



SHERE PARISH COUNCIL

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

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**Minutes of the Planning Committee meeting, held on
Tuesday, 14 April 2015
Holmbury St. Mary Village Hall, Felday Glade,
Holmbury St. Mary, Dorking RH5 6PG**

MINUTES

Present: Parish councillors: R Smith (Chairman), M Taylor-Cotter, M Urban, R Andrews, R Davey, C Carlisle and Assistant to the Parish Clerk: S Hoyland

Apologies for absence: Apologies were received from Brian Grover

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda.

M Taylor-Cotter declared a personal interest in items **15/P/00385** 3 Heathrow, Gomshall and **15/P/00397** 33 Station Road, Gomshall

R Andrews declared a pecuniary interest in item **15/P/00346** Land Adjacent to The Old Post Office, Horsham Road, Hombury St. Mary (Mr Andrews left the meeting for the discussion of this application)

R Smith declared an interest in item **15/P/00496** 6 Felday Houses, Felday Road, Holmbury St. Mary (Mr Smith left the meeting for the discussion of this application)

Approval of the Minutes of the meeting held on 4th March 2015 **APPROVED AND SIGNED** as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Consideration of Planning Applications:

15/P/00346 Land Adjacent to The Old Post Office, Horsham Road, Holmbury St. Mary
Erection of a three bedroom dwelling house. A short address was made by the applicant. **DELEGATED** to South East Ward Councillors and R Davey (Chairman of the Council)

15/P/00364 Woodview, 23 Station Road, Gomshall

Erection of three terrace houses with car port and associated parking following demolition of existing house and garage - Short address from neighbour regarding access to the property and height of carport. **NO OBJECTION** in principal, but Considerable reservations regarding the safety of access during the building works and thereafter. It was **NOTED** that a layby would be a possible improvement and that more consideration should be given to the height of the carport or indeed, if just parking bays would be more appropriate. It was also **NOTED** that a Comprehensive Development could apply to this property, 33 Station Road and The Tannery development.

15/P/00397 33 Station Road, Gomshall

Erection of a part two storey side/rear extension and single storey rear extension following demolition of rear extension and outbuildings. **NO OBJECTION** in principal but **NOTED** a Comprehensive Development could apply to this property, 23 Station Road and The Tannery development.

15/P/00342 Land at Rad Farm, Rad Lane, Abinger Hammer

Consultation from Mole Valley District Council for the creation of a new access. **NO OBJECTION**, but it was **REQUESTED** that it be limited to agricultural use, with no track or drive.

15/P/00340 Vachery Cottage, Hook Lane, Shere

Raising of roof, new front porch, changes to fenestration and internal alterations. **NO OBJECTION**

15/P/00349 Lavender Cottage, Felday Glade, Holmbury St. Mary

Erection of first floor extensions over existing single story extension, addition of two bay windows to the front of the property and the creation of a cellar. **NO OBJECTION** but it was stated that there were concerns with health and safety, in particular with regards to the practicalities of a cellar, due to the steep angle of the slope (see Reported Enforcement ref: EN/15/00048) There were also concerns, regarding access for the work.

15/P/00329 1 Albion Cottages, Horsham Road, Holmbury St. Mary

Erection of a new single story side/rear extension and new porch with WC following demolition of existing conservatory and porch. **NO OBJECTION** but it was suggested that the fascia on the flat roof would be harmful to the character of the property.

15/P/00354 Tudor Barns, 45 Station Road, Gomshall

Listed building consent for the installation of a mezzanine level in the upper barn to provide additional habitable space. Internal alterations to the downstairs w/c cloakroom to provide a shower. **NO OBJECTION** subject to conservation officer approval.

15/P/00365 Summerdown Cottage, Lower Street, Shere

Erection of replacement rear conservatory (retrospective application) **NO OBJECTION**

15/P/00363 Wychanger, Hook Lane, Shere

Two storey rear extension and rear Juliet balconies. Single storey infill extension between house and garage. Extension to side of garage and first floor front gable and extension following demolition of rear conservatory and side additions and rear entrance to garage (amendment to 14/P/02061 approved 30/01/2014 showing increase in width of rear extension and rear Juliette balcony, amendments to the west and north elevations, change to front entrance porch, and the addition of a lantern roof light to the infill extension). **NO OBJECTION**

15/P/00385 3 Heathrow, Gomshall

Proposed single storey side and rear extensions following demolition of car port. **NO OBJECTION**

15/P/00420 Hatchways Farm, Birches Lane, Gomshall

Erection of single storey rear extension following demolition of existing conservatory. **DELEGATED** to North Ward Councillors

15/P/00439 Copse Cottage, Westfield, Abinger Hammer

Demolition of existing dwelling and replacement with four bedroom detached house. **DELEGATED** to South East Ward Councillors

MEETING ADJOURNED UNTIL AFTER THE COUNCIL MEETING

Consideration of Applications received after the agenda had been printed – details available at the meeting.

15/P/00490 Tudor Cottage, Raikes Lane, Sutton Abinger

Listed building consent for repair and replace rotten areas in timber frame with seasoned oak. Remove previous unsuitable cementitious and mastic repairs and where appropriate replace with non-hydraulic lime mortar. **NO OBJECTION**

15/P/00496 6 Felday Houses, Felday Road, Holmbury St. Mary

Single storey rear extension and two storey side extension. **NO OBJECTION**

15/P/00499 Lane End Farm, Lawbrook Lane, Gomshall

Conversion of farm buildings with extension to Unit 2 to create two 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 **DELEGATED** to South West Ward and Chairman

15/P/00527 Felday Chapel, Horsham Road, Holmbury St. Mary

Change of use and conversion of Felday chapel to residential, to be used as additional accommodation for Livery Cottage. External alterations to include repair porch, roof and windows and replace door **DELEGATED** to South East Ward and Chairman

15/P/00528 Rad Farm, Rad Lane, Abinger Hammer

Erection of two detached dwellings following demolition of the existing dwelling and commercial buildings. Shere Parish Council has an interest, therefore **NO COMMENT**

15/P/00535 Orchard Cottage, Pursers Lane, Peaslake

Single storey front and two storey side extension incorporating dormer windows to front and rear. Replacement of rear flat roof with pitched roof. **NO OBJECTION** but it was suggested that the condition that the sewage system should be reviewed.

15/P/00558 Holly Bush Tavern, Holmbury Hill Road, Holmbury St. Mary

Removal of condition 11 (code for sustainable homes) of 14/P/01994 approved 19/12/14 as this condition does not apply to conversions. **NO OBJECTION**, however it was proposed that those physical standards that are attainable and are in line with the code should still be insisted on.

Consideration of Tree Applications including those received after the agenda had been printed – details available at the meeting.

15/T/00044 Burrowdown, Upper Street, Shere

Application to crown thin T1 Maple by 5% and crown reduce to 8 metres high and 6 metres wide, fell T2 and T4 Leylandii, and crown thin T3 Robinia by 10% and crown reduce to 12 metres high and 8 metres wide. **NO OBJECTION**

Appletrees Cottage, Pursers Lane, Peaslake

Reduce canopy by up to 25% on Oak tree (TPO 13 of 1998 P1/201/423) **LEAVE TO ARBORICULTURE OFFICER**

Planning Inspectorate Appeal Decisions

14/P/01157 & 14/P/02134 Ringwood Cottage, Holmbury Hill Road, Holmbury St. Mary

Proposed division of existing dwelling into two dwellings. Erection of side extension to provide parking and garages with accommodation over. Fenestration alterations to front and rear elevation – Objections were sent to the Planning Inspectorate 11th March 2015 and accepted. **NOTED**

14/P/00549 Northdown Cottage, Plaws Hill, Peaslake

Erection of single-storey conservatory – the appeal is **DISMISSED**

Local Plan update

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

Summary of Development Proposals for Wisley Airfield by Wisley Property Investments Ltd
Chairman to review proposals

Reply to GBC regarding their plan to no longer supplying hard copies of Plans to Parish Councils **NOTED**

Enforcement Action

Moonrise and Sunnyside, Mackies Hill, Peaslake – ENFORCEMENT for extensive Wall and early deliveries.

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

Piglets, Pursers Lane Peaslake. The email of 25/3/15 was **NOTED**

Date of the next Planning meeting: Thursday, 21st May 2015 at Tanyard Hall, starting at 6.30pm.