



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,
Surrey. GU5 9LF

Planning Committee meeting held 6.30pm, Wednesday 9th December 2015 Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Minutes

Present: Councillors R Smith (Chairman), A Golightly, B Andrews and the Assistant to the Clerk S Hoyland

Apologies for absence: B Harrap, C Brooke, B Grover

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda. Shere Parish Council has a collective interest in item **15/P/02070 Public Convenience, Middle Street, Shere**. B Andrews has a personal interest in item **15/P/02161 2 Feldemore Cottage, Horsham Road, Holmbury St Mary**

Approval of the Minutes of the meeting held on 12th November 2015 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – One member of the public was present, no address was made at this time.

Consideration of Planning Applications:

15/P/02058 Strathtay, Peaslake Lane, Peaslake

Addition of a dormer window to the rear elevation and rooflights to the front elevation to allow conversion of loft space to habitable accommodation – **NO OBJECTION**

15/P/02067 Ways End, Rad Lane, Peaslake

Renewal of expired planning permission 12/P/00596 to convert existing workshop and part of the stables into a self-contained granny annex - **NO OBJECTION**

15/P/02068 Broadview Cottage, Wonham Way, Gomshall

Front extension infilling recess following demolition of conservatory, new roof & reconfiguration of roof incorporating additional dormer windows and bay window to front and lobby extension to rear - **NO OBJECTION**

15/P/02070 Public Convenience, Middle Street, Shere

Listed building consent for repair of damaged roof tiles with matching second hand clay tiles. Strip off existing flat roof, change one joist and supply and lay Polyroof Protec GRP System with lead roll effect. Interior and Exterior re-decoration, like for like – This application was made by Shere Parish Council - **NO COMMENT**

15/P/02102 Peaslake Surgery, Peaslake Lane, Peaslake

Construction of a two bedroom dwelling following demolition of existing surgery - **NO OBJECTION**

15/P/02112 Holmdale, Holmbury Hill Road, Holmbury St. Mary

Listed building consent to dismantle and rebuild stack 8 - **NO OBJECTION**

15/P/02115 The Spinning Walk, Shere

Erection of a two storey front extension and open porch veranda, single storey side extension. Infilling of existing main roof valley to allow extension of second floor accommodation and various external and internal alterations following demolition of existing front extension, rear conservatory and bay windows and side canopy porch – **OBJECTION** The increase in bulk would be harmful to the character of the settlement area.

15/P/02135 Longview, Dorking Road, Gomshall

Insertion of two velux roof lights to the western roof slope, and increase height of chimney stack - **NO OBJECTION**

15/P/02136 The Croft, Hoe Lane, Abinger Hammer

Extensions to property following demolition of existing conservatory including enlarged ground floor and two storey side addition with new chimney and first floor side extension to provide enlarged accommodation within roofspace incorporating dormer windows to front and rear – **OBJECTION** large increase and loss of a two bedroomed dwelling.

15/P/02152 Radcot 24 Queen Street, Gomshall

Erection of two detached four bedroom dwellings following demolition of existing bungalow – **OBJECTION** for the following reasons:

- Harmful to the character of the street scene and settlement area
- Substantial impact on the view to the North Downs from Queen Street

15/P/02161 2 Feldemore Cottage, Horsham Road, Holmbury St Mary

Two storey side extension and single storey infill extension linking house to garage - **OBJECTION** for the following reasons:

- Disproportionate increase
- Loss of porch as a feature, by enclosing it on the third side would be harmful to the character of the building and the conservation area
- Loss of 2 bedroom property

15/P/02172 Piglets Catering, Pursers Lane, Peaslake

Erection of two pairs of semi-detached dwellings and associated car parking following demolition of existing building - **OBJECTION** for the following reasons:

- Loss of employment land
- Substantially greater impact on the openness of the greenbelt
- Concern about impact on surface and foul water services

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

15/P/02195 Garden Cottage, Burrows Lane, Shere

Erection of a single storey side and rear extension – **DELEGATED** to North Ward Councillors and Chairman

15/P/02226 The Pepper Tree Cottage, 9 New Road, Gomshall

Erection of a two storey rear extension, replacement of porch, replacement and enlargement of existing windows and the enclosure of an outbuilding - **DELEGATED** to North Ward Councillors and Chairman

15/P/02247 Copse Cottage, Hoe Lane, Abinger Hammer

Variation of condition 2 (drawing nos) of 15/P/00439 to enlarge size of dining room by 600mm at rear/side, increase in height of parapet by 400mm to stone faced entrance element, addition of 3 windows to North elevation and alterations to fenestration on south elevation at lower ground level, relocation of bin store – **OBJECTION** the approved building would be harmful to the character of the Area of Outstanding Natural Beauty and Area of Great Landscape Value and this variation would intensify the impact.

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

15/T/00283 The Old Bakery, Felday Glade, Holmbury St. Mary

Beech Tree – crown reduce by 25% and thin and shape remaining crown – **NO OBJECTION**

Planning Inspectorate Appeal Decisions

15/P/01092 Upper Lodge, Upper Street, Shere two storey rear extension - An appeal has been lodged

Local Plan update – the following was reported:

- The Town Centre Masterplan consultation has ended after a six week process on the 16th November 2015. An update on progress will be issued early 2016
- Wisley Property Investments have confirmed that the application for a sustainable new community has been revised to include secondary school provision.
- The Guildford Environmental Forum Newsletter has been issued and includes their comments on the Town Centre Masterplan consultation. A copy is available in the Parish Office for viewing.
- It was reported that the Local Plan is still currently under review. As a result there may be changes to the Settlement Area. The Chairman reported that the Clerk had issued guidance with regards to queries from the public regarding the settlement area, following an informal meeting having taken place with ward councillors regarding a potential planning application in Peaslake;

It was unusual to call a meeting of ward councillors at this stage, and without the prior knowledge of the Clerk. Planning procedure is for the Parish Council to comment as a consultee only, as per their Planning Committee Terms of Reference. There are issues around good governance i.e. openness and public accountability (see Shere Parish Council Code of Conduct). The issue of pre-determination must also be taken into account, which could put the councillors involved and the Parish Council at risk of being reported to the Monitoring Officer. Although unusual to encounter lobbying in a local parish scenario, in principle, any lobbying must be carried out transparently.

The Chairman outlined the proper practice, but reiterated the importance of electors being able to talk to their councillors, but then all meetings and discussions should take place in a formal meeting.

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

One letter was received objecting to planning application **15/P/01890 Land rear of the shop, The Square, Shere** Erection of a detached three bedroom dwelling with associated parking and access. It was **REPORTED** that the application had been refused by Guildford Borough Council

Enforcement Action

It was **REPORTED** that an enforcement issue regarding the felling of trees at Spinner, Church Hill, Shere, had been attended to by the Enforcement Officer and confirmed that the trees, that are in the process of being felled are approved by Tree Application **15/T/00235**

Councillors' Business relating to planning matters (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting).

A Golightly – would like an explanation on some planning issues with the Chairman. The Chairman confirmed he would be available for a meeting at Tanyard Hall at the Councillor's convenience.

A short address was given by the member of public in support of item **15/P/02172 Piglets Catering, Pursers Lane, Peaslake**

Date of the next Planning meeting: 6.30pm 14th January 2016 at Tanyard Hall, 30 Station Road, Gomshall.