



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 10th October 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.

M I N U T E S

Present – Councillors B Andrews (Acting Chairman) A Golightly, B Harrap, R Davey, B Grover, C Brooke (arrived after item 17/P/01699) and Assistant Clerk S Hoyland

Apologies for absence – Councillors R Smith and Apologies for arriving late Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – Councillor A Golightly declared an interest in item 17/P/01699 Pine Ridge, Plaws Hill, Peaslake

Approval of the Minutes of the meeting held on 5th September 2017 – **Approved and Signed as a correct record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE - no public present

Consideration of Planning Applications:

It was **Agreed** to discuss the following three applications together, as they all have a joint impact on the area.
17/P/01947 Quakers Orchard was brought forward on the agenda for this purpose.

17/P/01813 Little Quakers, Lawbrook Lane, Peaslake

Replacement dwelling - **Objection for the following reasons:**

- **extensive overdevelopment of the site, which includes Little Quakers and Quakers Orchard**
- **Fragmented applications, changing the character of the area**
- **Concern over access and the impact on the footpath that crosses the lane**
- **Replacement building is materially larger and an increase in bulk**

17/P/01948 Little Quakers, Lawbrook Lane, Peaslake

Erection of detached double garage following demolition of existing dwelling - **Objection for the following reasons:**

- **extensive overdevelopment of the site, which includes Little Quakers and Quakers Orchard**
- **Fragmented applications, changing the character of the area**
- **Concern over access and the impact on the footpath that crosses the lane**

17/P/01947 Quakers Orchard, Lawbrook Lane, Peaslake

Erection of a new stable block - **Objection for the following reasons:**

- **extensive overdevelopment of the site, which includes Little Quakers and Quakers Orchard**
- **Fragmented applications, changing the character of the area**
- **Concern over access and the impact on the footpath that crosses the lane**

17/P/01825 Pursers Lea Cottage, 6 Pursers Lea, Peaslake

Demolition of existing shed and general site clearance. To erect a Hideaway which consists of an internal timber 'box' which is completely mounded over and covered in a green roof leaving only the front elevation doors visible - **No Objection, but some concern over drainage and sewage. Does it require mitigation as did the nearby Piglets development?**

17/P/01830 Hurtwood House, Lawbrook Lane, Peaslake

Application for single storey side/rear extension following demolition of 2 x existing conservatories, replacement 3 bay garage and timber/glazed link between house and garage – **No Objection**

17/P/01831 Hurtwood House, Lawbrook Lane, Peaslake

Application for single storey outbuilding to be used for leisure use - **Objection - When considered alongside 17/P/01830 for extension and large garage, the history of the expansion on this site is too great. There is a disproportionate increase on the original.**

17/P/01819 27 Towerhill, Gomshall, Guildford

Proposed front porch, two storey side extension and single storey rear extension following demolition of existing rear conservatory and outbuilding – **No Objection**

17/P/01842 Hound House, Hound House Road, Shere

Listed building consent for the insertion of new mezzanine floor and refurbishment of existing granary within curtilage of listed main house - **No Objection**

17/P/01699 Pine Ridge, Plaws Hill, Peaslake

Single storey side extension and retrospective application for conservatory and extension to garage – **No Objection**

17/P/01913 and 17/P/01914 Denton Barn, Upper Street, Shere

Full application and Listed Building Consent for proposed loft conversion to habitable accommodation incorporating sloping pitched roof dormer and insertion of upper floor window to rear and associated internal alterations - **No Objection. There are special circumstances for this application and the Parish Council would ask that these special needs are taken into account when considering the application.**

17/P/01918 Belmont, Crest Hill, Peaslake

Proposed conversion of existing double garage into guest accommodation – **No Objection provided a condition is applied ensuring that it is used only ancillary to the main house**

17/P/02001 Public Convenience, Middle Street, Shere

Erection of a replacement store room following the demolition of the existing – **No Comment, leaseholder of the property**

17/P/02018 Forest Cottage, Felday Glade, Holmbury St Mary

Replace the existing windows and doors on all the elevations of the property. New window created on the Northern elevation. Transformation of a window opening into a door and enlargement of a window on the Southern elevation – **No Objection**

17/P/02011 Southcott Farm, Mackies Hill, Peaslake

Proposed single storey front extension including roof alterations to link extension approved under application 16/P/01950, approved 02/11/2016, roof extension to existing single storey accommodation on north west elevation, removal of chimney stack and formation of flat roof area, changes to fenestration and addition of four roof lights - **Shere Parish Council considers this to be potentially disproportionate cumulative increase.**

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

17/P/02073 The Cottage, 59 Station Road, Gomshall

Conversion of existing garage to habitable accommodation with creation of covered link to main dwelling house; changes to fenestration. Revision to application 17/P/01663 – **No Objection**

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

17/T/00206 9A Orchard Road, Shere

T1 Beech, T2 Hazel and T3 Conifer - Crown lift trees and reduce in height by 50%. Prune branches so they don't overhang the driveway/gardens – **No Objection**

Planning Inspectorate Appeals

Inspectorate's Ref : APP/Y3615/D/17/3185830 - 17/P/00908 Rose Cottage, Holmbury Hill Road, Holmbury St Mary - Proposed two storey side extension, following demolition of existing garage – **An Appeal has been made to the Secretary of State**

Inspectorate's Ref : APP/Y3615/W/17/3181446 - 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 - **An Appeal has been made to the Secretary of State**

Inspectorate's Ref : APP/Y3615/D/17/3180561 - 7/P/00558 20 Towerhill, Gomshall - Two storey side extension, single storey front extension, roof conversion and alterations including two rear dormer windows (description amended 27/3/17) (amended plan received on 03/04/2017 showing the ridge height reduced by 0.2m to accord with the proposed side/front elevations) - **An Appeal has been made to the Secretary of State**

Inspectorate's Ref : APP/Y3615/D/17/3178976 - 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 - **An Appeal has been made to the Secretary of State**

Local Plan update - None

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

Enforcement Action - None

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

Councillor B Harrap noted that the Conservation Area in Shere had further protection with Article 4 Direction; *Article 4 Direction removes permitted development rights for these properties, bringing minor changes under planning control so that properly considered and informed judgments can be made. This is to ensure that the work proposed will not detrimentally affect the character of the Conservation Area.*

Agreed - Assistant Clerk to request more information as to whether this covers the whole of Shere Parish or just the village of Shere and if it doesn't apply to the whole Parish, how to go about having this applied to the other conservation areas in the Parish.

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