



## **SHERE PARISH COUNCIL**

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

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### **Planning Committee Meeting 6.30pm, Tuesday 12<sup>th</sup> April 2016 Holmbury St. Mary Village Hall, Felday Glade, Holmbury St. Mary GU5 9LF**

#### **MINUTES**

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

**Apologies for absence:** Councillors C Brooke

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda - Councillor B Harrap declared a personal interest for item **16/P/00508 Drynoch, Wonham Way, Peaslake** and Shere Parish Council disclosed a collective pecuniary interest for items **16/P/00623 1 Bulmer Cottages, Horsham Road, Holmbury St. Mary** and **16/P/00548 Downs View, Goose Green, Gomshall, as adjoining land owners.**

**Approval of the Minutes** of the meeting held on 9<sup>th</sup> March 2016 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – No Adjournment

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

##### **16/P/00489 Easter Cottage, 4 High Hoe Cottages, Hoe Lane, Peaslake**

Erection of a two storey side and single storey rear extension following the demolition of existing side and rear extensions incorporating two roof lanterns and dormer window addition – **OBJECTION, disproportionate cumulative increase.**

##### **16/P/00451 Byways, Knob Field, Abinger Hammer**

Installation of free standing timber clad swimming pool with timber decking – **NO OBJECTION**

##### **16/P/00508 Drynoch, Wonham Way, Peaslake**

Variation of condition 2 of Planning application 14/P/00732 approved 24/6/14 to allow new drawing numbers – **NO OBJECTION**

##### **16/P/00540 Piglets Catering, Pursers Lane, Peaslake**

Erection of two pairs of semi-detached dwellings (3 bedroom) and associated car parking following demolition of existing building. – **OBJECTION For the following reasons:**

- **Detrimental effect on the openness of the greenbelt**
- **Concern over sewage backwash and flood risk**
- **Materially larger and an increase in bulk**

**16/P/00548 Downs View, Goose Green, Gomshall**

Construction of an infill of the rear balcony – **NO COMMENT**

**16/P/00561 Rad Farm, Rad Lane, Abinger Hammer**

Prior notification under Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 for the erection of a machinery store/field shelter – **OBJECTION, detrimental effect on the openness of the greenbelt and due to the close proximity of the farmyard, is it necessary to have an additional store, when machinery could be stored in the farmyard.**

**16/P/00601 Oatlea, Wonham Way, Peaslake**

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 cumulative increase.**

**16/P/00619 Lavender House, Shere Lane, Shere**

Conversion of the dwelling into two dwellings. Internal re-configuration, new windows and doors to front elevation, new dormer window to eastern roof slope and shiplap boarding to exterior – **OBJECTION, use of any boarding is inappropriate and harmful to the character of the conservation area. If boarding was appropriate, feather edge weatherboarding should be used. Loss of the garage and the conversion of one to two dwellings would increase the number of cars, on an already overcrowded area.**

**16/P/00620 High Steeps, Peaslake Lane, Peaslake**

Modification to the front porch incorporating a front dormer, part side/part rear two storey extension with dormer window to rear elevation – **OBJECTION, the two storey fenestration is harmful to the character of the greenbelt, especially with regards to the views from the other side of the valley**

**16/P/00623 1 Bulmer Cottages, Horsham Road, Holmbury St. Mary**

Erection of a shed in the rear garden – **NO COMMENT**

**16/P/00635 Orchard Cottage, Pursers Lane, Peaslake**

Replacement of porch and rear flat roof with pitched roof. Replacement of single storey garage with a two storey extension – **NO OBJECTION**

**16/P/00647 2 Heathrow, Gomshall**

Single storey side and rear extension with two rooflights together with a loft conversion incorporating two dormer windows – **OBJECTION, loss of a two bedroom dwelling**

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

**Applications Delegated at the Last Meeting**

**16/P/00328 Holmdale, Holmbury Hill Road, Holmbury St. Mary**

Construction of replacement summer house – **NO OBJECTION**

**16/P/00334 Holmdale, Holmbury Hill Road, Holmbury St. Mary**

Construction of replacement open store building - **NO OBJECTION** but would ask Guildford Borough Council to consider ways to ensure the replacement agricultural buildings are not seen as appropriate for conversion to residential accommodation in the future, in view of them being more substantial than the existing buildings.

**16/P/00335 Holmdale, Holmbury Hill Road, Holmbury St. Mary**

Construction of replacement machinery store building - **NO OBJECTION** but would ask Guildford Borough Council to consider ways to ensure the replacement agricultural buildings are not seen as appropriate for conversion to residential accommodation in the future, in view of them being more substantial than the existing buildings.

### **16/P/00416 Downs View, Woodhouse Lane, Holmbury St. Mary**

Erection of a new four bedroom dwelling with detached garage, creation of a new access including entrance gates and associated landscaping following demolition of the existing House – **OBJECTION, this application is an improvement on the recently rejected application in terms of visual bulk, but do not accept the inclusion of the un-built 'permitted development' as 'existing', so it is materially larger.**

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

### **Planning Inspectorate Appeals**

#### **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 – **APPEAL ALLOWED**

### **Local Plan update**

A press release from Guildford Borough Council was tabled. Guildford Borough Council published a revised Local Plan and further details can be found at

<http://www2.guildford.gov.uk/councilmeetings/ieListDocuments.aspx?CIId=264&MIId=543&Ver=4>

**Land at Wisley Airfield** – the current application has been refused. Wisley Airfield has been included in the Local Plan and another application is expected.

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

Correspondence was received from a resident in Leather Lane, Gomshall, regarding exterior lighting on the new properties on Queen Street, Gomshall.

**AGREED** – Shere Parish Council to write to Guildford Borough Council for clarification on what extent consideration of light pollution has been taken into account, when considering a planning application, citing the above correspondence as an example.

### **Enforcement Action**

**East Lodge, Upper Street, Shere** – an update was given regarding the stone work on the property. A specialist in Lutyens properties has provided a specification for Planning Enforcement at Guildford Borough Council, which is under review by the Conservation Officer. If approved, work will be carried out to correct the unauthorised work to the external walls.

**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 Thursday 12<sup>th</sup> May 2016 at Tanyard Hall, Station Road, Gomshall