

**Minutes of the Planning Committee meeting
held at 7.15 p.m. on 8th August 2012
in Tanyard Hall, 30 Station Road, Gomshall**

Present: Councillors R. Smith (Chairman), R. Andrews, C. Brooke, C. Carlisle, B. Cohen, R. Davey, D. Hall, S. Nielson, M. Urban and the Clerk Mrs. L. Childs.

Apologies for absence had been received from Councillors R. Newman and M. Taylor Cotter.

Declarations of Interest from Councillors on any of the items on the agenda:

Dr. Brooke declared a prejudicial interest in application 12/P/01212 as she is a governor of the school.

Mr Hall declared a personal interest in the receipt of a copy letter from the owners of Trenchmore stating that he is a family friend.

The full committee declared a prejudicial interest in application 12/P/01246 as the Parish Council has a 50 year lease over this land.

The Minutes of the meeting held on 11th July 2012 were approved and signed as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – 12 members of the public were present at the meeting. All lived in or near New Road/Gravelpits, Gomshall 12/P/01268 and gave their views on this application. Although not against a much smaller scheme in principle, it was the view of all present that the replacement of 16 houses with 28 was far too intensive and there would be resultant traffic problems (especially in view of the fact that the traffic survey was carried out after many of the houses were unoccupied; took no account of the fact that some residents of Queen Street parked in New Road; that extra traffic would be generated by the closure of the road from Queen Street into Gravelpits, the dangerous junction with Queen Street and the unsuitability of the steep gradient of the road into Gravelpits. In addition there was concern at contamination issues on the Gravelpits site, lack of school places, lack of protection of green spaces, insufficient water pressure (already a problem), access for works' vehicles.

Consideration of Planning Applications

12/P/01212 Shere Church of England Aided Infant School, Gomshall Lane, Shere – demolition of the existing boiler room extension and rebuilding of the extension to a better standard to incorporate a new boiler room and two single WC's. **NO OBJECTION.**

12/P/01239 Edmonds Farmhouse, 43 Station Road, Gomshall

Full and Listed Building Consent for alterations to the pool house annex approved under 09P 01740 and 09P 01741. **NO OBJECTION.**

12/P/01246 Old Vine Cottage, Ewhurst Road, Peaslake – new vehicular access to the property. Guildford Borough Council to be **ADVISED** that the Parish Council has a prejudicial interest in this application as it has leased this land for the next 50 years.

However, the Council is concerned that, although a statement is made to the effect that the bridge will enable parking to occur within the curtilage of the property, the plans do not actually show how this will be achieved (i.e. there is no opening at the boundary). No permission has been sought from the Parish Council to park on its land (i.e. the river bank) nor for the new access and bridge to be erected on it.

12/P/01258 2 Old Drive, Gomshall – first floor side extension to provide bedroom and shower room and the addition of a front porch. **NO OBJECTION.**

12/P/01262 Birdlands, Felday Glade, Holmbury St. Mary – two storey side extension and detached double garage with addition of new gravel drive and hard and soft landscaping following demolition of existing wooden garage and removal of tree at side. **OBJECTION** to be submitted to Guildford Borough Council – disproportionate extension, out of character and severely damaging to the Conservation Area and existing building in terms of bulk, style, internal incoherence of the proposals and legibility of the streetscape. The loss of a two bedroomed house is also regretted.

12/P/01268 New Road, Gomshall – proposed demolition of 16 ‘Airey’ units and proposed construction of 28 units and associated parking. Construction of a new link road and closure of existing vehicular access to Gravel Pits Lane. **OBJECTION** to be submitted to Guildford Borough Council for the following reasons – excessive number of new houses given the configuration of the land available which is restricted in its potential due to the evolution of the site.

The intensification of the site will generate traffic problems on the relatively narrow New Road. It is noted that whilst the proposed increase in the number of dwellings is 12 (from 16 to 28), the increase in the number of residences accessed via New Road would be 19 as 7 of the existing residences are via a separate access which is due to be closed. Furthermore, the New Road/Queen Street junction is considered dangerous with poor sight lines. There is insufficient parking, especially given that residents of Queen Street also park in New Road at present. There are reservations about the traffic survey as it was carried out after many of the houses were unoccupied. There are concerns about the suitability of the proposed new roadway into the Gravelpits Cottages area due to a very steep incline which will cause problems in icy weather as is already the case on the preceding bend.

Existing local resources are insufficient, notably school places (Shere and Peaslake Infants schools are already oversubscribed and Abinger Hammer School is no longer in operation although mentioned in the application documents), there is also a lack of activities for young people. There are also concerns about changes in the social balance and character of the area. In addition a request will be made for any green areas to be protected from traffic and parking by the addition of posts and problems with insufficient water pressure need to be addressed.

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

12/P/01295 Hollybush Tavern, Holmbury St. Mary

Change of use of the Hollybush Tavern from a village club to form 4 additional dwellings; the reconfiguration of the existing dwelling; associated garage, parking and landscaping works – **CONSIDERATION POSTPONED** until the next meeting.

12/P/01301 Kinghams Restaurant, Gomshall Lane, Shere

Erection of detached two storey 4 bedroom dwelling with part basement and provision of three parking spaces together with 1.8 m high brick wall with access gate on land to the rear of Kinghams Restaurant and removal of outbuildings to provide additional parking for restaurant. **CONSIDERATION POSTPONED** until the next meeting.

12/P/01318 Dallington, Broadfield Road, Peaslake

Double garage with storage to replace existing single garage. **CONSIDERATION POSTPONED** until the next meeting.

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 – 2 emails received regarding planning application 12/P/01268. Copy of a letter to Guildford Borough Council from the owners of the property Trenchmore, Shere regarding the recent planning application 12/P/01036.

Enforcement Action

New Lake, Holmbury St. Mary – interim report received from Guildford Borough Council. Barn, off the Horsham Road, Sutton Place, Abinger Hammer – possible unauthorised building work – GBC to be advised further.

Consultation Documents for consideration – notification of Waverley Borough Council Core Strategy Pre-submission consultation 16th August – 5th October. **NOTED.**

Results of Planning Applications – Notification of decisions made by Guildford Borough Council – details emailed to Committee members.

Planning Inspectorate – Planning application 12/P/00742 6 Hurtbank Cottages, Holmbury St. Mary – gone to Appeal. No opportunity to submit further comments.

Councillors' Business – no matters raised.

Shere Conservation Area – the walkabout and discussion had been attended by the Chairman of the Planning Committee and one North Ward Councillor plus representatives of the local History Society and Guildford Borough Council. The Consultant appointed by GBC will now draw up a draft appraisal.

Date of the next Planning meeting: 23rd August 2012.