

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 3 July 2014 at 7.15pm in Peaslake Memorial Hall, Walking Bottom, Peaslake

Present: Parish Councillors: R.Smith, M.Urban, M.Taylor-Cotter, C.Carlisle, B.Grover and M.Fontana. Also present for part of the meeting: C.Brooke and R.Andrews. In attendance: Assistant to the Parish Clerk: B.Greatrex, Parish Councillor J.Collin and 3 members of the public.

Apologies for absence – apologies were received from Parish Councillor: R.Davey.

Declarations of Disclosable Pecuniary and Other Interests – C.Brooke declared a personal interest in 14/P/01052 Pilgrims Halt, 14 High View, Gomshall. M.Taylor-Cotter declared a personal interest in 14/P/01045 Woodhouse Farm, Rad Lane, Peaslake. M.Urban declared a pecuniary interest in the same application.

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

Short adjournment to enable the public to address the Committee: As members of the public had turned up to discuss specific items on the agenda, it was **DECIDED** that they would be invited to address the Committee on an application by application basis.

Consideration of Planning Applications:

14/P/01052 Pilgrims Halt, 14 High View, Gomshall

Two storey front/side extension and a single storey front extension following demolition of existing conservatory. **NO OBJECTION.**

C.Brooke declared a personal interest in this application.

14/P/01045 Woodhouse Farm, Rad Lane, Peaslake

Proposed replacement garden machinery store. **NO OBJECTION.**

M.Taylor-Cotter declared a personal interest in this application. M.Urban declared a pecuniary interest in this application and left the room while the application was discussed.

14/P/01021 Denton Barn Loft, Upper Street, Shere

Certificate of Lawfulness for an existing use, to establish whether ‘Denton Barn Loft’ has been used as a separate self-contained dwelling for more than four years. **NO COMMENT.**

14/P/01022 Denton Barn, Upper Street, Shere

Certificate of Lawfulness for an existing use, to establish whether ‘Denton Barn’ has been used as a separate self-contained dwelling for more than four years. **NO COMMENT.**

14/P/01040 Pipers Lea, Holmbury Hill Road, Holmbury St Mary

Erection of a two bay garage with log store and relocation of existing oil tanks (revision to 13/P/02181 refused 21/02/2014). **OBJECT** on the basis that the size of the property has already increased excessively, this would be a grossly disproportionate cumulative increase.

14/P/01073 Burrows Lea Farmhouse, Hook Lane, Shere

Erection of a replacement dwelling following demolition of existing. Repositioning of stable block, new pool building & workshop and increased hardstanding for parking/turning (revision to 14/P/00434 approved 23/05/14). **NO OBJECTION**.

14/P/01132 Manor Cottage, Upper Street, Shere

Formation of a drive leading off existing access with parking area within Manor Cottage. **NO OBJECTION**. Shere Parish Council would like to express concern that the existing entrance to the property be retained in the wall despite being out of use. The property is in a conservation area therefore the character of the property should be maintained.

14/P/01133 Manor Cottage, Upper Street, Shere

Listed Building Consent for formation of a drive leading off existing access with parking area within Manor Cottage. **NO OBJECTION**. Shere Parish Council would like to express concern that the existing entrance to the property be retained in the wall despite being out of use. The property is listed therefore the character of the property should be maintained.

14/P/01140 Pilgrims Garth, Upper Street, Shere

Removal of Condition 4 of application 12/P/01450, approved 16/10/14. To allow the rear garage rooflights to be fitted with clear glazing. **OBJECT** on the basis that the removal of the condition would be un-neighbourly. Shere Parish Council supports the retention of the condition.

Applications received after the agenda had been printed:

14/P/01157 Ringwood, Holmbury St Mary

Division of Ringwood Cottage into two dwellings, with extension to form new third dwelling and fourth new dwelling in grounds.

14/P/00175 Little Cotterell, Hound House Road, Shere

Erection of a six bedroom replacement dwelling.

Nicky Brookes the owner of Little Cotterell addressed the Council. She explained that there was currently planning permission under permitted development for a two storey extension to the front of the property, a basement and a single storey rear extension which the owners had every intention of building and foundations had in fact already been laid. The current application was for the erection of a replacement dwelling that would be exactly the same dimensions as this. The replacement dwelling would be a more sustainable property and the construction of this would be quicker and less disruptive than the construction of the extensions under permitted development. Under permitted development the extensions could not be rendered or tile hung but planning permission for a replacement dwelling would allow this, making the new property more in keeping with the original property. It was **AGREED** that a site visit be arranged to assess the age of the current dwelling.

It was also **AGREED** that an explanation be sought from Guildford Borough Council as to how an extension that resulted in the property being made 5 times the original size could be allowed under permitted development.

Due to the size and complexity of both applications received after the Agenda had been printed the Councillor's had not had an opportunity to properly consider these applications. It was **AGREED** that consideration of both applications be deferred to the next planning committee meeting on 16 July 2014.

Consideration of Tree applications including those received after the agenda had been printed. – None.

Planning Inspectorate Appeal Decisions:

The Assistant to the Parish Clerk **REPORTED** that there had been no determination of the appeal regarding the Hollybush Tavern to date. However a site visit had taken place on 12 June 2014 and it was **NOTED** that the inspectorate has an internal target for determination of 4 weeks from this date. On this basis a determination was likely to be reached on or before 10 July 2014.

Local Plan:

It was **NOTED** that the Draft Local Plan had been approved for public consultation. Local people would be able to give their views on the Plan during a 12 week consultation period from 1 July to 22 September.

It was also **NOTED** that an email had been sent from Tim Harrold the Chairman of The Campaign to Protect Rural England Surrey Guildford District to Guildford Borough Council. This email expressed concern that the Guildford Borough Council Executive Committee was likely to stick with the G L Hearn housing figure of 652 per annum in the Local Plan.

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

Enforcement Action: None

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

M.Urban enquired as to whether planning permission had been granted for a new dwelling at Tower Hill, Gomshall. The Council remembered some form of permission being granted but **AGREED** that M.Urban would look at planning records online to ensure that what was being built matched the permission granted.

Date of the next Planning meeting: Wednesday 16 July 2014, 7.30pm at Tanyard Hall