

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 Thursday 6 November 2014 at 7.30pm
at the Village Hall, Felday Glade, Holmbury St Mary**

Present: Parish Councillors: R Smith (Chairman), R Andrews, R Davey, B Grover,
M Taylor-Cotter and M Urban, the Parish Clerk: J.Millett and twelve members of the public.

Apologies for absence were received from, C Brooke and C Carlisle.

Declarations of Disclosable Pecuniary and Other Interests –

M Taylor-Cotter declared an interest in application 14/P/01962, 1 Pursers Lea, Peaslake and 14/T/00285, Hillside, Walking Bottom, Peaslake.

R Smith declared a prejudicial interest in application 14/T/00285, Hillside, Walking Bottom, Peaslake and left the meeting during consideration of this item.

R Andrews declared a prejudicial interest in application 14/P/01955 Land adjacent to The Old Post Office, Horsham Road, Holmbury St Mary and left the meeting during consideration of this item.

Minutes of the meeting held 16 October 2014 - APPROVED AND SIGNED as a correct record.

Short adjournment to enable the public to address the Committee

A number of local residents presented their case for objecting to application **14/P/01955, Land adjacent to the Old Post Office, Horsham Road, Holmbury**. They also asked questions relating to the planning application process and were advised accordingly.

Consideration of Planning Applications:

14/P/01955 Land adjacent to The Old Post Office, Horsham Road, Holmbury St Mary
OBJECT in the following terms: ‘by its nature this is not infilling since the site does not have a frontage, but is backland development, the NPPF policy on limited infilling in Green Belt villages does not therefore apply. It is inherent in such proposals that they are likely to overlook adjoining gardens, which this does and is therefore unneighbourly. The proposal is harmful to the character of the Conservation Area. Fundamentally this area is a small enclosure within open common land, which surrounds it, with a sprinkling of cottages around the edge of the enclosure. This proposal would be an intrusion of buildings into the core of the enclosure.’

14/P/01873 Belmont, Crest Hill, Peaslake

Detached incidental rear garden outbuilding. **DELEGATE** decision to Peaslake Ward Councillors, in consultation with the Chairman.

(Note: delegated decision was to object on the basis of unneighbourliness, due to the proximity to other gardens, and harm to the openness of the green belt, being set so far from the dwelling. The Parish Council notes that there is already ample entertaining space adjoining the house.)

14/P/01851 Little Lodge, Woodhouse Lane, Holmbury St Mary

Erection of a two bay oak-framed detached garage and log store following demolition of three existing outbuildings. **NO OBJECTION.**

14/P/01802 Spinney Cottage, Horsham Road, Abinger Hammer

Prior Notification under Part 6 of the Town and Country Planning (General Permitted Development) Order for the erection of an agricultural building to be used for the storage of haylage produced on the site and associated machinery. **NOTED.**

14/P/01914 Birdholm, Plaws Hill, Peaslake

Erection of three bed, two storey dwelling with detached garage, following the demolition of the existing bungalow and garage. **OBJECT** because of increased bulk and height - the application represents the loss of a small house to erect a materially larger house. It is also unneighbourly as it would overlook Tor Cottage.

14/P/01951 The Tannery, Queen Street, Gomshall

Erection of two terraces each containing 3 x 4 bed two storey dwellings with rooms in the roof following demolition existing office building. **NO OBJECTION** to development of this building, in principle, but object to the size of the houses, ie, four bedrooms. Would prefer to see smaller scale houses with as many units as possible being affordable housing.

14/P/01962 1 Pursers Lea, Peaslake

Single storey rear extension and insertion of two windows on the side elevation. **NO OBJECTION.**

14/P/01967 33 Towerhill, Gomshall

Proposed vehicle crossover, dropped kerb and construction of hard-standing in front garden. **NO OBJECTION.**

Applications received after the agenda had been printed:

14/P/01978 West Burdens, Upper Street, Shere

Erection of a summer house with log store and bicycle shed in the rear garden. **NO OBJECTION.**

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

Single storey rear extension following demolition of existing conservatory. **DELEGATE** decision to North Ward Councillors, in consultation with the Chairman.

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

Variation of condition 2 (drawing numbers) and condition 19 (garden areas for Units 3 & 4) and removal of 12/P/02042 approved 28/01/13. **DEFER** consideration to next meeting.

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

14/T/00284 Ringwood Cottage, Holmbury Hill Road, Holmbury St Mary

Yew Tree (T1) – fell as tree is diseased (Holmbury St Mary Conservation Area. Regret the loss of the tree. Refer to the Borough Council's Arboriculturalist for advice.

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. **DELEGATE** decision to Peaslake Ward Councillors, in consultation with the Vice-Chairman.

Planning Inspectorate Appeal Decisions – none received.

Local Plan – **NOTED** Guildford Borough Council's initial feedback from the consultation exercise.

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

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: Thursday 26th November 2014, 7.30pm at Tanyard Hall, 30 Station Road, Gomshall.