



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
6.30pm Thursday 4th August 2016
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

MINUTES

Present: Councillors R Smith, B Andrews, B Harrap, C Brooke, two members of the public and Assistant to the Clerk S Hoyland

Apologies for absence: Apologies received from councillors A Golightly, R Davey and B Grover

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

Shere Parish Council declared a collective interest, as adjoining landowners in item **16/T/00159 The Royal Oak, Felday Glade, Holmbury St Mary**

Councillor C Brooke declared Personal interest in item **16/P/01537 Tower Hill Manor, Towerhill, Gomshall**

B Harrap declared a non-pecuniary interest in item **16/P/01562 The Old Post House, Walking Bottom, Peaslake**

Approval of the Minutes of the meeting held on 12th July 2016 – **APPROVED AND SIGNED** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Consideration of Planning Applications:

16/P/01442 and 16/P/01443 Hazel Hatch, Burrows Cross, Shere

Proposed two storey extension over existing, including extension to bay window; relocation of entrance porch following demolition of existing porch; erection of external staircase and changes to fenestration and Listed Building Consent for internal and external alterations - **No Objection**

16/P/01447 1 Hurtbody Cottages, Horsham Road, Holmbury St Mary

Erection of a single storey ground floor side extension with rear velux windows. Erection of a first floor rear extension with dormer windows front and rear and side velux leading to a raised terrace. Two rear garden retaining walls – **Clarification sought from Guildford Borough Council regarding the changes. Delegated** to Chairman and South East Ward Councillors

16/P/01529 17 Lenten Close, Peaslake

First floor rear extension – **No Objection**

16/P/01537 Tower Hill Manor, Towerhill, Gomshall

Listed Building Consent for proposed refurbishment of grade 2 listed manor house including new roof, internal alterations, conversion of bedroom into bathroom, removal of ground floor internal wall and conversion of old laundry into habitable accommodation. House will be re-wired, installation of new heating system and external fabric of the building will be renovated – **A short address was made by the applicants, No Objection**

16/P/01542 Hoe House, Franksfield, Peaslake

Demolition and replacement stable building and store to provide garaging for cars with the existing garage linked to new block. Alterations to existing garage including new fenestration to provide recessed balcony - **No Objection**

16/P/01544 Rookery Close, Woodhouse Lane, Holmbury St Mary

Replacement of rear garden room with new and external alterations - **No Objection**

16/P/01547 Hazelbrook, Peaslake Lane, Peaslake

Two Storey side extension with alterations - **No Objection**

16/P/01562 The Old Post House, Walking Bottom, Peaslake

Loft conversion with the addition of four dormer windows. Extensions and alterations to existing detached garage - **No Objection**

16/P/01560 and 16/P/01559 3 Malthouse Cottages, Goose Green, Gomshall

Single storey rear extension – **Objection, harmful to the character of the building**

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

16/P/01574 4 Hurtbank Cottages, Horsham Road, Holmbury St Mary

Roof extension to provide additional accommodation at first floor level incorporating dormer window and additional window in rear (north-west) elevation together with extension on side (north east) elevation – **No Objection**

16/P/01575 Lavender House, Shere Lane, Shere

Rear first floor extension, infill to the hidden valley at main roof level with 3 new lead roll top dormers and a roll top porch canopy. Minor internal alterations - **No Objection**

16/P/01578 Teasel Cottage, Hoe Lane, Abinger Hammer

Erection of replacement dwelling following the demolition of existing bungalow and outbuildings - **No Objection**

16/P/01579 Burrows Farm, Burrows Lane, Gomshall

Proposal to construct a single 3 bedroom dwelling following the change of use of the existing barns, demolition of some outbuildings and addition of some modest extensions to the existing barns – **Delegated** to Chairman and North Ward Councillors

Applications Delegated at the Last Meeting

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 – **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 - **No Objection**

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

16/T/00159 The Royal Oak, Felday Glade, Holmbury St Mary

T1 English Oak (Quercus Robur) - prune lateral branches over the toilet block to achieve a clearance of 1 metre, removal of deadwood throughout the crown and sever the Common Ivy Hedera helix growing on the lower stem. T2 Common Yew (Taxus Baccata) growing in front garden. Minimal prune back of branches pressing against 3 BT telephone cables in the upper crown on the western side. T3 Wild Cherry (Prunus Avium) growing on southern side of toilet block. Section fell to 1 metre above ground level to assist stump removal by mechanical digger. T4 Common Yew growing in rear garden - minimal prune back of lateral branches growing over roof to achieve a clearance of 1 metre. (Holmbury St Mary Conservation Area) – **No Comment, adjoining landowners**

Planning Inspectorate Appeals

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 the creation of new access and associated landscaping – **Appeal Dismissed**

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

Erection of two pairs of semi-detached dwellings (3 bedrooms) and associated car parking following demolition of existing building – **Appeal Withdrawn**

Local Plan update - None

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

Enforcement Action

1 Hurtbank Cottages, Holmbury St. Mary

Works to create a temporary parking and storage area for materials, in connection with the planning approval 15/P/01718 – Case Closed, permitted development under the Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 4, Temporary Buildings and uses, Class A, which states - Development is permitted by Part 4, Class A, subject to the conditions that when the operations have been carried out:

- (a) any building, structure, works, plant or machinery permitted by Class A is removed, and
- (b) any adjoining land on which development permitted by Class A has been carried out is,

As soon as reasonably practicable, reinstated to its condition before that development was carried out.

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

B Andrews – Concern was expressed regarding the planning application submitted for the Royal Oak, Holmbury St Mary. The plans appeared to show building extending onto the land owned by Shere Parish Council. **Agreed** to review the plans and approach the applicant directly.

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