

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 on 2 April 2014 at Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors R Smith (Chairman), C Brooke, M Fontana, M Taylor-Cotter and M Urban and the Clerk: J Millett.

Apologies for absence – apologies were received from Parish Councillors B Andrews, B Grover, C Carlisle and R Davey.

Declarations of Disclosable Pecuniary and Other Interests – Cllr M Urban declared a pecuniary interest in application 14/P/00452 Woodhouse Farm, Rad Lane, Peaslake, and left the room during discussion of the application. Cllr C Brooke declared a personal interest in application 14/P/00523, Netley Mill Pumping Station.

The Minutes of the meeting held on 12 March 2014 were **APPROVED AND SIGNED** as a correct record.

Consideration of Planning Applications:

14/P/00434 Burrows Lea Farmhouse, Burrows Lea Farm, Hook Lane, Shere GU5 9QQ
Erection of a replacement dwelling. **NO OBJECTION.**

13/P/00462 Bowbrooks, Ewhurst Road, Peaslake GU5 9RW
Single garage infill link and conversion of existing outbuilding to hobby room. **OBJECT** as application represents an over-development of the site. Also, the elongated built form would be harmful to the character of the Conservation Area.

14/P/00455 Wylton, Goose Green, Gomshall GU5 9LL
Erection of detached double garage. **NO OBJECTION.**

14/P/00452 Woodhouse Farm, Rad Lane, Peaslake GU5 9PB
Erection of a garden machinery store following demolition of existing store. **NO OBJECTION.**

Applications received after the agenda had been printed:

14/P/00523 The Netley Mill Pumping Station
Extension to Pumphouse building following recent demolition of existing extension. **NO OBJECTION.**

14/P/00520 Corran, Crest Hill, Peaslake
Proposed additional garage bay to existing car port. **NO OBJECTION.**

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

14/T/00047 Land at rear of Shere Surgery adjacent to Mill Pond, Gomshall Shere
Leave decision to the Borough Council's Arboricultural Officer.

Planning Inspectorate Appeal Decisions: none

Local Plan:

It was **NOTED** that S Parker, representing the Guardians of the Green Belt, had been accepted as a speaker at the Borough Council's Scrutiny Committee, on 3 April. She had asked the Parish Council whether there was any particular issue that the Parish Council would want her to raise. It was **AGREED** that the following clarification of the Council's key points in relation to inseting be passed to her for use when addressing the Scrutiny Committee.

'Inseting **IS** a significant change from the settlement area approach. Currently new building is allowed under a concession that loosens the national policy, whereas inseting removes that national level protection. The current opportunity to build is therefore weaker, but with inseting back-land development for example would be easier.

Currently new development is restricted to infilling on land substantially surrounded by existing development, which would no longer be the case with inseting. There is also at present a requirement that development does not harm the character or appearance of the area, and this restriction would be removed by inseting.'

It was **NOTED** that housing targets were likely to be revised in light of criticisms received by the Borough Council on the methodology of the Strategic Housing Marketing Assessment.

It was **NOTED** that a meeting with the Borough Councillors Stephen Mansbridge and Monika Juneja to discuss the draft Local Plan and its impact on villages was being reorganised and the Clerk would keep R Davey, C Carlisle and R Smith informed of developments.

Planning Correspondence received which may be of interest to the Committee – none.

Enforcement Action: planning enforcement be advised that the correct siting of the new garage at Pilgrim's Garth, Upper Street, Shere, be checked.

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

C Brooke – Re: skate-ramp on Shere Recreation Ground - a planning application had been submitted for the siting of the skate-ramp, together with a tree application to cut off a tree limb over-hanging the proposed skate-ramp.

C Brooke – suggested that at least three councillors should look at and comment on planning applications at meetings of the Planning Committee – this Committee was sympathetic to this approach.

R Smith – re: meeting of Guildford Borough Council’s Planning Committee regarding construction of dwelling to rear of Kinghams restaurant, Gomshall Lane, Shere – noted Chairman had attended; the dwelling was in line with the two neighbouring properties and, as such, had been regarded as infilling and the application was subsequently approved.

Date of the next Planning meeting: Wednesday 23 April 2014 at 7.30pm.