



## 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,  
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**Planning Committee Meeting  
6.00pm Tuesday 12<sup>th</sup> July 2016  
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

### MINUTES

**Present:** Councillors R Smith, B Andrews, R Davey, B Harrap, B Grover, one member of the public and Assistant to the Clerk S Hoyland

**Apologies for absence:** Apologies received from councillors A Golightly and C Brooke

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda.

Councillor B Andrews declared a non-pecuniary interest in item **16/P/01177 2 Feldemore Cottages, Horsham Road, Holmbury St Mary**

Councillor C Brooke declared (by email) a non-pecuniary interest in item **16/P/01213 Rad Farm, Rad Lane, Abinger Hammer**

B Harrap declared a non-pecuniary interest in item **16/P/01200 Oatlea, Wonham Way, Peaslake**

**Approval of the Minutes** of the meeting held on 8<sup>th</sup> June 2016 – **APPROVED AND SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

A short address was made by a member of the public regarding item **16/P/01164 10 Fulvens Cottages, Fulvens, Peaslake.**

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

##### **16/P/01164 10 Fulvens Cottages, Fulvens, Peaslake**

Retrospective application for decking to the rear of property – **OBJECTION, unneighbourly, decking too high and intrusive**

##### **16/P/01177 2 Feldemore Cottages, Horsham Road, Holmbury St Mary**

Two storey side extension with addition of a covered area between the house and garage following removal of existing conservatory – **NO OBJECTION**

##### **16/P/01200 Oatlea, Wonham Way, Peaslake**

Single storey side and front extension and loft conversion following demolition of attached double garage, utility room and entrance lobby – **OBJECTION, Substantial increase in bulk at height. First floor glazed gables would be intrusive in the Green Belt (light pollution).**

**16/P/01201 Knapps Cottage and Waitlands, Upper Street, Shere**

Listed Building Consent for replacement/refurbishment/repair of windows and rooflights, two new rear security lights and a doorbell – **NO OBJECTION to the application overall but concerned about "Window 14 - Replacement of Metal Window Frame & Timber Sub-frame & new extruded sill detail " as this appears also to be a wrought iron flat frame and should be renovated rather than replaced.**

**16/P/01287 Knapps Cottage, Upper Street, Shere**

Listed Building application for repairs to external beams – **NO OBJECTION**

**16/P/01210 Pilgrims Halt, 14 High View, Gomshall**

Single storey side extension and a single storey front extension following demolition of existing conservatory – **NO OBJECTION**

**16/P/01213 Rad Farm, Rad Lane, Abinger Hammer**

Demolition of a redundant agricultural building and erection of a building for use as a holiday let – **OBJECTION this is a new dwelling and thus inappropriate development within the Green Belt and is out of character with the Area of Outstanding Natural Beauty.**

**16/P/01232 Plot 1, Spinners, Church Hill, Shere**

Proposed erection of single storey detached garage/carport - **OBJECTION, unneighbourly, visually intrusive. Might be better with a shallow pent roof, with the low end at the north.**

**16/P/0123 Plot 2, Spinners, Church Hill, Shere**

Proposed erection of single storey detached garage/carport – **OBJECTION, unneighbourly, visually intrusive. Might be better with a shallow pent roof, with the low end at the north.**

**16/P/01245 Sandicroft, Wonham Way, Peaslake**

Construction of an oak framed double garage – **NO OBJECTION, but hedging should be retained as screening**

**16/P/01258 3 Wayside Cottages, Horsham Road, Holmbury St Mary**

Proposed two storey front and side extension – **Objection on the following grounds:**

- **insufficient information, no elevations for the road frontage**
- **Harmful to the character of the building and the Conservation Area**
- **Loss of a two bedroom dwelling**
- **Would be setting a bad precedent for the other Wayside Cottages**

**16/P/01308 Sunnyside, Mackies Hill, Peaslake**

Proposed single storey rear extension. – **NO COMMENT, adjoining land holders**

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

**16/P/01356 Shepherds Hill, Broadfield Road, Peaslake**

Erection of a detached two storey five bedroom house with basement and integral double garage (part retrospective application) – **NO OBJECTION**

**16/P/01379 & 16/P/01380 1 and 2 Old Manor House Cottages, Upper Street, Shere**

Proposed reconfiguration and subdivision of nos. 1 and 2 Old Manor House Cottages to create an additional one bedroom dwelling; construction of new timber deck and pitched roof at the rear and Listed Building Consent for internal and external alterations and refurbishment to nos. 1 and 2 old Manor House Cottages – **DELEGATED** to Chairman and North Ward Councillors, requested site visit.

**16/P/01402 The Willows, Dorking Road, Abinger Hammer**

Conversion of existing garage to habitable accommodation – **OBJECTION new dwelling in the Green Belt**

**16/P/01420 9 Station Road, Gomshall**

Erection of a steel secure room purpose built to house an ATM. (Retrospective) – **NO OBJECTION**

**16/P/01422 9 Station Road, Gomshall**

Advertisement Consent for internally illuminated fascia sign - **NO OBJECTION**

**16/P/01421 33 Leather Lane, Gomshall**

Loft conversion incorporating two rear dormer windows together with changes to fenestration to the ground floor rear elevation - **DELEGATED** to Chairman and North Ward Councillors

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

**16/T/00121 Land to the rear of, The Coach House, 19 Queen Street, Gomshall**

T1(Lime) - crown reduce by 30%, crown lift to 8 metres from ground level and reduce the overall height of the tree by 4 metres (Tree Preservation Order P1/201/272) – **NO OBJECTION**

**Planning Inspectorate Appeals**

**15/P/01497 Land at High View, Gomshall**

Outlined application for the erection of 10 dwellings with associated access and landscaping– **APPEAL LODGED**

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

Single storey side and rear extension with two rooflights together with a loft conversion incorporating two dormer windows – **APPEAL LODGED**

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

Erection of a single storey side extension following demolition of existing log store – **APPEAL ALLOWED**

**Local Plan update – NONE**

**Planning Correspondence** received which may be of interest to the Committee - available at the meeting - **NONE**

**Enforcement Action**

**EN/14/00499 Kings Yard, Burrows Lane, Gomshall**

Alleged unauthorised out of hours working and storage of vehicles outside of the curtilage of the premises - **The complaint alleged working outside of the hours approved by 06/P/00548, and the parking and storage of vehicles outside the curtilage of the yard. The complaint alleged that these breaches were coming from a single unit, occupied by a car re-spraying business called Xquisite. The officer visited the site and saw no evidence of vehicles outside of the yard. It was also noted that Xquisite have now vacated the site, leaving only 2 of 6 units occupied. No further out of hours complaints have been received, and it is considered that this breach has been resolved. There are no other outstanding breaches on the site.**

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

**Councillor B Andrews:** it was **NOTED** that residents of Holmbury St Mary had held a residents meeting regarding Planning application **16/P/01138 The Royal Oak, Felday Glade, Holmbury St Mary**

Proposed single storey front extension and porch following demolition of existing porch; single storey side extension following demolition of existing extension; construction of a single storey rear building (micro brewery) connected to the main building by a covered link; extension to rear parking area - B Andrews explained why the Parish Council was unable to comment on the application as the council is adjoining landowners.

**Date of the next Planning meeting:** 6.30pm Thursday 4<sup>th</sup> August 2016 at Tanyard Hall, 30 Station Road, Gomshall.