

# **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 8 January 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall**

**Present:** Parish Councillors R Smith (Chairman), and M Taylor-Cotter, B Grover M Fontana, C Carlisle R Davey, R Andrews and the Clerk: C. Howard. No members of the public were present.

**Apologies for absence** – apologies were received from Parish Councillor, C Brooke.

**Declarations of Disclosable Pecuniary and Other Interests** – Cllr Taylor Cotter declared a personal interest in 13/P/02184.

**The Minutes** of the meeting held on 18 December 2013 were **APPROVED AND SIGNED** as a correct record.

Two deferred items were presented:

### **13/P/02154 5 Feldmore Cottages, Horsham Rd, Holmbury St Mary RH5 6NH**

#### **OBJECTION**

The proposed extension is disproportionately larger and out of scale with nearby cottage properties.

No:s 3,4,and 5 Feldmore Cottages were until the 1990's small dwellings and a limited extension of less than 30 sq.m was refused on No:3 in accordance with the small dwellings policy. Subsequently No;s 3 and 4 were lost as small dwellings when they were combined under permitted development. No:5 remains one of the few smaller houses in the village despite several extensions and as such should be protected against even further development. If the existing floor area is 156 sq.m as stated then this represents a cumulative increase of 160 % on the original 60 sq.m quoted.

Policies RE2 , H9 and PPG2 taken together provide guidance on the extent to which cumulative extensions might be regarded as limited in reference to original size. These policies are designed to provide a reasonable mix of housing for the community.

Although GBC do not prescribe a maximum size for cumulative extensions , MVDC the council for the immediately adjacent area which has a much greater rural character generally regard 30% as a reasonable guide to maximum extensions.

It is also worth noting that there has been a large increase in the outbuilding area in this site.

Whilst the thermal efficiency is commendable, the proposal is a grossly disproportional, cumulative increase that is also harmful to the character of the building and the Conservation Area.

**13/P/ 02138 The Cottage, Knob Field, Abinger Hammer, RH5 6RJ**

**OBJECTION.** Whilst the Council did not object to the size of the extension, the Council wished to object to design of the extension which is discordant with the current style of the building and out of character for this rural village.

**Consideration of Planning Applications:**

**13/P/02184 Peaslake Garage, Peaslake Lane**

**Erection of hydraulic hoist on garage forecourt (retrospective application)**

*Cllr Taylor-Cotter declared personal interest in this item.*

**NO OBJECTION** but suggest condition that it should not be left up at night with a car on it as it is unsightly for neighbours.

**13/P/02181 Pipers Lea, Holmbury Hill Road, Holmbury St Mary**

**Erection of a replacement three bay garage with log store and relocation of existing oil tanks.**

**OBJECTION.** The original garage floor area was traded off in previous planning applications. The existing house is materially larger than the one replaced.

This application is of an inappropriate size and scale and is an unacceptable over intensification of the site. The Council is concerned that the roof space of this garage could be used for accommodation, giving rise to further intensification at this site.

The openness of the Green Belt was also affected to its detriment by the excessive planting near the public footpath at this property.

**13/P/02177 The Old Farm, Horsham Road, Abinger Hammer**

**Alterations and erection of single storey glass link, single storey first floor extension and ground floor sun-room, following the demolition of existing conservatory and first floor extension (revision to 13/P/00084, approved 20/02/2013)**

**NO OBJECTION**

**13/P/02176 Northanger, Colekitchen Lane, Gomshall**

**Certificate of Lawfulness for existing use to establish whether the land at Northanger has been used as residential curtilage for more than 10 years.**

**NO COMMENT**

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

**13/P/02212 Gomshall Railway Station, Station Approach, Gomshall**

**The removal of six existing antennas, to be replaced by six new antennas affixed to a new 5.6 metre parallel section of steelwork at the top of the mast. Three new remote radio units (RRU's ) beneath and ancillary development.**

## **NO OBJECTION**

**Consideration of Tree applications** including those received after the agenda had been printed - None

## **Planning Inspectorate Appeal Decision**

None

## **Local Plan**

Cllr Davey reported that there had been a press release regarding an extension to the consultation period for the Strategic Housing Land Availability Assessment (SHLAA) until Friday 10<sup>th</sup> January.

Clerk reported that Surrey Hills Society was holding a Planning Debate session with the Planning Officer from the AONB unit, at Tanyard Hall on Thursday 20<sup>th</sup> March at 7.30pm. As Affiliate members, Shere Parish Councillors were welcome to attend.

## **Fracking consultation**

Cllr Smith reported that he was still working through the papers. The consultation closes on the 20<sup>th</sup> March so we still had plenty of time to respond.

## **Government Airport consultation**

The Council felt that it was not specific enough to this parish to warrant the huge amount of research needed to respond to this consultation.

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

Cllr Carlisle had received an email from a Councillor in East Horsley who had reported that they met on a 6 monthly basis with Tim Dawes, Head of Development Control. It was felt that this was an excellent idea. The Clerk suggested that it would be beneficial for Councillors on the Planning Committee to attend the six monthly briefing sessions provided for Parish Councils at Guildford Borough Council. It was agreed at the December Planning meeting that the system to track our success rate with applications be re-instated. The Council **AGREED** that it would be worthwhile to monitor success rates and then organise a meeting with Tim Dawes if we had specific concerns about some of the decisions taken over a period of time. It was also **AGREED** all Councillors on the Planning Committee would try to attend any Planning information evenings that Guildford Planning Department organised.

## **Enforcement Action**

An Enforcement Officer had emailed back on concerns from previous meeting about further works at "Bow Lines" (Rad Cottage) Peaslake. It appeared Planning permission for this extension was granted 13/P/00871.

Cllr Taylor –Cotter was concerned that there was continuing development at this site when previous applications had stated that there was to be no further development on the site and it appeared that this Condition was being ignored.

Enforcement officer has requested photos of the site.

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

1. Cllr Taylor- Cotter informed the Planning Committee that an application to host the Post Office at The Compasses was not going ahead. Cllr Davey requested that Cllr Taylor Cotter see if she can get further information.  
**ACTION: Cllr Taylor Cotter to try to obtain further information on Post Office closure issue from The Compasses Pub.**
2. Councillor Andrews expressed concern at the number of Planning meetings in the 2014 diary. The Clerk said it would be on the main agenda at Full Council next week.
3. Cllr Taylor-Cotter expressed concern that the pumping station at Peaslake was overflowing again. She wished to make the point that there was insufficient infrastructure in the area and that the pumping station was not adequate and that this should be taken into consideration when new housing proposals are received. The Clerk reported that the issue had been reported to Thames Water.

**Date of the next Planning meeting:** Wednesday 29<sup>th</sup> January 2014 at 7.30pm.

Meeting closed at 8.45pm

C.Howard 13.1.14