



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

Minutes

Planning Committee Meeting 6.30pm, Thursday 14th January 2016 Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Present: Councillors R Smith (Chairman), R Davey, B Harrap, B Grover, B Andrews, A Golightly, the Assistant to the Clerk S Hoyland and two members of the public.

Apologies for absence – C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – **Shere Parish Council** disclosed a collective pecuniary interest in item **15/P/02360** Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmbury St. Mary and **15/P/02386** 2 Bulmer Cottages, Horsham Road, Holmbury St. Mary, as adjoining land owners.

Approval of the Minutes of the meeting held on 9th December 2015 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

A member of the public made a short address regarding the Planning Inspectorate Appeal for **15/P/01808 Kings Yard, Burrows Lane, Shere**

It was Agreed that item **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*, would be brought forward on the Agenda – It was **NOTED** that Councillor C Brooke had sent a personal objection to the application. It was **NOTED** that the developers did not accurately represent the comments made by Shere Parish Council regarding the original application - our actual comments were *“Object - The parish Council would prefer to see 10 slightly smaller units, with 40% affordable housing, instead of the current plan”* - **AGREED** that the Assistant to the Clerk would send a clarification of our original objection to Guildford Borough Council and the Planning Inspectorate and give our support for the grounds under which Guildford Borough Council have refused the application.

Consideration of Planning Applications:

15/P/02337 Knapps Cottage, Upper Street, Shere

Listed building consent re installation of an extract fan within bathroom – **NO OBJECTION**

15/P/02360 Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmbury St. Mary

Erection of a four bedroom detached dwelling – **NO COMMENT**

15/P/02386 2 Bulmer Cottages, Horsham Road, Holmbury St. Mary

Removal of existing side dormer window, to be replaced with a larger one – **NO COMMENT**

15/P/02367 The Old Surgery, The Spinning Walk, Shere

Proposed first floor rear extension and alterations to the front elevation. New attached garage with games room over – **OBJECTION** on the following grounds:

- Harmful to the character of the street scene
- Harmful to the character of the Settlement Area
- As the property is right on the edge of settlement area, it is also harmful to the openness of the Greenbelt beyond the settlement area.
- Overdevelopment of the property

15/P/02433 Lansdowne, Hound House Road, Shere

Extension of existing outbuilding (used for agricultural purposes as part of vineyard) – **NO OBJECTION**

15/P/02435 Lansdowne, Hound House Road, Shere

Variation of condition 2 (drawing numbers) of 14/P/00834 to allow minor amendment including retention of one rooflight and insertion of two rooflights in place of approved large rooflight - **NO OBJECTION**

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

16/P/00035 Oatlea, Wonham Way, Peaslake

Erection of a single storey extension to the western elevation, following the demolition of existing garage, garden out building, two bay windows and the kitchen/utility area – **OBJECTION**, disproportionate Increase.

15/P/02152 Radcot 24 Queen Street, Gomshall

Erection of two detached four bedroom dwellings following demolition of existing bungalow amended plans – Shere Parish Council Previously objected to the large blank wall along Queen Street and Substantial impact on the view to the North Downs from Queen Street. Shere Parish Council acknowledges a small improvement with the addition of 3 small windows along the Queen Street side. **OBJECTION** Substantial impact on the view to the North Downs from Queen Street

Applications Delegated at the Last 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 recommended No Objection – **AGREED NO OBJECTION**

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 - recommended No Objection – **AGREED NO OBJECTION**

Consideration of Tree Applications including those received after the agenda had been printed – details available at the meeting - **NONE**

Planning Inspectorate Appeals

14/P/01914 Birdholm, Plaws Hill, Peaslake

Erection of a three bed, two storey dwelling with detached garage, following demolition of the existing bungalow and garage – **NOTED** this appeal was allowed.

Local Plan update - NONE

Planning Correspondence received which may be of interest to the Committee - available at the meeting. Councillor C Carlisle has requested to see a full size copy of the current settlement plans held by Guildford Borough Council. **ACTION** Assistant to the Clerk to contact Guildford Borough Council for a copy of the settlement areas and to write to Borough Councillor David Wright, to ask him to officially approach Shere Parish Council for making comments regarding any potential changes to the settlement area.

Enforcement Action - NONE

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

Councillor B Grover, asked if there was any update for the Parish Council regarding no longer receiving paper plans from Guildford Borough Council and the potential purchase of an A3 printer. Assistant to the Clerk confirmed that paper copies were going to be stopped in April and the office was going to have a visit from Guildford IT Department, to discuss our equipment requirements for this plan.

Date of the next Planning meeting: 6.30pm 11th February 2016 at Tanyard Hall, 30 Station Road, Gomshall.