



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 April 2018** **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.

In the event of a fire, please evacuate the building immediately in a calm and orderly manner and gather at the muster point in the car park furthest from the road and hall. Call the fire brigade, the postcode for the hall is GU5 9LF

MINUTES

Present – Councillors R Smith (Chairman), A Golightly, B Harrap, C Brooke, B Andrews, R Davey, B Grover and Assistant Clerk S Hoyland

Apologies for absence – None

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 landowner for item **18/P/00431 Southview, Goose Green, Gomshall**

Approval of the Minutes of the meeting held on 14th March 2018 – **Approved and Signed as a correct record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

No members of the public were present

Consideration of Planning Applications:

18/P/00089 Land adjacent to Tillingbourne Cottage, Gomshall Lane, Shere

Proposed erection of a four bedroom detached dwelling to include attached garage and new wall fronting the highway on land adjacent to Tillingbourne Cottage, Shere – **Objection, too large (4 storey) inappropriate development in the Green Belt. The Parish Council does not see this as limited infilling given the distance between Tillingbourne Cottage and Red Cottage, nor is it within the village envelope. The bulk would be harmful to the character of the Conservation area and the street scene, as would the balcony on the top of the garage**

18/P/00309 The William Bray, Shere Lane, Shere

New Glazed link between existing pub and staff accommodation annexe. Conversion of annexe from staff accommodation (Sui Generis) to pub/restaurant seating (A4). The annexe building is to have new windows, doors and steps down to the garden – **Objection, would cause an increase in parking problems, unneighbourly and loss of staff accommodation. Also side-hung casement windows with small pane glazing would be more appropriate in vernacular outbuilding than sliding sash windows**

18/P/00333 Tillington, 34 Leather Lane, Gomshall

Relaxation of Condition 11 of Planning Approval 96/P/01090 (allowed on appeal) to allow conversion of part of double garage to form a utility room and the demolition of the existing conservatory to be replaced with a new garden room. Changes to fenestration and internal alterations – **No Objection**

18/P/00390 Gomshall Mill, 52 Station Road, Gomshall

Listed building consent for essential minor repairs, replacement and refurbishment works – **No Objection, but concern over the use of sandblasting**

18/P/00405 The Haven, Crest Hill, Peaslake

New pitched roof over garage and dining room and addition of roof lights – **Objection, disproportionate cumulative extension and near doubling of the roof frontage therefore harmful to the character of the street scene**

18/P/00431 Southview, Goose Green, Gomshall

Replacement single storey rear extension – **No Comment, Shere Parish Council adjoining landowner**

18/P/00508 Hoe Valley Cottage, Hoe Lane, Abinger Hammer

Replacement rear conservatory, retaining existing base & sizes – **No Objection**

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

18/P/00456 and 18/P/00457 Holmdale, Holmbury Hill Road, Holmbury St Mary

Planning Application and Listed Building Consent for internal and external roof alterations to provide new dormer windows on east & west roofslopes and single storey extension to south elevation together with construction of outdoor swimming pool at The Coach House – **No Objection**

18/P/00458 and 18/P/00459 Holmdale, Holmbury Hill Road, Holmbury St Mary

Planning Application and Listed Building Consent for erection of a glasshouse to replace two existing greenhouses and construction of new walls to form walled vegetable and flower garden – **No Objection**

18/P/00461 and 18/P/00462 Holmdale, Holmbury Hill Road, Holmbury St Mary

Planning Application and Listed Building Consent for erection of a three-bay garage following demolition of existing garage and outbuilding – **No Objection**

18/P/00527 Little Thatch, Woodhouse Lane, Holmbury St Mary

Proposed single storey extension to rear of property – **No Objection**

18/P/00563 Thatchways, Knob Field, Abinger Hammer

Replacement garage and games room following demolition of triple garage & games room & double garage – **Objection, in view of the closeness to the boundary and the steeply sloping site, the apparent increase in height is unneighbourly to the adjoining property Pastelle**

18/P/00611 The Old Squash Court, Upper Street, Shere

Demolition of existing garage/store. Erection of single storey extension to western elevation with 'cat slide' roof – **Objection, disproportionate increase and cumulative overdevelopment of the whole site. Harmful to the character of the Area of Outstanding Natural Beauty. There are now approximately seven dwellings on the site, of which this was a part, where there was originally only one.**

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

18/T/00058 School House, Shere Church of England Aided Infant School, Gomshall Lane, Shere

Ash (T1) at the school house - fell to near ground level (Shere Conservation Area) – **Objection, no case has been made for felling it.**

18/T/00067 Box Cottage, Walking Bottom, Peaslake

Apply for maximum amount of pruning for overgrown Yew tree – **The Parish Council did not feel that there was sufficient information. No Objection, but any pruning agreed should not affect the viability of the tree.**

18/T/00070 5 Forrest Place, Shere

T1& T2 Ash tree – Fell – **Objection, if these trees were part of the original landscaping for the site they should be retained. If the disease is so bad that they cannot be kept then their replacement should be a condition of permission. Removal would urbanise the location.**

18/T/00072 Sawyers, Peaslake Lane, Peaslake

Willow- Fell and replace with Magnolia – **Objection, willow is more appropriate for land adjoining common land**

Planning Inspectorate Appeals:

17/P/02025 Wyndene, Crest Hill, Peaslake

Proposed two storey side extension, first floor front extension, extension to the existing rear dormer window, new side dormer window; insertion of roof lights on front roof slope – **an appeal has been made to the Secretary of State**

Local Plan update:

Local Plan Examination – the Inspector has issued questions to Guildford Borough Council (GBC).

The document is divided into two parts. The first section deals with key questions, to which the Council will respond by 10 April 2018.

The second section is a set of questions and comments, many of which will require GBC to produce main modifications to the plan's policies and text.

The Inspector is expected to issue his main Matters and Issues shortly after the Council has responded on 10 April

Planning Correspondence received which may be of interest to the Committee - available at the meeting – **One piece of correspondence regarding item 18/P/00089 Land adjacent to Tillingbourne Cottage, Gomshall Lane, Shere was brought to the attention of the committee, when that item was discussed**

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 3rd May 2018 at Tanyard Hall, 30 Station Road, Gomshall.