

# **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 6 September 2013 in Tanyard Hall, 30 Station Road, Gomshall**

**Present:** Parish Councillors R Smith (Chairman), M Taylor-Cotter, R Davey, M Urban, B Grover and the Clerk: J Millett.

**Apologies for absence** were received from Parish Councillors R Andrews, C Brooke, B Cohen

**Declarations of Disclosable Pecuniary and Other Interests** – M Taylor-Cotter declared a personal interest in relation to Badgers Walk, Broadfield Road, Peaslake and to High Steeps, Peaslake Lane, Peaslake.

**The Minutes** of the meeting held on 15 August 2013 were **APPROVED AND SIGNED** as a correct record.

### **Consideration of Planning Applications:**

#### **13/P/01376 Badgers Walk, Broadfield Road, Peaslake**

The erection of a Tractor Shed on agricultural land adjacent to Badgers Walk. **NO OBJECTION.**

#### **13/P/01383 High Steeps, Peaslake Lane, Peaslake**

Single storey side extension. **NO OBJECTION.**

#### **13/P/01386 Heathersage, Crest Hill, Peaslake**

Erection of a Garden Room in rear garden. **NO OBJECTION.**

#### **13/P/01390 13 Felday Houses, Holmbury St Mary**

Single storey relocatable modular building comprising bedroom, bathroom and lobby for use by a disabled person following demolition of existing detached garage. **NO OBJECTION.**

#### **13/P/01410 Oakridge Nurseries, Hoe Lane, Peaslake**

Two-storey partially submerged four bedroom dwelling and detached garage/garden store together with landscaping following demolition of existing office and greenhouse structures. It was **AGREED** that this development would be fundamentally inappropriate in the Green Belt and it would require a Change of Use.

#### **13/P/01411 35 Leather Lane, Gomshall**

Erection of a rear conservatory. **NO OBJECTION.**

#### **13/P/01414 Peaslake Surgery, Peaslake Lane, Peaslake**

Construction of a new detached house and attached garage with a roof terrace over the garage following demolition of the existing surgery. **OBJECT** to loss of commercial premises.

Also, access to the development would be difficult and any loading/unloading would cause traffic disruption along this narrowest part of Peaslake Lane, as well as creating a further hazard for school children who walk along this section of road. The development would require a Change of Use.

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

**13/P/01457 Oak Trees, Burrows Lane, Shere**

Erection of an oak-framed garage and car port. **NO OBJECTION.**

**13/P/01474 North Hanger, Colekitchen Lane, Gomshall**

Construction of new detached dwelling and double garage following demolition of existing detached dwelling and associated out buildings. **OBJECT** as there would be an unacceptable visual impact on Cole Kitchen Lane and the adjacent bridleway.

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

**13/T/00180 Havenwood, Peaslake Lane, Peaslake**

2 lime trees – pollard back to previous pollard points; 3 beech trees – reduce height by approx. 6 m. Work would keep the roadway clear and allow more light into the garden. (note: overhanging Peaslake Conservation Area). **NO OBJECTION.**

**13/T/00190 Upper Garth, Upper Street, Shere**

Application to remove dead Witch Hazel tree (Shere Conservation Area). **NO OBJECTION** provided evidence is given that the tree is dead.

**Planning Inspectorate Appeal Decision**

**13/P/00060 Tilebarn, Franksfield, Peaslake**

Single-storey orangery extension to side elevation. The appeal against Guildford Borough Council's decision to refuse this application, was dismissed. **NOTED.**

**Local Plan –Settlement Hierarchy and Settlement Profiles**

The Chairman gave a position statement, stating that the Green Belt review, was of great concern because it could have a major impact on Shere within the next few years. The review included consideration of the removal of villages from the Green Belt, which would mean that they would only have the same levels of protection as urban areas. The review argued that Shere and Gomshall should be removed from the Green Belt. If they were, this could facilitate the extension of building into the adjoining Green Belt at future Local Plan reviews. It was **RECOMMENDED TO COUNCIL** that Guildford Borough Council is asked to withdraw the Green Belt review document and give details of the stages of the consultant's work that were undertaken using erroneous data. It was noted that there was to be a public consultation in October and the Parish Council could make a detailed submission at that point and could comment on the Draft Plan after that. In the meantime, evidence for the Parish Council's submission could be pulled together and it was **AGREED** that the Chairman take the lead on this, with some help from North Ward councillors.

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

**Enforcement Action** – none reported.

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

**Belmont, Crest Hill, Peaslake** - M Urban reported that a new Huf Haus was being developed and that people were living in a caravan, on the site, and not sticking to agreed hours of work. M Urban was requested to provide details to the Clerk who would report the matter to the Enforcement Team.

**Date of the next Planning meeting:** 7.15 p.m. 26 September 2013.