

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 4 June 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors: R.Smith, M.Taylor-Cotter, M.Urban and B.Grover. Also present: Assistant to the Parish Clerk: Bronya Greatrex and 2 members of the public.

Apologies for absence – apologies were received from Parish Councillors: R.Davey, M.Fontana, R.Andrews, C.Carlisle and C.Brooke.

Declarations of Disclosable Pecuniary and Other Interests – None.

The Minutes of the meeting held on 14 May 2014 were **APPROVED AND SIGNED** as a correct record.

Short adjournment to enable the public to address the Committee: Both members of the public were present to address particular Planning Applications on the Agenda and for this reason it was **AGREED** that they would be invited to address the Committee on an application by application basis.

Consideration of Planning Applications:

14/P/00833 Melrose, Wonham Way, Peaslake

Side extension and remodelling of existing bungalow. **NO OBJECTION.**

14/P/00834 and 14/D/00085 Landsdowne, Hound House Road, Shere

Variation of condition 02 of 13/P/01229 approved 04/09/13 to allow minor amendment including creation of a parapet wall to front elevation and increase eaves height to the two side wings.

A member of the public addressed the Committee about his concern over the insufficient detail included in the plans with regard to the increase in floor area. It was also **NOTED** that another application regarding the property was currently at appeal stage and that the result of this appeal may affect the overall increase in floor area being proposed.

OBJECTION on the basis that the Council were unable to make a clear decision about the application due to the lack of information supplied on the increase in floor area on the first floor. There was concern that this could be a materially larger building than the building that was previously demolished.

14/P/00857 Quakers Orchard, Lawbrook Lane, Peaslake

Proposed garden store. **NO OBJECTION.**

14/P/00860 Inholm, Pitland Street, Holmbury St Mary

Proposed removal of window and the re-instatement of front door and steps with new portico over. **NO OBJECTION.**

14/P/00883 Burrows Cross House, Burrows Cross, Shere

Addition of a dormer window to an existing garage/loft space.

The South West Ward Councillor's had not had an opportunity to view this application and so it was **AGREED** that consideration of the application be delegated to them.

Applications received after the agenda had been printed:

14/P/00939 Piglets Catering, Pursers Lane, Peaslake

Erection of two pairs of semi-detached dwellings and associated car parking following demolition of existing building.

14/P/00929 Kinghams Restaurant, Gomshall Lane, Shere

Variation of condition 2 of planning permission 13/P/01599 approved 19/03/14 to allow the development to be carried out under plans SS Rev B and ES1; LLD607/02, 132-01.010, X01_MAT; X02; PS1_MAT; X03_MAT; X04A.

14/P/00968 Strathtay, Peaslake Lane, Peaslake

Proposed loft conversion, additional rear dormer, new port-hole window to existing gable and new conservation roof light to front elevation.

14/P/00961 Little Quakers, Lawbrook Lane, Peaslake

Proposed replacement two bedroom house and ancillary garage.

Due to the large number of applications received after the Agenda had been printed the Councillor's had not had the opportunity to properly consider these Planning Applications. It was **AGREED** that a short Planning Committee meeting be scheduled to take place before the Council meeting on 12 June 2014 to enable the relevant Ward Councillor's to consider these applications.

It was **NOTED** for the next Planning Committee meeting that a site visit had been offered by the owner of Little Quakers.

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

14/T/00105 Filbert Cottage, Lower Street, Shere

Remove Leyland Cypress in rear garden (Shere Conservation Area). **NO OBJECTION.**

14/T/00115 Pond Cottage, 3 Pond Lane, Peaslake

T1 Ash – Fell as tree is leaning excessively over property boundary, T2 Ash – Crown raise to 5 metres and remove two branches over neighbouring property, T3 Ash – Fell as tree is diseased and is shedding branches. (Peaslake Conservation Area). **NO OBJECTION.**

Planning Inspectorate Appeal Decisions:

It was **NOTED** that an appeal had been lodged against Guildford Borough Council's non-determination of an application for Peaslake Surgery (14/P/00173). The application was for the construction of two 2 bedroomed semi-detached houses following demolition of the existing surgery. Shere Parish Council had previously raised an objection to this application on the grounds of increased size and bulk of the current application. The council felt the application was over-bearing in the street scene and had concern over parking problems. Although there was an opportunity to submit further comments to the Planning Inspectorate the Council **AGREED** that their original comments on the application were sufficient.

Local Plan:

R. Smith **REPORTED** to the Committee that C.Carlisle, R.Davey and he had attended a meeting with Guildford Borough Council to discuss the impact of the Draft Local Plan on local villages. In summary:

- It was confirmed that Shere and Gomshall will continue to be washed over by the Green Belt;
- Some amendments had been made to the settlement areas and R.Smith advised that the Councillor's should take note of these when the plan is published. He also explained that there had been some discussion over whether Ewhurst Road as far as Peaslake Farm should be included in the settlement area and that it was felt that this would largely be a decision for the South West Ward Councillors;
- The housing numbers proposed by the Draft Local Plan had been sent back to Guildford Borough Council's Planning Department by their Scrutiny Committee on the basis that they were too high.

There was some concern that developers may object to the Local Plan on the basis that expert advice had been ignored by Guildford Borough Council in deciding that Shere and Gomshall should continue to be washed over by the Green Belt. Therefore it was **AGREED** that when invited, the Council would make a formal submission outlining our case against the inseting proposal, in support of Guildford Borough Council's rejection of it.

Planning Correspondence received which may be of interest to the Committee –

It was **NOTED** that **NO OBJECTION** had been raised against the Parish Council's tree application 14/T/00061 for the removal of the lower limb of an Oak tree in Shere Recreation Ground. This will be **REPORTED** to full Council.

Enforcement Action:

Queries were raised about hedging issues and white lines that had been painted outside the Hurtwood Inn, Peaslake. However it was **AGREED** that these were better dealt with by full Council on 12 June 2014.

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

M.Taylor-Cotter expressed some concern that Councillors were not always aware of the history of particularly properties and therefore that applications may not be considered within their historical context. She reminded the Committee that Carol Humphries, head of Planning

Services at Guildford Borough Council had previously stated that the history of an application would be taken into account if provided to Guildford Borough Council and therefore proposed that Councillor's should on occasion, be minded to defer applications to the knowledge of other Councillor's when they feel not enough information is known about the property.

Date of the next Planning meeting: 12 June 2014, 6:30pm at Tanyard Hall