Planning Correspondence received which may be of interest to the Committee – one letter received regarding application 09/P/01280.

Enforcement Action – Appletrees Cottage, Pursers Lane, Peaslake. Following an enquiry from a Councillor, the Clerk reported that she had spoken to Guildford Borough Council who had advised that the Enforcement Department will review the case once the time limit for the submission of an Appeal has elapsed.

Consultation Documents for consideration – Partial review of the Regional Spatial Strategy for the South East, provision for Gypsies, Travellers and Travelling Showpeople. Consultation document considered and Committee agreed that no comments will be submitted to the Government Office for the South East.

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

Planning Inspectorate

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 – appeal withdrawn. Enforcement Action appeal still active.

Review of Policy – Conduct of Parish Council Members at Site Visits. This policy was reviewed by all Members of the Planning Committee. It was resolved that no changes should be made to the original policy.

Councillors' Business (for noting or inclusion on the agenda for the next meeting) – no matters were raised.

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

The meeting closed at 7.58 p.m.