



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 11th July 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, R Davey, B Grover, B Harrap, A Golightly, B Andrews, 7 members of the public and Clerk J Millett

Apologies for absence: Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – Councillor C Brooke declared a personal interest in items **17/P/01236 Little Quakers** and **17/P/01354 Fulvenden Farmhouse**. Shere Parish Council declared a collective interest in items **17/P/01338 Birdlands**, **17/P/01319 33 Leather Lane** as adjoining landowners and **17/P/01293 Horsham Road Mast** as site landowner

Approval of the Minutes of the meeting held on 8th June 2017 – **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 **17/P/01384 Fulvenden Farmhouse**

Consideration of Planning Applications:

17/P/01384 Fulvenden Farmhouse, Horsham Road, Abinger Hammer

Proposed Rear Extension – Item brought forward on the agenda – **Objection, disproportionate cumulative increase.**

17/P/01204 Horseshoes Farm, Hoe Lane, Abinger Hammer

Proposed renovation of redundant stable building, change of use of redundant garage into self-catering accommodation and permission for the siting of four mobile shepherd's huts – **Strong Objection, overdevelopment and unneighbourly:**

- **Detrimental impact on the character of the farm/woodland**
- **Increase in noise, traffic in Hoe Lane and access from Rad Lane would not be appropriate**
- **The existing buildings have no architectural merit and there is no justification for conserving them by way of conversion.**
- **The huts are in practice caravans and conversion to a caravan site is not acceptable for agricultural land**

17/P/00893 and 17/P/00894 Denton Barn, Upper Street, Shere

Conversion of loft to habitable accommodation including new side dormer and window to rear – **No Objection**

17/P/01236 Little Quakers, Lawbrook Lane, Peaslake

Proposed erection of a replacement dwelling and detached two-bay garage following demolition of existing dwelling and garage - **No Objection**

17/P/01270 Round Down Farm, Colekitchen Lane, Gomshall

Proposed formation of a first floor balcony above ground floor extension together with insertion of metal balustrades and changes to first floor side fenestration – **No Objection**

17/P/01307 Round Down Farm, Colekitchen Lane, Gomshall

New pitched roof at rear to replace existing areas of flat roof construction – **Objection, no permitted development rights to put anything in the roof space**

17/P/01262 The Old Well Cottage, Hoe Lane, Peaslake

Listed Building Consent for repair and restoration of the front elevation, including repair of timbers, removal of modern material and replacement with wattle and daub, removal of paint and replace/repair three window sills. Repair works to rear elevation following removal of modern render and paint – **No Objection**

17/P/01279 The Old Dairy, 31 Queen Street, Gomshall

Demolition of existing buildings and the erection of four dwelling houses with associated parking, access, cycle storage and landscaping – **Objection, over development of the site, unneighbourly and harmful to the settlement area. 2 bedroom houses would be preferable on a scale sympathetic to the character of the settlement area and to meet local need.**

17/P/01319 33 Leather Lane, Gomshall

Loft conversion incorporating two rear dormer windows together with changes to fenestration to the ground floor rear elevation. (Amendment to planning application 16/P/01421 approved 06/07/2016 to allow changes to the existing roof at a different pitch.) – **No Comment, adjoining landowners**

17/P/01269 11 Pathfields, Shere

Replace the existing single glazed timber casement windows with double glazed timber casement windows – **No Objection**

17/P/01272 20 Pathfields, Shere

Replace the existing single glazed timber casement windows with double glazed timber casement windows - **No Objection**

17/P/01293 Horsham Road Mast, Horsham Road, Holmbury St Mary

Prior notification under Part 16 of the Town and County Planning (General Permitted Development) (England) Order 2015 for the erection of a 17.5m telegraph pole style monopole with 3 antennas and 2 microwave dishes, the installation of 1 equipment cabinet and a metre cabinet and development ancillary thereto - **No Comment, site landowners**

17/P/01303 10 Towerhill, Gomshall

Proposed single storey side/rear extension and two storey rear extension, insertion of rooflights and changes to fenestration to include a Juliet balcony, following demolition of existing conservatory/utility room – **No Objection**

17/P/01133 Netley View, 8 New Road, Gomshall

Proposed change of use of part of the rear garden to animal boarding and cattery, accommodating six cattery pens and six rabbit pens – **No Objection, but expressed concerns over un-neighbourliness.**

17/P/01323 Home Farm, Rad Lane, Abinger Hammer

Proposed conversion of existing dwelling to provide one x one bedroom flat and one x two bedroom flat with associated link extension to provide garage – **Object to creation of a new dwelling in the greenbelt.**

17/P/01332 and 17/P/01333 Dial Cottage, Shere Lane, Shere

Full and Listed Building Consent to link the workshop to the main house, add an all glass extension to the back west corner of the house; make internal changes to the ground floor modern sections of the house; reform mineral felt modern flat roofs to lead; add back extension to garage/studio block plus some minor elevation changes – **No Objection**

17/P/01338 Birdlands, Felday Glade, Holmbury St Mary

Erection of new car port and store room following removal of existing dilapidated garage. New entrance route & gate. Relocation of rear side door and erection of a rear garden terrace – **No Comment, adjoining landowner**

17/P/01394 Beeches, Franksfield, Peaslake

Certificate of lawfulness to establish whether the existing use of the stables for ancillary residential purposes and associated land as residential garden land in association with Beeches has been in use for more than 10 years – **No Comment, but please could we have clarification on whether ‘ancillary residential purposes’ implies has been used for overnight accommodation? Shere Parish Council considers that the planning department should take into account the implications of this question.**

17/P/01402 Gallandes, Shere Lane, Shere

Listed Building Consent for proposed works to form shower room on second floor. The insertion of two roof lights in rear roof slope – **No Objection**

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

17/P/01354 Old Hatch Farm, Dorking Road, Abinger Hammer

Listed Building Consent for demolition of a carport within the curtilage of a listed building – **No Objection**

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

Planning Inspectorate Appeals – None

Local Plan update - The parts of the Local Plan that the council had commented on previously had not been changed in the current draft, so there was no opportunity to comment further on these. Changes had been made to the policy on the Area of Outstanding Natural Beauty (AONB) and the committee recommended to the full council that they comment that the council considered that the new text gave less protection to the AONB than the version in the earlier draft.

Planning Correspondence received which may be of interest to the Committee - available at the meeting
Correspondence regarding Item **17/P/01204 Horseshoes Farm, discussed earlier in the meeting.**

Enforcement Action

Robins Rough, Plaws Hill - Erection of an outbuilding situated in the rear garden – **Dimensions recorded, allow compliance within GPDO regulations 2015, under schedule 2, Part 1, Class E. Therefore there is no confirmed breach of Planning Control.**

Eden, Plaws Hill – Erection of a garage in the garden of Eden – **Planning application 15/P/01901 was approved under the previous property name of ‘Birdholm’, therefore no breach of Planning Control.**

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 3rd August 2017 at Tanyard Hall, 30 Station Road, Gomshall.