



## **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  
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### **Planning Committee meeting held 6.30pm, Thursday 12<sup>th</sup> November 2015 at Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

#### **Minutes**

##### **Welcome**

**Present:** Councillors R Smith (Chairman), R Davey, B Harrap, B Grover, B Andrews and the Clerk J Millett

**Apologies for absence:** C Brook

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda – R Smith declared a personal interest in item **15/T/00239 Clereholt, Felday Glade, Holmbury St. Mary** and withdrew from the meeting for this item (chaired by B Andrews)

**Approval of the Minutes** of the meeting held on 15<sup>th</sup> October 2015 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE. A member of the public gave a short address regarding item **15/P/01974 1 Old Drive, Gomshall**

##### **Consideration of Planning Applications:**

###### **15/P/01974 1 Old Drive, Gomshall**

Erection of 3 bedroom detached dwelling and division of existing garden. Internal alterations to existing dwelling and changes to fenestration – **OBJECTION** on the following grounds:

- Change of use of land from agricultural to developed land
- Proposed parking outside the Settlement Area
- Un-neighbourly
- Overdevelopment of the site

**15/P/01858 1 & 2 Spinners, Church Hill, Shere**

Two detached double car barn garages - **WITHDRAWN**

**15/P/01870 Whispering Oaks, Burrows Lane, Shere**

New front porch, new front gable elements to the roof and part single/part two storey rear extensions with new fenestration to the front and rear – **NO OBJECTION**

**15/P/01882 Tennings Wood Cottage, Sutton Place, Abinger Hammer**

Certificate of Lawfulness for existing development to establish whether a single storey front extension, relocation of entrance, new chimney, two dormer windows together with five rooflights constitutes Permitted Development – If this had been a planning application **OBJECTION** as the development represents a disproportionate increase.

**15/P/01890 Land rear of the shop, The Square, Shere**

Erection of a detached three bedroom dwelling with associated parking and access – **OBJECTION** on the following grounds:

- Too big for the site
- Overdevelopment
- Harmful to the character of the Conservation Area
- Increased parking problems
- Un-neighbourly

**15/P/01901 Birdholm, Plaws Hill, Peaslake**

Single storey rear extension, alterations to rear roof line, new front porch and new detached garage to front of the property following demolition of existing conservatory and garage – **NO OBJECTION**

**15/P/01915 Coombe House, Woodhouse Lane, Holmbury St. Mary**

Replacement of first floor and roof following demolition of existing. Part two storey, part single storey rear extension including roof lantern on flat roof element following demolition of single storey rear and west elevations and conservatory. Erection of new porch to front elevation, new dormer to west facing roof and alterations to fenestration. Conversion of attached garage to habitable accommodation – **OBJECTION** on the following grounds:

- Harmful to the original character of the house
- Harmful to the character of the street scene
- Increase of bulk at height would be harmful to the openness of the greenbelt

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

**15/P/01976 Spurfold House, Radnor Lane, Peaslake**

Erection of a single storey extension on the south elevation following demolition of existing conservatory – **NO OBJECTION**

**15/P/02010 Hunters Moon Farm, Dorking Road, Abinger Hammer**

Erection of a single storey side extension following demolition of existing log store – **NO OBJECTION**

**15/P/02039 Yew Hatch, Woodhouse Lane, Holmbury St. Mary**

Erection of wooden gates and brick piers following removal of existing – **NO OBJECTION**

**15/P/02035 & 15/P/02036 Ivy Cottage Horsham Road, Holmbury St. Mary**

Addition of a dormer window and timber projecting bargeboard to the front elevation and a conservation skylight to the rear elevation. Erection of a detached timber garage and refurbishment of existing timber store.

Listed building consent for the above

**OBJECTION** proposed new garage too large and forward of the building line of the principal elevation of the cottage. Harmful to the character of the cottage and conservation area.

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

**15/T/00235 3 Spinners, Church Hill, Shere**

T11 (Hornbeam) and T16 (Conifer) – fell and replace with Quercus Ilex – **NO OBJECTION**

**15/T/00239 Clereholt, Felday Glade, Holmbury St. Mary**

T1 (Ginkgo) – crown reduce by a third - **NO OBJECTION**

**15/T/00241 Hilda Cottage, Horsham Road, Holmbury St Mary**

T1 (Willow) & T2 (Damson) – prune back to previous pruning points - **NO OBJECTION**

**15/T/00243 The Rectory, The Spinning Walk, Shere**

T1, 2 & 3 (oak) – reduce back to previous topping points - **NO OBJECTION**

**15/T/00250 Trenchmore, Shere Lane, Shere**

T1 (red chesnut) – Fell to ground level and remove stump to a depth of 30cm and replace tree - **NO OBJECTION**

**15/T/00251 Kinghams Restaurant, Gomshall Lane, Shere**

T1 Oak – Lift by 4-5m crown clean & reduce the limbs towards the new build and kinghams restaurant. T2 Oak – shape with the rest of the crown, deadwood and reduce limbs over building to a height of 2m – **NO OBJECTION**

**15/T/00256 Yew Trees, Shere Lane, Shere**

T1 (Lawson Cypress) – reduce in height by 40% - **NO OBJECTION**

**15/T/00233 St James's Church, Church Lane, Shere**

T1 (Yew) – crown reduce by 1.5 metres, T2(Conifer) – fell to near ground level – **NO OBJECTION**

**Planning Inspectorate Appeal Decisions**

**15/P/00566 1 Hurtbank Cottages, Horsham Road**

Proposed access drive to 1 Hurtbank Cottages (scheme 1) – **APPEAL LODGED**

**Local Plan update - NONE**

**Planning Correspondence** received which may be of interest to the Committee - available at the meeting. It was **NOTED** that Shere Parish Council had received the following objections to planning applications:

- One objection to application **15/P/01974 1 Old Drive, Gomshall**
- One objection to **15/P/01890 Land rear of the shop, The Square, Shere**
- Five Objections to **15/P/01808 Kings Yard, Burrows Lane, Shere**

**NOTED** that correspondence has been received regarding the handling of Enforcement notices, by a member of the public. Shere Parish Council is in the process of reviewing the procedure for the reporting of Enforcement issues. It was **REPORTED** that the Parish Council is still awaiting guidance from Guildford Borough Council **ACTION** Assistant to the Clerk to contact Guildford Borough Council.

At present, the name of the property involved in enforcement issues is not named publicly until Guildford Borough Council has made a decision. This procedure was adopted in May 2015.

It was **NOTED** that an email was received from Guildford Borough Council about a meeting on Thursday 19<sup>th</sup> November at 10am regarding the change involving Parish Councils no longer being sent paper copies of planning applications from 1<sup>st</sup> April 2016.

#### **Enforcement Action**

R Davey – Would like an update on an Enforcement issue on Upper Street, Shere.

**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:** 6.30pm Wednesday 9<sup>th</sup> December, at Tanyard Hall, Gomshall