

**Minutes of the Planning Committee meeting  
held on Wednesday, 4 March 2015  
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

**Present:** Parish Councillors: R Smith (Chairman), B Grover, M Taylor-Cotter, M Urban, R Andrews, R Davey and the Parish Clerk: J Millet and Assistant to the Parish Clerk: S Hoyland.

**Apologies for absence** were received from, C Brooke

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda.

M Urban declared a personal interest - items **15/T/00028** Apple Porch, Ewhurst Road, Peaslake and **15/P/00282** Peshurst, Pursers Lane, Peaslake

M Taylor-Cotter declared a personal interest – item **15/P/00282** Peshurst, Pursers Lane, Peaslake

**Approval of the Minutes** of the meeting held on 5 February 2015 **APPROVED AND SIGNED** as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

**Consideration of Planning Applications:**

**15/P/00210 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 of existing office building. It was **NOTED** that there were objections due to conversion of offices into housing. However, as the offices have been advertised, but unfortunately underused for an extended period, therefore **NO OBJECTION** with regret, due to the loss of employment space.

**15/P/00161 Northanger, Colekitchen Lane, Gomshall**

Certificate of Lawfulness for existing use to establish whether the land within the curtilage of Northanger has been used as residential garden for more than 10 years. It was **NOTED** that although there is evidence to suggest that the land has been used as a garden for an extended period, there is no evidence that it has been used as a garden for Northanger and not the neighbouring property Kings Holt.

**15/P/00152 Spinney Cottage, Horsham Road, Abinger Hammer**

Provision of Agricultural Storage Barn. – It was **NOTED** that more information is required for the justification of such a large building and its position, taking into account the size of the holding.

**15/P/00133 Holly Bush Tavern, Holmbury Hill Road, Holmbury St Mary**

Variation of condition 2 of planning application 12/P/02042 approved 28/01/2013 to replace existing first floor plan and elevations with drawing numbers PL-101, PL-102, PL-103, PL-104 and PL-105 – **NO OBJECTION**

**Consideration of Applications received after the agenda had been printed** – details available at the meeting.

**15/P/00288 Heathersage House, Crest Hill, Peaslake**

Addition of first floor games room to existing oak, barn-style double garage – **OBJECTION** disproportionate cumulative increase and increase in height would overlook neighbouring properties. If granted, **CONDITION** that there is no overnight accommodation.

**15/P/00282 Penshurst, Pursers Lane, Peaslake**

Detached double garage to front of property – **OBJECTION** disproportionate cumulative increase.

**Consideration of Tree Applications** including those received after the agenda had been printed – details available at the meeting.

**15/T/00028 Apple Porch, Ewhurst Road, Peaslake**

T1 Willow – Coppice from 10m to 0.5m to allow to regrow to more manageable height. T2 Apple Tree - Prune from 6m to 4m. T3, T4, T5, T6 4 conifers – Fell (Peaslake Conservation Area) – **NO OBJECTION**

**Planning Inspectorate Appeal Decisions**

**14/P/02134 & 14/P/01157 Ringwood Cottage, Holmbury Hill Road, Holmbury St Mary, Dorking**

It was **NOTED** that the Parish Council had not been informed of these appeals by Guildford Borough Council and as a result one deadline for comments on the appeal has passed and the other was imminent. **ACTION:** Clerk/Assistant Clerk to contact Kelly Jethwa at Guildford Borough Council.

**Local Plan update**

Several key projects had already started:

Interim measures to improve congestion and safety on the A3 and Provisional budget of £150-250 million for a future major scheme for the A3.

Hotspot Study for local network congestion.

Commissioned a Town Centre Masterplan to alleviate congestion.

Working with SCC for possible options for the location of primary and secondary schools

Land Availability Assessment – looking to maximise brownfield sites for housing and other uses.

Strategic Flood Risk Assessment, to ensure flood risk is minimised.

Updating Employment Land Needs Assessment and our Retail and Leisure Study.

GBC aims to Publish an updated Local Plan timetable this summer, with another round of consultation towards the end of 2015.

**ACTION:** Clerk/Assistant to the Clerk to circulate to members, the text submitted on the Community Infrastructure Levy.

**Planning Correspondence** received which may be of interest to the Committee - available at the meeting – **NONE RECEIVED**

### **Enforcement Action**

#### **A Property in Peaslake**

Alleged erection of front extension to garage – Works have been built in accordance with the approved plans.

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

**M Taylor-Cotter:** Royal Oak has closed, potentially redeveloping of the site. **ACTION:** Full Council to write, to enquire about future plans.

**Date of the next Planning meeting:** Tuesday, 14 April 2015 at Holmbury St.Mary, starting at 6.30pm. **ACTION:** Clerk/Assistant Clerk to review May's meeting due to elections.