



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,
Surrey. GU5 9LF

Planning Committee Meeting 6.30pm Tuesday 7th February 2017 Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Members of the public welcome – Shere Parish Council would like accommodate anyone who would like to attend. If for any reason access to the upstairs of Tanyard Hall is difficult, please contact the Clerk on the number above, for alternative arrangements.

MINUTES

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

Apologies for absence: Apologies received from Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda -
None

Approval of the Minutes of the meeting held on 19th January 2017 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Consideration of Planning Applications:

17/P/00063 Stagbury, Dorking Road, Gomshall

Proposed loft conversion with addition of two front dormer windows and rear mansard roof extension with Juliet balcony – **No Objection**

17/P/00064 1 Wayside Cottages, Horsham Road, Holmbury St Mary

First floor side extension - Objection. The Parish Council expressed regret on the loss of a 2 bedroom property and requested a review of the cumulative increase – **Objection; the Parish Council regretted the loss of a two bedroom property and requested Guildford Borough Council review the cumulative increase.**

17/P/00035 & 17/P/00036 Old Manor House Cottages, Upper Street, Shere

Alterations (internal and external), extension, refurbishment and subdivision of 1 and 2 Old Manor Cottages into 3 new dwellings AND Listed Building Consent for alterations (internal and external), extension, refurbishment and subdivision of 1 and 2 Old Manor Cottages into 3 new dwellings - **No Objection, however the following comments were made regarding the window and door schedules:**

Window Schedule - "01.07 Window 05 19th - 20th century 3 light fixed timber window set in a rendered brick reveal with a timber lintel above. Moderate significance To be replaced with 4 light leaded timber casement windows and a tile sill" - **This is not a 19th - 20th century window, the remains of spring latches as shown in windows elsewhere as being 17th century and can be seen on the mullions (see 01.27 Window 25 & 01.16 Window 14). It is therefore an old window which has had the original flat-frames removed and replaced with fixed glass sheets, probably in the 20th century. Replacement is not therefore an obvious option and original features should be retained where possible.**

Door Schedule - *"01.03 Door 01 Entrance to no. 1. 4 Raised and fielded panel 20th century door with iron strap hinges."* - **The hand-made HL strap hinges show that this is very unlikely to be 20th century, but can be assumed to be 18th century. It is fortunate that it is proposed for retention.**

17/P/00082 35 Leather Lane, Gomshall

Extension of first floor and roof to front, over existing garage – **No Objection**

17/P/00106 Coombe End, Upper Street, Shere

Extension to existing studio building - **Objection, harmful to the character of the Conservation Area. If approved should remain ancillary to the main dwelling**

17/P/00107 Spinners, Church Hill, Shere

Variation of condition 4 of planning permission 16/P/00230 approved 25/04/16 to allow pedestrian access from individual plots onto Spinney Walk for garden maintenance – **Objection, would encourage more on-street parking**

17/P/00123 Denton Barn, Upper Street, Shere

Listed Building Consent for loft conversion incorporating creation of new sloping pitched dormer and associated works – **No Objection**

Consideration of Applications received after the agenda had been printed – details available at the meeting
None

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

None

Planning Inspectorate Appeals – It was **Noted** the following appeals have been lodged:

16/P/01838 Round Down Farm, Colekitchen Lane, Gomshall

New pitched roof with four dormer windows to form a second floor, formation of a first floor balcony above ground floor extension and changes to first floor side fenestration.

16/P/01875 Troon, Wonham Way, Peaslake

Two storey rear extension, single storey side extension the addition of velux windows and a juliette balcony to the rear

Local Plan update

Proposal to Designate a Neighbourhood Area by Albury Parish Council – **Noted. Agreed Assistant to the Clerk to approach Albury Parish Council for more information, regarding their reasons for this proposal.**

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

None

Enforcement Action – the following was **Noted**

Replacement barn at Vachery, Hook Lane, Shere - A retrospective planning application was approved on 18th January 2017

Removal of a mature native hedge at Radcot, 24 Queen Street, Gomshall – Guildford Borough Council have stated that the hedge was only protected during the development stage, and although the applicant had agreed to retain the hedge, this was not conditioned in the decision notice and therefore allowed the new owner to remove the hedge. **The Parish Council was concerned that retaining the hedge was not conditioned in the decision notice – Agreed - Assistant to the Clerk to write to Guildford Borough Council and request that such an oversight would not happen again.**

Date of the next Planning meeting: 6.30pm Tuesday 7th March 2017 at Tanyard Hall, 30 Station Road, Gomshall.