

# **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 16 July 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall**

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

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

Cllr. M.Urban's apologies had also been received but were not reported to the meeting.

**Declarations of Disclosable Pecuniary and Other Interests** – None.

**The Minutes** of the meeting held 3 July 2014 were **APPROVED AND SIGNED** as a correct record.

**Short adjournment to enable the public to address the Committee:** As a member of the public had attended to answer any questions that might arise on a specific item 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/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. **OBJECT** on the basis that the site has been overdeveloped and that the proposal would be un-neighbourly and harmful to the Conservation Area.

Cottage 3 - Is not infilling but an extension of the built form within the Settlement Area and is therefore not appropriate. The new dwelling looks over Heath Cottage and is un-neighbourly. It would also have a harmful impact on the roadside yew tree.

Cottage 4 - Would be a new dwelling in the Green Belt. It would be in an exposed hillside position and prominent within the Conservation Area. The existing building is of an ephemeral nature - with a limited design life while the replacement would be of a permanent nature. It would also be likely to cause an intensification of use of the existing garage/playroom, with additional hours of illumination.

#### **14/P/01175 Little Cotterell, Hound House Road, Shere**

Erection of a six bedroom replacement dwelling. **OBJECT** (by majority) on the basis that the Committee believes a heritage statement should be made as they understood that the building was likely to date back to at least the late eighteenth century. The Committee would regret the loss of the old building and original material.

**14/P/01223 Pine Cottage, Felday Glad, Holmbury St Mary**

Erection of a garden office and greenhouse as part of landscaping of rear garden. **NO OBJECTION.**

**14/P/01212 Burrows Croft, Birches Lane, Gomshall**

Erection of first floor side extension, single storey rear extension and relocation of front door including an open entrance porch.

This application had not been viewed by all Ward Councillors and it was **AGREED** that a decision be delegated to the North Ward Councillors and the Chairman.

**14/P/01228 Usherwood, Sutton Place, Abinger Hammer**

Construction of a new garage following demolition of existing parking shed. **NO OBJECTION.**

**Applications received after the agenda had been printed:**

**14/P/01249 Coombehurst, Wonham Way, Peaslake**

New attached garage to southern elevation.

**14/P/01258 Blackstone, Hound House Road, Shere**

Single storey side link extension between the main house and the existing out buildings plus the erection of two front facing dormer windows, lowering of the ridge height on the existing garage roof and minor alterations to the existing windows openings.

**14/P/01264 The Hut, Mackies Hill, Peaslake**

Proposed two story 4 bedroom replacement dwelling and detached garage (revision to 13/P/00127 approved 03/04/14 & 14/P/00535 refused 02/06/14)

Due to the number of applications received after the Agenda had been printed the relevant Ward 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 6 August 2014 and that Guildford Borough Council be informed of any possible delay.

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

**14/T/00155 Pine Cottage, Felday Glade, Holmbury St Mary**

Fell damaged conifer Tree (T1) (Holmbury St Mary Conservation Area) **NO OBJECTION.**

**14/T/00161 Surrey House, Peaslake Lane, Peaslake**

Remove hedge consisting of Hazel, Holly, Laurel and Elder in order to create access to carry out remedial works on boundary wall (Peaslake Conservation Area) **NO OBJECTION.**

**Planning Inspectorate Appeal Decisions:** None.

**Local Plan:** The Assistant Clerk **REPORTED** that a petition ‘Rejecting pro-development pro-building strategy’ had been put to Guildford Borough Council on Tuesday 8 August, asking them to reject the current strategy for housing and commercial building.

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

It was **NOTED** that a letter had been sent to Carol Humphrey – Head of Planning services at Guildford Borough Council. This asked for a commentary on why planning deadlines had always not been met in recent months. The letter was approved by the Planning Committee Chairman, R.Smith.

**Enforcement Action:** None

**Short adjournment to enable a member of the public to address the Committee:**

A query was raised as to why there had been no report on the Planning Appeal Decision regarding Lansdowne, Hound House Road, Shere. It was **NOTED** that the appeal had been declined and **AGREED** that the Assistant Clerk look into why this decision had not reached the Parish Council.

There was a further discussion as to why application 14/P/01223 had not come under permitted development. The Chairman to the Committee explained that the application would probably fall under permitted development but that the applicant could choose whether to pursue a proposal under permitted development or through a planning application.

**Councillors’ Business** (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting). – None

**Date of the next Planning meeting:** Wednesday 6 August, 7.30pm at Tanyard Hall.