

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 Tuesday 2nd December 2014 (postponed from Thursday 26 November) at
7.30pm at the Tanyard Hall, 30 Station Road, Gomshall**

Present: Parish Councillors: R Smith (Chairman), B Grover, M Taylor-Cotter and M Urban
and the Parish Clerk: J.Millett.

Apologies for absence were received from R Andrews, C Brooke C Carlisle, R Davey.

Declarations of Disclosable Pecuniary and Other Interests – M Taylor-Cotter declared an interest in applications 14/T/00302 Shere Infant School, Gomshall Lane, Shere and 14/T/00285 Hillside, Walking Bottom, Peaslake. R Smith also declared an interest in the latter application.

Minutes of the meeting held 6 November 2014 - APPROVED AND SIGNED as a correct record.

Consideration of Planning Applications:

14/P/01998 Woodlands, Fulvens, Peaslake

Roof conversion to existing single-storey dwelling including dormer windows, velux rooflights and roof extension over entrance together with a conservatory to rear. **OBJECT** on the basis that the development would be unneighbourly and would be a disproportionate increase in size to the original building.

14/P/01999 Tennins Cottage, Radnor Lane, Holmbury St Mary

Two storey detached dwelling house following demolition of existing dwelling house. **OBJECT** as the development would be materially larger and distinctly away from the original footprint; also the proposed cladding would not make the building look like an agricultural one.

14/P/02005 Gomshall Stores, 49 Station Road, Gomshall

Erection of a dwarf brick wall with box hedging behind along the front boundary incorporating a vehicular gate and a pedestrian gate. **NO OBJECTION.**

14/P/02024 Lawbrook, Lawbrook Lane, Gomshall

Variation of condition 5 (drawings nos) of 13/P/00434 approved 03/06/13 to change 2 of the 4 approved dormer windows on the north elevation to doors to allow access from the mezzanine to the upper garden. **OBJECT** as the development serves no useful purpose and creates the impression of separate dwellings.

14/P/02027 Spinners, Church Hill, Shere

Variation of condition 2 (drawing nos) of 13/P/02021 approved 17/02/14 to amend external finish and appearance to all 3 dwellings. **NO OBJECTION.**

14/P/02061 Wychanger, Hook Lane, Shere

Two storey rear extension and rear Juliet balconies. Single storey infill extension between house & garage. Extension to side of garage and first floor front gable end extension following demolition of rear conservatory and side additions and rear entrance to garage. **DELEGATE** to Ward Councillors.

14/P/02079 Linden Lea, Wonham Way, Gomshall

Single storey rear extension. **NO OBJECTION.**

Applications received after the agenda had been printed:

14/P/02112 10 Orchard Road, Shere

Part single storey, part two storey side extension and new porch following demolition of existing garage and porch. **NO OBJECTION.**

14/P/02134 Ringwood Cottage, Holmbury Hill Road, Holmbury St Mary

Proposed division of existing dwelling into two dwellings. Erection of side extension to provide parking and garages with accommodation over. **DELEGATE** to Ward Councillors.

14/P/02145 Piglets Catering, Pursers Lane, Peaslake

Erection of one pair of semi-detached dwellings, one detached dwelling and associated car parking following demolition of existing building (Scheme 1). **OBJECT** as the property has not been offered to the market at a viable rate; the development would be inappropriate in the Green Belt – the Parish Council's previous objections apply.

14/P/02146 Piglets Catering, Pursers Lane, Peaslake

Erection of one pair of semi-detached dwellings, one detached dwelling and associated car parking following demolition of existing building (Scheme 2). **OBJECT** as the property has not been offered to the market at a viable rate; the development would be inappropriate in the Green Belt – the Parish Council's previous objections apply.

Planning application deferred from last meeting:

14/P/01994 Holly Bush Tavern, Holmbury Hill Road, Holmbury St Mary

Variation of condition 2 (drawing numbers) and condition 9 (garages now deleted from scheme) of 12?P/02042 approved 28/01/13. **NO OBJECTION.**

Applications delegated to ward councillors, in consultation with Chairman, at last meeting:

14/P/01736 The Coach House, 19 Queen Street, Gomshall

Single storey rear extension following demolition of existing conservatory (amended plans). Ratified **NO OBJECTION.**

14/T/00285 Hillside, Walking Bottom, Peaslake

Front garden – fell Holly T1 & Goat Willows T2 & T3 & Leylandii T4, crown thin & crown reduce Holly (entwined with spindle tree) T5 to a height of 10 ft, fell Ash T6 & T8 &

Laburnum T7 & Goat Willows T9 & T10. Rear garden – fell Sycamores T11, T12, T13, T14, T15 & T16 & Laburnum T17. **OBJECT** to the excessive felling of trees and suggest thinning them.

(Note: Cllr M Urban Chaired the meeting during consideration of this item)

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

14/T/00293 1 Hurtbank Cottages, Horsham Road, Holmbury St Mary

Two conifers – fell as too large and too close to the house. Yew – shorten back lower branches. All boundary trees including 2 Oaks and a Sycamore – reduce back to previous hedge height to restore hedge and allow more light into garden (Holmbury St Mary Conservation Area). **NO OBJECTION.**

14/T/00302 Shere Infant School, Gomshall Lane, Shere

T1 Ash – deadwood, T2 Oak – crown reduce by 20% (2 -3m), T3 Ash – deadwood, T4 Oak – deadwood, T5 Ash – fell and poison, H1 Hedge of mixed species and Sycamore – reduce hedge height by 2.5 – 3m and crown lift Sycamore by 4m (Shere conservation area). The Parish Council declared an interest as owners of the adjoining site.

14/T/00305 Upper Garth, Upper Street, Shere

Cornus Mas - reduce by 4m (Shere conservation area). **OBJECT** as a 4 metre reduction would compromise the long term viability of the tree and would destroy its natural shape.

14/T/00308 1–10 Wellers Court, Shere

T1 Silver Birch – fell, T2,T3 and T4 Mountain Ash – crown reduction by 20% (Shere conservation area). **NO OBJECTION.**

Planning Inspectorate Appeal Decisions – none received.

Local Plan – **NOTED** that the draft Local Plan was to be re-issued and the draft SHMA was due to be published soon. A Local Plan Forum was to be established by Guildford Borough Council.

Planning Correspondence received which may be of interest to the Committee – **NOTED** that there was a **proposed large development at the Hurtwood Polo Club.** **AGREED** to **OBJECT** on the basis that the development is in a fundamentally unsustainable location and that the Parish Council is very concerned about the traffic implications for the very narrow country lanes through the Parish, particularly through Peaslake and Shere.

Enforcement Action – no notifications received.

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 17th December 2014, 7.30pm at Tanyard Hall, 30 Station Road, Gomshall.