

SHERE PARISH COUNCIL

*Serving the villages of Gomshall, Holmbury St. Mary,
Peaslake, Shere and a large part of Abinger Hammer*
DRAFT

Minutes of the Planning Committee meeting held on Wednesday 24 September 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors: R Andrews (Vice-Chairman in the Chair), B Grover and M Taylor-Cotter. Also present: Parish Clerk: J.Millett and one member of the public.

Apologies for absence were received from C Brooke, C Carlisle, R Davey, M Fontana, R Smith and M Urban.

Resignation from Planning Committee

It was noted that M Fontana had resigned from the Committee and that this would be reported to the next meeting of the Council.

Declarations of Disclosable Pecuniary and Other Interests – M Taylor-Cotter declared a personal interest in application 14/P/01687, 3 Pond Lane, Peaslake.

Minutes of the meeting held 3 September 2014 - APPROVED AND SIGNED as a correct record.

Short adjournment to enable the public to address the Committee: a local resident requested a progress report on the variation of a condition relating to application 14/P/01309, 'Landsdowne', Hound House Road. **AGREED** that this would be dealt with at the next meeting.

Consideration of Planning Applications:

14/P/01601 1 Lade Court, Horsham Road, Holmbury St Mary
Erection of a garden shed in rear of garden. **NO OBJECTION.**

14/P/01474 Bluebell Cottage, Rad Lane, Abinger Hammer
Additional two stables and tack room attached to existing stables. **NO OBJECTION,** subject to the stables being demolished if they ceased to be used for stabling animals.

14/P/01610 Oak Farm, Jesses Lane, Peaslake
Construction of a 2-bay oak framed and timber clad garage building. **NO OBJECTION** in principle, provided the existing garage has not been converted to residential Use. If it has, clarification be sought as to when and why approval was given The use of the other outbuildings is not clear - if these are not to be demolished, the Parish Council would **OBJECT** to this application.

14/P/01609 Bluebell Rise, Hound House Road, Peaslake

Erection of a new single storey garage following demolition of an existing outbuilding. **NO OBJECTION** provided that there is a condition that the new garage is for non-residential use.

14/P/01591 1 Cherrybank Cottages, Horsham Road, Holmbury St Mary

Extension to existing 1st floor balcony and construction of a ramp from balcony to top of retaining wall garden platform. **NO OBJECTION.**

Confirmation of decision made by South East Ward Councillors after delegation of the application:

14/P/01586 Yew Thatch, Woodhouse Lane, Holmbury St Mary

Variation of condition 2 (materials) and condition 15 (drawing nos) of 13/P/00553 approved 20/05/13 for erection of a five bedroom detached house following demolition of existing dwelling. **CONFIRMED NO OBJECTION.**

Applications received after the agenda had been printed:

14/P/01682 Burrows Croft, Birches Lane, Gomshall

Erection of first floor extension, open entrance porch and alterations. **NO OBJECTION.**

14/P/01687 3 Pond Lane, Peaslake

Detached oak frame car port. **OBJECT** as the development could be detrimental to the Conservation Area and create a precedent, in Peaslake. Query whether there had been a condition that no further development would be allowed at this address and whether the garage infringes the building line.

(Note: M Taylor-Cotter declared a personal interest in this application)

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

14/T/00228 Upper Garth, Upper Street, Shere

Fell Apple Tree as old and dying and is liable to fall (Shere Conservation Area). **NO OBJECTION.**

Planning Inspectorate Appeal Decisions:

14/P/00109 Copperkins, Burrows Cross, Shere

Erection of chalet style detached dwelling, construction of new access and parking for two cars on land adjoining Copperkins. **AGREED** that no further comments be made to the Planning Inspectorate, over and above those already submitted to Guildford Borough Council.

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

Addition of a dormer window to an existing garage/loft space. **NOTED** that, as this appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments.

Local Plan

NOTED that the Parish Council had submitted its response to the Draft Local Plan. The Leader of Guildford Borough Council had subsequently issued a statement thanking consultees for their responses. He also stated that arriving at a defensible housing needs number for the Borough was a complex decision and would have regard to co-operation with the neighbouring Council's in Waverley and Woking; housing demand to meet population growth and protecting the countryside. The West Surrey Strategic Housing Market Assessment with Guildford Borough Council's own new housing needs number would be published before Christmas 2014.

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

Enforcement Action – none.

Councillors' Business (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting). – M Taylor-Cotter reported that an advertisement had been placed in the Surrey Advertiser inviting offers to purchase a shared-ownership property, in Peaslake. She pointed out that, under the housing association's rules, the property should have been offered to Peaslake residents first, then to Shere Parish residents; then to neighbouring parishes and finally, to Guildford Borough residents, if no other suitable applications had been received.

Date of the next Planning meeting: Thursday 16th October 2014, 7.30pm at Tanyard Hall.