



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

**Planning Committee Meeting
6.30pm Thursday 12th May 2016
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

MINUTES

Present: Councillors R Smith (Chairman), B Andrews (Vice Chairman), R Davey, B Grover, B Harrap, the Assistant to the Clerk S Hoyland

Apologies for absence: Councillors C Brooke and A Golightly

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – collective interest for item **16/P/00922 Peaslake, Church of England First School, Peaslake**, as adjoining landholders.

Approval of the Minutes of the meeting held on 12th April 2016 - **APPROVED and SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – **No members of the public present.**

Consideration of Planning Applications:

16/P/00755 Radland, Rad Lane, Peaslake

Erection of replacement dwelling house and associated garden following demolition of existing dwelling and garage – **OBJECTION** for the following reasons:

- Substantial Increase in visual bulk at height and harmful to the character of the Area of Outstanding Natural Beauty
- Materially larger and out of character and keeping with surrounding properties
- Creation of large glazed areas instead of roof tiles at first floor level, could lead to light pollution, harmful to the openness of the Green Belt

16/P/00803 Byways, Rad Lane, Peaslake

Insertion of two dormer windows to rear (west) elevation – **NO OBJECTION**

16/P/00819 Southcott Farm, Mackies Hill, Peaslake

Erection of new oak framed garage – **NO OBJECTION**

16/P/00828 Tollgate Cottage, Lawbrook Lane, Peaslake

Replacement two bedroom dwelling with detached leisure building and garage, following demolition of existing dwelling, outbuilding and garage – **OBJECTION** for the following reasons:

- Loss of a character ‘Arts & Craft’ style building, which would be harmful to the character of the Area of Outstanding Natural Beauty
- The proposed addition to the Leisure building and larger garage represents an overdevelopment of the site
- The scope for maximising solar gain on the north side of the house is very limited
- The large glazed areas may well have views to the North and could generate light pollution harmful to the openness of the Green Belt

16/P/00862 & 16/P/00863 West Burdens, Upper Street, Shere

Planning and Listed building Consent - Removal of Existing conservatory roof and replace with grey slate tile - **NO OBJECTION**

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

16/P/00889 Paulzan, Goose Green, Gomshall

Proposal to remodel the existing property following demolition of a section of the property to the south east elevation and construction of a two storey extension on the south west elevation and to demolish an outbuilding – Not sufficient information to comment; The size of the original building is not clear, therefore not possible to see the percentage increase. Furthermore, is the new covered area considered part of the floor area.

16/P/00922 Peaslake, Church of England First School, Colmans Hill, Peaslake

Two storey rear extension to school house to provide additional facilities – **NO COMMENT**, adjoining land holders

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

Planning Inspectorate Appeals

The following Appeals have been lodged with The Planning Inspectorate:

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 a creation of new access and associated landscaping

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

Removal of existing side dormer window, to be replaced with a larger one.

Appeal Decision:

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 – The appeal was **DISMISSED**

Local Plan update

The draft of the draft submission is being considered by Guildford Borough Council, prior to submission to the Planning Inspectorate, when there will be a final consultation period. The new proposed settlement area will be considered and any comments will be included into our submission regarding the Local Plan in June.

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

Some correspondence was received from a party in Peaslake regarding the proposed changes to the settlement area. A response has been deferred until after the proposed settlement boundary changes have been discussed in June.

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 R Davey has requested information regarding permission for satellite dishes in a Conservation Area – Assistant to the Clerk to request guidance from Guildford Borough Council

Chairman R Smith reminded all councillors on the Planning Committee to reply only to the office, when giving comments regarding planning applications.

All councillors expressed gratitude regarding the links they are receiving to the planning applications at Guildford Borough Council.

Date of the next Planning meeting: 6.30pm Wednesday 8th June 2016 at Tanyard Hall, 30 Station Road, Gomshall.