



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: 01483 203431

Clerk@ShereParishCouncil.gov.uk
www.ShereParishCouncil.gov.uk

Tanyard Hall
30 Station Road
Gomshall
Guildford,
Surrey. GU5 9LF

Planning Committee Meeting
6.30pm Thursday 6th April 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, R Davey, B Grover, C Brooke, A Golightly, Assistant Clerk S Hoyland, A Pagano Senior Conservation Officer (Guildford Borough Council) and 4 Members of the Public

Apologies for absence: Apologies received from Councillor B Harrap

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – **Councillor B Grover** declared an interest in item **17/P/00458 Land adjoining Forrest Place, Middle Street, Shere.** **Councillor C Brooke** declared an interest in item **17/T/00066 Upper Lodge, Upper Street, Shere**

Approval of the Minutes of the meeting held on 7th March 2017 - **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Two items of Correspondence were brought forward on the Agenda.

A Short Address made by Anna-Marie Pagano Senior Conservation Officer from Guildford Borough Council regarding the **Holmbury St Mary Draft Conservation Area Appraisal**. Comments can be emailed until the closing date 3rd May 2017. **Delegated** to the Chairman and South East Ward Councillors to assess in more detail and to reply by the deadline. Non-Ward Councillors to forward any comments to the office for inclusion.

A short address was made by a resident regarding the Parish Council's comments regarding Guildford Borough Council's proposal to amend the settlement area in Gomshall. **Noted** – *It would require a decision of the full Council to amend our submission. However, this issue is primarily about an intended application, and as with other applications, we would normally consider this when an application is submitted. The gentleman is clearly aware that the National Planning Policy Framework (NPPF) can be used to support applications beyond the designated village. It is open to the applicant to argue, either at pre-planning stage discussions with the Planning Department or in an application, that the site is in reality within the village. It would have been open to him to make a submission in support of the extension of the village boundary during the consultation stage of the Local Plan if he desired.*

A short address was made by a member of the public regarding the application **17/P/00458 Land adjoining Forrest Place, Middle Street, Shere**

Consideration of Planning Applications:

17/P/00458 Land adjoining Forrest Place, Middle Street, Shere

The erection of new building containing office accommodation on the ground floor with two x 1 bedroom flats on the first floor – **Objection** on the following grounds:

- The change of use to residential would lead to increased traffic movement and danger to pedestrians.
- The increased scale of the proposed building would lead to over development of the site and unneighbourliness.
- It would require the loss of soft landscaping and the brick and rail fence which were a requirement of the original application.
- It would result in the loss of employment space.
- It would be harmful to the character of the Conservation Area and the openness of the village.
- Do not consider that the permission of 2001 is still extant; it has not been even partially implemented and has been superseded by the 2006 permission, which cannot be seen as an implementation of the 2001 permission because the vegetated boundary required by the 2006 permission prevents the construction of the office building as approved in 2001.

17/P/00459 Hoe House Lodge, Franksfield, Peaslake

Proposed single storey front extension and single storey side extension, erection of detached single bay garage and the replacement of existing windows following demolition of existing garage and chimney stack - **Objection** disproportionate cumulative increase and loss of a two bedroom dwelling

17/P/00448 Teasel Cottage, Hoe Lane, Abinger Hammer

Replace existing roof with gabled roof to increase first floor space. Re-site front door and include new porch. Infill area to rear - **Objection**, disproportionate cumulative increase and harmful to the character of the Area of Outstanding Natural Beauty

17/P/00457 Spurfold House, Radnor Road, Peaslake

Erection of new entrance portico, following demolition of existing entrance canopy – **No Objection**

17/P/00462 1 Cherry Bank, Horsham Road, Holmbury St Mary

Enclosing the underside of the existing 1st floor balcony with glazing and brick - **Objection**, disproportionate cumulative increase and harmful to the character of the conservation area especially due to the dominant position and therefore a problem with light pollution.

17/P/00530 Hoe Valley Cottage, Hoe Lane, Abinger Hammer
Replacement three bedroom dwelling and garage – **No Objection**

17/P/00550 The Old Well Cottage, Hoe Lane, Peaslake

To partially rebuild a section of a stone garden wall which is collapsing due to age and erosion of the earth bank on which it stands. The wall forms the boundary between the garden and Hoe Lane – **No Objection**

17/P/00558 20 Towerhill, Gomshall

Two storey side extension, roof conversion and alterations – **No Objection**

17/P/00576 Hoe Valley Cottage, Hoe Lane, Abinger Hammer

Proposed two storey side and rear extension following demolition of existing rear conservatory - **Objection**, harmful to the character of the Area of Outstanding Natural Beauty and disproportionate cumulative increase

17/P/00607 Highfields, Wonham Way, Gomshall

Proposed conversion of integral garage to habitable accommodation, provision of new bay window on front elevation and erection of new chimney, double garage and single storey rear extension following removal of the existing conservatory – **No Objection**

17/P/00609 Elm Cottage, Pursers Lane, Peaslake

Proposed erection of front porch, two storey side extension, single storey rear extension and first floor rear extension following demolition of existing conservatory, garage and porch – **Objection**, it is not clear how much is the original building, please consider whether this is a disproportionate cumulative increase.

17/P/00531 Shere Surgery and Dispensary, Gomshall Lane, Shere

Installation of back-up generator (including concrete plinth) to provide continuity of electrical supply to Shere Surgery, Gomshall Lane, Shere, GU5 9DR – Shere Parish Council **Supports** this application which will be of significant benefit to the community in this rural area.

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

17/P/00652 Sayers, The Square, Shere

Listed Building Consent for essential emergency repairs to the cracked arched brickwork in the basement, opening up of bricked up door to the barrel vault and installation of a temporary weathering detail over the vault - **No Objection**

17/P/00705 The Coach House & Stables, Manor House, Upper Street, Shere

Variation of Condition 2 of Listed Building Consent application 16/P/02340 approved 18/01/2017 - **No Objection**

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

17/T/00058 Appletrees Cottage, Pursers Lane, Peaslake

Application to crown reduce Oak tree canopy by 25%, and remove four boughs overhanging house (Tree Preservation Order P1/201/423) - **Objection**, in 2015 a reduction in the canopy of 25% was approved. Shere Parish Council questions the need for such a drastic further reduction, which amounts to approximately 40% in less than 2 years.

17/T/00066 Upper Lodge, Upper Street, Shere

G1 3 Yews and 1 Oak - Fell to near ground level. (Conservation Area) - **Objection**, harmful to the character of the Conservation Area

17/T/00093 Land north of, Seaforth Cottage, Gomshall Lane, Shere

Beech trees (T1, T2) - reduce both crowns by 20% (approx. 3 metres), cut back lower limbs and remove loose limb (Shere Conservation Area) – **No Objection**

Planning Inspectorate Appeals

None

Local Plan update:

- **Pre – submission Consultation Draft of the East Horsley Neighbourhood Plan has been published.** The deadline for comments is 5pm 9th May 2017
- **Albury Neighbourhood Plan** - Confirmation of Designation has been received
- **Effingham Parish Council has submitted a Neighbourhood Plan to Guildford Borough Council.** The deadline for comments is 30th April 2017

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

Correspondence received from a member of the public regarding the changes to the membership and procedures of the Planning Committee at Guildford Borough Council, put forward by the Planning Committee Review Group – **Agreed** the following comments to be forwarded to Tracey Coleman, Director of Planning and Regeneration.

Shere Parish Council would like the Borough Council to have regard to the following concerns of Shere Parish Council in its consideration, on 11th April, of changes to the Borough Council's Planning Committee:

- profound disquiet on not being told about the proposed changes (they were brought to the Parish Council's attention by a member of the public)
- the proposed changes are discriminatory to rural areas - due to the lower population density it would be difficult to achieve the 20 representations contrary to the officer recommendation for a particular application that would trigger a hearing by the Planning Committee, increased from the current 10 or more
- The reduction in the number of members will mean that many wards would lose their representation

Shere Parish Council would also like to thank the member of the public who brought to our attention these proposed changes.

Enforcement Action

None

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: 7pm Thursday 4th May 2017 at Tanyard Hall, 30 Station Road, Gomshall.