



SHERE PARISH COUNCIL

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

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Tanyard Hall
30 Station Road
Gomshall
Guildford,
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**Planning Committee Meeting held at 6.30pm on
Thursday 15th October 2015
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

Draft 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 and C Brooke

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 10th September 2015 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Consideration of Planning Applications:

15/P/01606 & 15/P/01607 Rydings Cottage, Mackies Hill, Peaslake

Single storey front extension and Listed Building Consent for a single storey front extension – **NO OBJECTION**

15/P/01610 6 High View, Gomshall

Two storey side extension and single storey rear extension following demolition of existing conservatory – Already Approved 8/10/15. It was **AGREED** to comment on the excessive time it took Guildford Borough Council to notify the Parish Council of this planning application, after the date the application was made.

15/P/01760 Sandwood, Burrows Lane, Shere

Two-storey rear extension including juliet balcony to north elevation. Addition of dormer windows to south and east elevation, roof lights to north and south elevations and alteration to fenestration – **This item was brought forward as the applicant was present. A short address was made by the applicant – NO OBJECTION**

15/P/01622 & 15/P/01623 4 Burrows Cross House, Burrows Cross, Shere

Erection of new timber conservatory following removal of existing, replacement of existing rear door with a new pair of casement doors and conversion of the existing cupboard at first floor level into an en-suite shower room. Listed building consent for the above – **NO OBJECTION**

15/P/01631 Downs View, Woodhouse Lane, Holmbury St. Mary

Demolition of existing house and garage and replacement with a new dwelling with detached garage as well as the creation of new access and associated landscaping – **OBJECTION on the following grounds:**

- **At a 77% increase on existing the house is materially larger, this is especially evident in the cross sections. The view of the Inspector in the Shackleford case cited that potential permitted development can be included in the calculation is clearly not in line with the wording of the NPPF which states “existing”.**
- **Whilst the inclusion of a high staircase feature may add some interest to the house, it also adds significantly to the vertical bulk of the building, compared to the existing relatively unassuming chalet bungalow.**

15/P/01667 Cherry Trees, 34 New Road, Gomshall

Single storey side extension following removal of existing extension, other side infill extension, loft conversion with two rear dormer windows with one new Velux window and a new front porch – **NO OBJECTION**

15/P/01661 Oakridge Nurseries, Hoe Lane, Peaslake

Variation of Condition 2 of planning permission 13/P/01410 approved 18/11/2013 to substitute drawing numbers 0218-p002 – 0218-p005 with drawing numbers D 0487 002 – D 0487 008 – **NO OBJECTION**

15/P/01718 1 Hurtbank Cottages, Horsham Road, Holmbury St. Mary

Single storey side extension incorporating high level rooflights leading to a proposed terraced area. Rear extension at first floor level incorporating rooflights on each of the rear element roof slopes – **OBJECTION for the following reason:**

Although only single storey, the side extension would be an increase in width of approximately 80% and this cannot be seen as subservient. It would therefore be harmful to the character of the building. It would be significantly larger than any other side extension on this style of cottage on Hurtbank.

If granted, permission should require a method statement on the removal of the excavated material, to inhibit the *de facto* creation of a lay-by.

15/P/01713 Melrose, Dorking Road, Gomshall

Two storey side extension and a single storey rear extension following demolition of existing attached garages – **NO OBJECTION**

15/P/01734 St Augustine Coptic Orthodox Church (was Our Lady of the Angels), Station Approach, Gomshall.

Siting of a metal storage container adjacent to existing timber shed – **NO OBJECTION**

15/P/01748 The Old Surgery, The spinning Walk, Shere

Proposed single storey rear extension – **NO OBJECTION**

15/P/01758 Monks House, 21 queen Street, Gomshall

Construction of a new detached garage – **NO OBJECTION**

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

15/P/01808 Kings Yard, Burrows Lane, Shere

Erection of 9 dwellings (8x3 bed & 1x4 bed) following demolition of existing commercial B1 and B2 industrial units, associated storage buildings and one dwelling – **OBJECT, Shere Parish Council would prefer to see 10 smaller units with 40% affordable housing.**

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

15/T/00191 Brackenside, Peaslake lane, Peaslake

Works to various trees (see schedule) in garden and on adjoining common land (Peaslake Conservation Area) – **OBJECTION the works appear to be excessive.**

Planning Inspectorate Appeal Decisions

15/P/00566 4 Hurtbank Cottages, Horsham Road

Single storey rear extension, roof conversion with dormer window together with excavation of basement – **APPEAL LOGGED**

15/P/00282 Penshurst, Pursers Lane, Peaslake

Detached double garage to front of property – **APPEAL ALLOWED**

15/P/00053 Easter Cottage, 4 High Hoe Cottages, Hoe Lane, Peaslake

Erection of two storey side extension with single storey rear extension incorporating two roof lantern lights following demolition of existing single storey side extension – **APPEAL DISMISSED**

Local Plan update

- **Local housing figures have been published in joint Strategic Housing Market Assessment, concluding that the need for market affordable housing across Guildford Borough is 693 houses per year. More information can be found at www.guildford.gov.uk/shma**
- **The consultation on Guildford's draft Town Centre Masterplan runs from Friday 2 October to Monday 16 November.**

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

Enforcement Action

It was NOTED that the tree works taken place at Beaufield Mews in Shere was carried out in accordance with the permission granted by 15/T/00041

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 12th November 2015 at Tanyard Hall, starting at 6.30pm.