

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 29 January 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors R Smith (Chairman), and M Taylor-Cotter, B Grover M Fontana, M Urban R Davey and the Clerk: C. Howard. 7 members of the public were present.

Apologies for absence – apologies were received from Parish Councillors, C Brooke, Bob Andrews.

Declarations of Disclosable Pecuniary and Other Interests – Cllr Taylor Cotter and Cllr Michael Urban declared a personal interest in 14/P/00011

The Minutes of the meeting held on 18 December 2013 were **APPROVED AND SIGNED** as a correct record.

Short adjournment to enable the public to address the Committee:

A spokesman for the residents of Crest Hill highlighted the concerns about the current planning application 13/P/00038. The new house has created major changes to the ground levels of the property. The creation of the new patio, is now significantly higher than the original ground level and is now creating an observation platform into other neighbour's gardens and is considered unneighbourly and over dominant in this rural area.

The neighbours were also concerned that this application was retrospective and was originally done without seeking planning permission until an enforcement notice was put in place. The neighbours were also concerned that most of the shrubs and trees had been removed from the site especially the front hedge, bordering the road at Crest Hill.

The residents produced pictures to accompany their statement, which they agreed to email through to the Clerk for reference.

Consideration of Planning Applications:

14/P/00038 Belmont, Crest Hill, Peaslake GU5 9PE

Construction of an area of patio/decking set below the ground floor of the newly constructed house and level with prevailing ground levels around the house. The decking will be raised in excess of 30cm above the existing ground level as the site slopes down around the northwest corner and across part of the rear.

The Committee **STRONGLY OBJECTED** to this application on the grounds that it was unneighbourly and compromised the privacy of neighbouring properties. The Committee felt that even with screening the patio compromised the openness of the greenbelt, especially as shrubs could be removed at a later stage. It was felt that the patio should be reinstated at the original ground level, in line with the neighbouring properties.

The Committee also requested the reinstatement of the front hedge with another mature hedge to replace the one that was removed along Hill Crest.

This was agreed unanimously by the Committee.

**14/P/00069 Home Farm, Rad Lane, Abinger Hammer RH5 6QZ
Continued use of mobile home for a further period of two years to be occupied during construction of replacement dwelling.**

The Committee expressed **NO OBJECTION** to this application provided that the new house was currently still unoccupied and that this is checked on a regular basis by Enforcement Officers during the two year extension period. Also, that the use of the mobile home ceases when the house becomes occupied or after two years, whichever is the sooner.

Applications received after the agenda had been printed:

**14/P/00109 Copperkins, Burrows Cross, Shere, GU5 9QF
Erection of chalet style detached dwelling, construction of new access and parking for two cars on land adjoining Copperkins.**

The Committee felt that the creation of a new dwelling in the Green Belt is fundamentally inappropriate by definition. It has a very detrimental effect on the openness of the Green Belt and is contrary to current legislation relating to the Green Belt and the Area of Outstanding Natural Beauty, which the Planning Authority has a duty to protect.

The fact that a family member of the applicant cannot afford to buy a house in the area does not in any way constitute special circumstances.

The location is unsustainable being remote from village infrastructure. Rather than infilling, it extends development towards the more open area to the south and does not fall within the settlement boundary.

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

**14/T/00009 Ringwood Cottage, Holmbury Hill Road, Holmbury St Mary RH5 6NP
Application to fell storm damaged Cedar tree (Holmbury Conservation Area)**

NO OBJECTION

**14/T/00011 The Hurtwood Inn, Walking Bottom, Peaslake GU5 9RR
Crown reduce Sycamore Tree back to previous point of pruning as tree is now in close proximity to the hotel and neighbouring properties (Peaslake Conservation Area).**
Cllrs Taylor-Cotter and Urban declared a non-pecuniary interest in this item.

NO OBJECTION

Planning Inspectorate Appeal Decision

13/P/01082 Hoe House, Franksfield, Peaslake GU5 9SR

Erection of a stable building to provide 10 stables, tack room/store, and 2 wash bays for domestic equestrian use following demolition of existing stable block. – NOTED. No further comments.

Local Plan

The Chairman highlighted the fact that the Council was invited to a meeting of the Parishes, led by Normandy Parish Council on Monday 3rd February. It now transpires that Guildford Borough Council have invited the Parish Councils to a meeting at exactly the same time to discuss the Strategic Housing Market Assessment (SHMA) document.

It was **AGREED** that the Chairman, Cllr Roy Davey and the Clerk, Joy Millett, would attend the Parishes meeting in Normandy and the Chairman of Planning, Cllr Raymond Smith and Assistant Clerk, Chris Howard would attend the SHMA meeting.

The Clerk highlighted four emails from Guildford Borough Council regarding the Local Plan that has been circulated to Councillors, regarding the SHMA and affordable housing. A document from the owner of Wisley Airfield was also circulated.

Planning Correspondence received which may be of interest to the Committee

1. Open Spaces Society request for information related to Hollybush Tavern and the creation of parking on the common.

The Clerk read out a request by Open Spaces Society for clarification as to the Council's position over this issue and to send them the relevant minutes.

It was **AGREED** that the Clerk would forward the Open Spaces Society the relevant minutes and explanation of our procedures regarding pre-consultations.

ACTION: Clerk to forward relevant minutes and explanation to OSS.

2. Query over an illegal fence at Blue Bell Corner- opposite Francis Corner on Combe Lane.

A local resident has emailed over concerns that an illegal fence has been erected over common land on this site. It was **AGREED** that the Clerk should speak to the Enforcement team at Guildford Borough Council.

ACTION: Clerk to speak to GBC Enforcement team for update on this issue.

3. Surrey Hills AONB Management Plan Consultation

The Clerk highlighted the importance of this document in the future and it was **AGREED** that although some Councillors had responded as individuals, it was important for the Council to be responding formally. Several Councillors had fed back their responses to the Clerk, who had collated this into one document which was **APPROVED**. It was agreed that any further comments could be made by 30/1/14 before the Clerk sent off the response.

ACTION: Clerk to send formal response from Council to Surrey Hills AONB unit.

Enforcement Action

None.

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

1. Peaslake Councillors expressed concern that a new fence had been put up on the bridleway and queries whether this was legal. It was **AGREED** that Councillors would measure the exact height of the fence and report back to the Clerk.

ACTION: Peaslake Councillors to measure height of fence and report to Clerk.

2. Query over whether student housing is included in the new housing numbers for Guildford Borough.

ACTION: Clerk to ask Planning Department if student housing is included in the new housing figures for Guildford.

Date of the next Planning meeting: Wednesday 19th February 2014 at 7.30pm.

Meeting closed at 8.55pm

C.Howard 30.1.14