



SHERE PARISH COUNCIL

*Serving the villages of Gomshall,
Holmbury St. Mary, Peaslake, Shere and
a large part of Abinger Hammer*

Joy Millett
Parish Clerk/Finance Officer,
Telephone/Fax: 01483 203431

Clerk2009@ShereParishCouncil.gov.uk
<http://www.ShereParishCouncil.gov.uk>

Tanyard Hall
30 Station Road
Gomshall
Guildford,
Surrey. GU5 9LF

**Planning Committee Meeting
Thursday 10th September 2015
Holmbury St. Mary Village Hall, Felday Glade,
Holmbury St. Mary, Dorking RH5 6PG**

Minutes

Welcome

Present: Councillors R Smith (Chairman), R Davey, B Harrap, B Grover, B Andrews and Assistant to the Clerk S Hoyland

Apologies for absence: A Golightly

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda - **NONE**

Approval of the Minutes of the meeting held on 6th August 2015 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE
– three members of the public were present.

Consideration of Planning Applications:

15/P/01395 Pippins, Wonham Way, Gomshall

Alterations to porch with two storey front extension, front extension to garage incorporating first floor side extension, two storey rear extension, single storey rear extension and single storey side extension – **OBJECTION**, disproportionate cumulative increase.

15/P/01392 19&20 Leather Lane, Gomshall

Single storey rear extension and loft conversion incorporating dormer window to rear elevation and roof light to front elevation – **NO OBJECTION**

15/P/01443 Wylton, Goose Green, Gomshall GU5 9LL

Variation of condition 3 of application 14/P00455 approved 5/5/14, to allow substitution of drawing number PL02 B for PL03, showing an increase in the height of the garage and the insertion of glazing in rear roofslope – **NO OBJECTION**, however the height inappropriate for a garage, therefore condition restricting overnight accommodation if permission granted.

15/P/01446 Juniper Way, Lower Street, Shere

Replace section of flat roof and raised parapet with a pitched roof – **NO OBJECTION**

15/P/01451 Coombe End, Upper Street, Shere

Extension to existing studio building – **NO OBJECTION**, however condition restricting overnight accommodation and conversion in studio apartment, if permission granted.

15/P/01471 Vaughans, The Square, Shere

Listed building consent for infill extension at first floor connecting main house with playroom extension. Installation of two roof lights – **NO OBJECTION**

15/P/01474 Four Winds, Sutton Place, Abinger Hammer

Single storey front and side extension – **NO OBJECTION**

15/P/01493 and 15/P/01494 Manor Cottage, Upper Street, Shere

Planning and Listed Building Consent, for two storey rear extension and single storey side extension with roof light following demolition of existing two storey rear addition and removal of store. Insertion of roof light to South West elevation - B Grove declared a non-pecuniary interest. **NO OBJECTION**

15/P/01496 2 Fern Cottages, Dorking Road, Abinger Hammer

Proposed new front porch, conversion of garage to habitable space and construction of a new garage, single/two storey side extension and single/two storey rear extension with a rear Juliet balcony – **NO OBJECTION**

15/P/01497 Land at High View, Gomshall

Outline application for the erection of 10 dwellings with associated access and landscaping – 10 written letters of objection were received by the Parish Council.

The parish council as owner of nearby land may be considered to have a vested interest that limits our ability to comment as statutory consultees, however, the Parish Council feels that since their land is common land and subject to public access and thus not developable it is of very limited financial value and thus any pecuniary impact on the parish council may be considered negligible.

OBJECTION for the following reasons:

- In principle this is inappropriate development in the Green Belt, and as such has no merit as an application. It would also be harmful to the character of the AONB. The site is not within the Settlement Area.
- The retention of this site as undeveloped is fundamental to the protection of the character of the village of Gomshall, especially with regard to its contribution to the openness of the Green Belt.
- The framework of Gomshall has evolved with a verdant core, most of which is open space and common land. Currently this space is substantially undeveloped on two sides (east and south), this proposal would completely develop one of those sides, and thus have an irrevocably harmful impact on the character of the area.

- “High View” as a lane is still perceivable as rural, with public views over the site to the scarp of the North Downs (varying depending on the time of the year). The site therefore contributes significantly to the openness of the Green Belt. This proposal would give it the appearance of a suburban road. To see the site in terms of the character of the street scene in one road is a woefully inadequate approach to landscape assessment.
- The so-called “special circumstances” advanced could similarly be argued with regard to any site within the Green Belt in Guildford and are therefore not “special”. To argue that the site does not fulfil many of the purposes of the Green Belt, in effect, because it is not close to any towns is simply perverse, but if justified could also be applied to most of the Green Belt in England.

15/P/01547 Red Farm, Rad Lane, Abinger Hammer

Erection of a conservatory – **NO OBJECTION**

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

15/P/01581 Woodview, 23 Station Road, Gomshall

Erection of three terrace houses with car port and associated parking, following demolition of existing house and garage – **NO OBJECTION** in principal, but considerable reservations regarding the safety of access during the building works and thereafter. It was **NOTED** that a layby would be a possible improvement and that more consideration should be given to the height of the carport or indeed, if just parking bays would be more appropriate.

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

15/T/00156 Upper Garth, Upper Street, Shere

Beech tree – lower height of tree by one third as bend in tree trunk is too severe to carry weight of the canopy (Shere Conservation Area) – **NO OBJECTION**

15/T/00179 Manor cottage, Upper Street, Shere

Fell sycamore T1, crown reduce sycamore T2 to 15ft in height and 7ft spread, crown reduce magnolia grandiflora T3 to 12ft in height and 8ft spread – B Grover declared a non-pecuniary interest **NO OBJECTION**

15/T/00180 Elm Cottage, Upper Street, Shere

Crown reduce sycamore T1 to 25ft (7.62m) in height, 14ft (4.26m) spread – R Davey declared a non-pecuniary interest **NO OBJECTION**

Planning Inspectorate Appeal Decisions

14/P/01610 Oak Farm, Jesses Lane, Peaslake

Construction of an oak framed and timbre clad garage building – Appeal **ALLOWED**

14/P/01460 The Croft, Hoe Lane, Abinger Hammer

Certificate of lawfulness for a proposed development to establish whether a two storey front extension constitutes Permitted Development – Appeal **DISMISSED**

15/P/00364 Woodview, 23 Station Road, Gomshall

Erection of three terrace houses with car port and associated parking following demolition of existing house and garage – **NOTED** that an appeal has been logged

Local Plan update

It was **NOTED** that another consultation on the final version of the Local Plan is scheduled for summer 2016 and the Draft Guildford Town Centre Masterplan has been published. This includes:

- A blueprint to reconnect Guildford's town centre with its historic riverside
- Waterfront community park
- Safe pedestrian and cycle routes connecting the new redeveloped area and existing facilities
- Enhanced crossings over the river and railway
- Improve traffic flow, promote sustainable transport and better parking
- Guildford rail station to become a central hub to connect all modes of transport

Planning Correspondence received which may be of interest to the Committee - available at the meeting.

Correspondence was received regarding the naming of a new development of 6 dwellings at **15/P/00210 The Tannery, Queen Street, Gomshall**. The developers have requested the former building name The Tannery is utilised as the new development name. Councillors also suggested Hide Terrace.

Enforcement Action

14/P/01264 Moonrise, Mackies Hill, Peaslake

It was **NOTED** that a retaining wall constructed at the above property, has now been agreed as part of the details to discharge the planning conditions on the above application.

Councillors' Business relating to planning matters (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting) - **NONE**

Date of the next Planning meeting: Thursday 8th October 2015 at Peaslake Village Hall, starting at 6.30pm – Referring to the new diary dates for 2016, B Andrews proposed removal of 4th August 2016 and 24th November 2016, due to low numbers of applications and low attendance by councillors. R Smith requested to keep the dates, due to the large gap which would be created between meetings.