

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 7 November 2013 in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors R Smith (Chairman), R Davey, R Andrews, and M Taylor-Cotter, M Urban, B Grover, C Brooke and C Carlisle for part of the meeting and the Clerk: C. Howard. No members of the public were present.

Apologies for absence – no apologies were received from Parish Councillor, C Brooke sent apologies for late arrival.

Declarations of Disclosable Pecuniary and Other Interests – Cllr Davey declared a personal interest in 13/P/01719. Cllr Taylor Cotter declared a personal interest in 13/P/01769 and 13/P/01806. Cllr Smith declared a personal interest in 13/T/00255.

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

Consideration of Planning Applications:

13/P/01719 Denton Barn, Upper Street, Shere, GU5 9JE

Full and Listed Building Consent for change of use of the attached building from ancillary residential use to a separate dwelling, removal of internal walls and partitions, new internal doorway from garage to entrance hall and infilling a window.

Cllr R Davey declared a personal interest.

OBJECTION – The Council objected to this application on the grounds that it was the creation of a new separate dwelling within the greenbelt. Three objections. One in support of application and one abstention from Cllr Davey.

Cllr Brooke arrived for the meeting at 7.45pm.

13/P/01769 Old Vine Cottage, Ewhurst Road, Peaslake, GU5 9RW

Detached Double Garage.

Cllr Taylor- Cotter declared a personal interest.

The Council expressed **NO OBJECTION** to this application but wished to express a concern that it may be a disproportionate cumulative increase.

13/P/01767 Shepherds Hill, Broadfield Road, Peaslake GU5 9TB

Detached two storey five bedroom dwelling with basement and integral double garage following demolition of existing dwelling.

The Council expressed an **OBJECTION** to this application. The proposals were harmful to the character of the Area of Outstanding Natural Beauty and the openness of the Greenbelt. There was also concern expressed about the level of light pollution created by the proposals.

13/P/01786 Usherwood, Sutton Place, Abinger Hammer, RH5 6RP
Glass enclosure of existing roofed area of the sun terrace and replacement door.
NO OBJECTION

13/P/01787 Usherwood, Sutton Place, Abinger Hammer, RH5 6RP Listed building consent for a Glass enclosure of existing roofed area of the sun terrace and replacement door.
NO OBJECTION

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

13/P/01806 Bentleys, Hound House Road, Shere, GU5 9JH. Proposed replacement ancillary outbuilding.
Cllr Taylor-Cotter declared a personal interest.
NO OBJECTION

13/P/01859 Hollytree Cottage, Parklands, Shere, GU5 9JQ. Two storey side extension to create a single ground floor study room and a first floor bedroom.
NO OBJECTION

13/P/01865 4 Burrows Cross House, Burrows Cross, Shere, GU5 9QF. Listed Buildings consent for removal of a section of internal wall and works to internal wall together with refurbishment of kitchen.
NO OBJECTION.

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

13/T/00255 The Copper Beech, Walking Bottom, Peaslake GU5 9RR
Copper Beech T1 – prune by 15- 20% and crown thin by 10-20% (Tree Preservation Order P1/201/304.
Cllr Smith declared a personal interest.
NO OBJECTION.

Planning Inspectorate Appeal Decision

None

Local Plan –Settlement Hierarchy and Settlement Profiles

The Chairman reminded Councillors that the date for the public meeting on the draft Local Plan proposals was to be held on Friday 22nd November at 7.30pm at Shere Village Hall. The Clerk reported that she had attended a briefing meeting at Guildford Borough Council on Monday 5th November. The Leader of the Council, Cllr Stephen Mansbridge had explained why there was a need for a new Local Plan and asked Parish Councils to assist them in raising awareness of the consultation.

The Head of Planning, Carol Humphrey stressed the importance of the consultation and said that the Council were not interested in petitions or duplicated letters. They wanted hard facts

and figures and individual letters from residents. She stressed the importance of directing residents to the website to answer the questionnaire.

Workshop dates were publicised throughout November. Closing date for comments is 29 November 2013.

Parish Councillors main concern at the meeting was about the concept of “insetting” or taking out of the villages from the greenbelt and also the lack of definition of the concept of “openness” in the greenbelt. Some villages were proposed to receive a 50% increase in housing numbers. Concern was expressed over lack of infrastructure to cope with these increases – especially in the rural area.

Planning Correspondence received which may be of interest to the Committee

1. Email from Guildford Borough Council reminding the Council of the dates for the workshops on the draft Local Plan.
2. Normandy Parish Council emailed proposed dates for Parishes to meet to discuss Local Plan as 21st or 25th November.

Enforcement Action

Beaufort Mews, Shere

Enforcement Officer is still trying to contact the owner but he has revisited the site and is continuing to pursue this issue.

Feldmore Cottage, Horsham Road, Holmbury St Mary- construction of lake

Clerk has asked the Enforcement Officer to investigate.

Rad Lane Cottage, Rad Lane, Peaslake – construction of garage

After some confusion regarding the exact location and specifics of the case, this was clarified by Cllr Taylor –Cotter and the Enforcement Team will now be contacted.

ACTION: Clerk to contact the Enforcement Team regarding the building of a garage without Planning Permission.

Memorial Ground site, Pasturewood Road.

Clerk confirmed that a request to be kept informed of developments had been sent and acknowledged by Mole Valley District Council.

Pursers Lea

Enforcement Officer has emailed to say he has been allocated this case.

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

Construction of a raised patio without planning permission, Belmont, Crest Hill, Peaslake.

Councillors asked to be kept informed of this enforcement.

ACTION: Clerk to contact Enforcement Officer to request the Council is kept informed of progress.

Date of the next Planning meeting: 7.15 p.m. 29 November 2013.

Meeting closed at 8.30pm.