

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 at 7.15 p.m. on 7th June 2012 in Tanyard Hall, 30 Station Road, Gomshall

Present: Councillors: R. Smith (Chairman), C. Brooke, B. Cohen, R. Davey, M. Taylor Cotter, M. Urban.

Election of Chairman – Mr Smith was proposed by Mrs Taylor Cotter, seconded by Dr. Brooke and unanimously elected Chairman.

Election of Vice Chairman – Mr Andrews was proposed by Dr. Brooke, seconded by Mr. Smith and unanimously elected Vice Chairman.

Apologies for absence were submitted on behalf of Councillors R. Andrews, C. Carlisle, D. Hall, R. Newman and S. Nielson.

Declarations of Interest from Councillors on any of the items on the agenda: Mrs Taylor Cotter declared a personal interest in 12/P/00902 stating that the applicant is a friend. Dr. Brooke declared a personal interest in 12/P/00927 stating that the applicant is a friend. The Planning Committee declared a prejudicial interest in 12/P/00902 as the Parish Council has a lease on the land over which the access would be located (expiry date 2053).

The Minutes of the meeting held on 25th May 2012 were **APPROVED AND SIGNED** as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COUNCIL:

Two members of the public outlined the reasons why they objected to planning application 12/P/00917.

The applicant for 12/P/00927 Beech Cottage answered questions.

The meeting restarted.

Consideration of Planning applications

12/P/00902 Old Vine Cottage, Ewhurst Road, Peaslake

New vehicular access to property. The Committee declared a prejudicial interest in terms of the planning issues. However, Guildford Borough Council will be informed that there is a flaw in the procedural process in that the Parish Council who has a lease on this land until 2053 has not been consulted. Shere Manor Estate will also be informed of this.

12/P/00910 Stan Edge, Sutton Place, Abinger Hammer

Demolition of utility area and garage, rebuilding of utility area and garage with extended roof over. Single storey entrance hall extension to front with extra height glazing. Two storey extension to rear. Reconfiguration of roof to provide extra living space including new dormer windows. A **REQUEST** to be made to Guildford Borough Council for an extension of the time limit to enable this application to be considered at the next Planning Committee meeting.

12/P/00854 Uplands, Wonham Way, Peaslake

Two storey rear extension with hipped roof and change of existing gable ended roof to a hipped roof. **NO OBJECTION.**

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

12/P/00917 The Firs, Netley Close, Gomshall

Extension to existing dwelling to include new enlarged roof, with front and rear dormer windows and rooflights, solar collectors, rear infill extension and replacement garage. **STRONG OBJECTION** to be submitted to Guildford Borough Council on the grounds that the application is grossly unneighbourly, harmful to the character of the Settlement Area and to the openness of the Green Belt beyond the Settlement Area. In particular, properties to the north, south and east, which are currently not overlooked at all, will lose their privacy due to the enlarging and raising of the existing roof 1.6 m and the inclusion of large dormer and velux windows which will overlook not only gardens but also living areas of the neighbouring dwellings.

12/P/00927 Beech Cottage, Upper Street, Shere

Two storey rear extension and single storey side extension. **OBJECTION** to be submitted to Guildford Borough Council for the following reasons – the proposals if approved would be harmful to the character of the original building which would be swamped, the increase in size would be very disproportionate and would change significantly the character and appearance of the house. The conservatory in particular would have a strongly harmful impact on the original building.

12/P/00852 The Lay-By, Shere Road, Albury.

Siting of a mobile catering unit. **OBJECTION** to be submitted to Guildford Borough Council – unacceptable impact on the Area of Outstanding Natural Beauty.

Consideration of Tree applications including those received after the agenda had been printed – none received.

Planning Correspondence received which may be of interest to the Committee - available at the meeting – emails from two local residents plus one letter outlining their objections to application 12/P/00917.

Enforcement Action

Pursers Cottage, Peaslake – details of work carried out to garden now submitted to Guildford Borough Council who are awaiting the comments of the Surrey Wildlife Trust. G.B.C. state

that, if found to be unacceptable, then the necessary action will be taken to resolve the situation.

Consultation Documents for consideration – none.

Results of Planning Applications – Notification of decisions made by Guildford Borough Council – details to be emailed to Committee members. Councillors were informed that the development at the Hurtwood Inn, Peaslake had been approved by Guildford Borough Council.

Planning Inspectorate – no information available.

Councillors' Business (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting) – no items raised.

The meeting closed at 8.10 p.m.

Date of the next Planning meeting: 22nd June 2012 7.15 p.m. Tanyard Hall, Gomshall.