

SHERE PARISH COUNCIL

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

Minutes of the Planning Committee meeting held on 6 August 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors: R.Smith, M.Urban, M.Taylor-Cotter, B.Grover and B.Andrews
Also present: Assistant to the Parish Clerk: B.Greatrex and 1 member of the public.

Apologies for absence – apologies were received from Parish Councillors: R.Davey, M.Fontana, C.Carlisle and C.Brooke.

Declarations of Disclosable Pecuniary and Other Interests – M.Urban and M.Taylor-Cotter both declared a personal interest in application 14/P/01349 The Hurtwood Inn. M.Taylor-Cotter also declared a personal interest in applications 14/P/01249 Coombehurst and 14/P/01326 Old Vine Cottage.

The Minutes of the meeting held 16 July 2014 were amended to note that M.Urban's apologies had actually be received before the meeting but not reported and then were **APPROVED AND SIGNED** as a correct record.

Short adjournment to enable the public to address the Committee: Nothing was raised.

Consideration of Planning Applications:

14/P/01249 Coombehurst, Wonham Way, Peaslake

New attached garage to southern elevation. **OBJECT** on the basis of a disproportionate cumulative increase.

M.Taylor-Cotter declared a personal interest in this application.

14/P/01258 Blackstone, Hound House Road, Shere

Single storey side link extension between the main house and the existing out buildings plus the erection of two front facing dormer windows, lowering of the ridge height on the existing garage roof and minor alterations to the existing windows openings. **NO OBJECTION**

14/P/01264 The Hut, Mackies Hill, Peaslake

Proposed two story 4 bedroom replacement dwelling and detached garage (revision to 13/P/00127 approved 03/04/14 & 14/P/00535 refused 02/06/14) **OBJECT** on the basis that this would be an increase to two visible storeys to the rear elevation. There is also concern over a 2nd driveway being created as this will exacerbate drainage issues on the junction between Mackies Hill and Pursers Lane by increasing the amount of silt that will run from the hill behind.

14/P/01283 Lindeth house, Plaws Hill, Pealske

Two storey extension following demolition of bay windows, and addition of window facing east and French windows facing west. **NO OBJECTION.**

14/P/01309 Lansdowne, Hound House Road, Shere

Variation of Condition 2 of planning permission 12/P/02084 approved 01/02/2013. It was **DECIDED** that the Committee felt unable to comment due to the absence of the original plans.

14/P/01297 Little Lodge, Woodhouse Lane, Holmbury St Mary

Demolition of existing outbuilding and erection of an oak framed garage and log store. **NO OBJECTION.**

14/P/01349 The Hurtwood Inn, Walking Bottom, Peaslake

Extension of existing first floor link and reversal of staircase to give access to first floor of hotel from other downstairs areas. Minor internal alterations to room layout. **NO OBJECTION** however concern was expressed over the resulting increase in demand for parking spaces. The number of spaces has already been reduced due to the planning history of the property and there is little parking in the village.

M.Urban and M.Taylor-Cotter both declared a personal interest in this application.

14/P/01343 Oak Cottage, Peaslake Lane, Peaslake

Part two story, part single storey side and rear Extension following demolition of existing conservatory. **OBJECT** on the basis that this is harmful to the character of the settlement area.

14/P/01326 Old Vine Cottage, Ewhurst Road, Peaslake

Detached double garage. **NO OBJECTION** however it was **DECIDED** that a request should be put into Guildford Borough Council for a stipulation that should the property be split back into two the garage be split between the two properties.

M.Taylor-Cotter declared a personal interest in this application.

14/P/01334 22 Leather Lane, Gomshall

Rear conservatory. **NO OBJECTION.**

14/P/01371 1 New Road, Gomshall

Variation of condition 17 of planning application 12/P/01268, approved 25/10/2012, to allow the change in parking layout of plots 24-27. **NO OBJECTION.**

Confirmation of decision made by North Ward Councillors after delegation of the application:

14/P/01212 Burrows Croft, Birches Lane, Gomshall

Erection of first floor side extension, single storey rear extension and relocation of front door including an open entrance porch. **NO OBJECTION.** This was endorsed by all members of the Planning Committee present at the meeting.

Applications received after the agenda had been printed:

14/P/01400 Spinners, Church Hill, Shere

Variation of Condition 2 of planning application 13/P/02021 approved 17/02/2014. **NO OBJECTION** however it was **DECIDED** that Guildford Borough Council should be asked to include a condition that the properties could not be occupied until the temporary access had been removed and the hedge replanted.

14/P/01413 Gomshall Stores, 49 Station Road, Gomshall

Erection of a dwarf brick wall with railings above along the front boundary incorporating a vehicular gate and a pedestrian gate. **NO OBJECTION**.

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

14/T/00174 Shere Recreation Ground, Upper Street, Shere

Tree roots from two Oak and one Horse Chestnut trees bordering two tennis courts to be removed to a depth of 150mm and installation of a root barrier to a depth of one metre.

It was **REPORTED** that due to time constraints this application had been circulated to all North Ward members and a letter of **NO OBJECTION** had been sent to Guildford Borough Council. This decision was endorsed by all members of the Planning Committee present at the meeting.

Planning Inspectorate Appeal Decisions: It was **REPORTED** by B.Andrews that the Hollybush Tavern appeal had been refused. It was **DECIDED** that the assistant Clerk obtain a hard copy of this appeal.

Local Plan:

It was **REPORTED** that background documents known as topic papers had now been published setting out how the key strategy within the draft Guildford Borough Local Plan had been developed. These can be viewed at www.guildford.gov.uk/topicpapers.

The Assistant Clerk reminded the Committee that Parish Councillors had been invited to a workshop for Parish Councillors to discuss the Local Plan due to be held at G-Live, Guildford on Monday 11th August. It was **DECIDED** that the Assistant Clerk would confirm R.Smith's attendance.

The Assistant Clerk also reminded the Committee that a formal response to the Draft Local Plan needed to be made before the end of the consultation period on 22nd September 2014. It was **DECIDED** that R.Smith and R.Davey would look at drafting this response. Any Parish Councillor's input was welcomed.

It was brought to the attention of the Committee that a hard copy of the Draft Local Plan was now available in the Parish Council office.

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

The Assistant Clerk **REPORTED** that two letters of response had been received from Guildford Borough Council. The first was a response to the concern expressed by Shere Parish Council Planning Committee that planning deadlines were not being met. The second

clarified the decision making process applied in application 14/P/00293 Little Cotterell, Certificate of Lawfulness.

It was DECIDED that both letters would be circulated to the Planning Committee members and the member of the public present at the meeting.

Enforcement Action: None.

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

M.Urban – Suggested that reports were made to the Committee on planning decisions made by Guildford Borough Council. It was **DECIDED** that the Assistant Clerk would put together 3 monthly reports on this.

Date of the next Planning meeting: 3 September 2014, 7.30pm at Tanyard Hall