



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 Thursday 12th July 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), B Harrap, R Davey, B Grover, A Golightly, B Andrews, four members of the public and Assistant Clerk S Hoyland

Apologies for absence: Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda - Councillor R Smith declared a personal interest in item **18/P/01150 Woodview, 23 Station Road, Gomshall**

Approval of the Minutes of the meeting held on 5th June 2018 – **Approved and Signed a correct record**

Consideration of Planning Applications:

Items 18/P/01108 Rydings, Pathfields, Shere and 18/P/01225 Netley Farm, Shere Road, Gomshall were brought forward on the agenda to accommodate members of the public.

18/P/01108 Rydings, Pathfields, Shere

Change of use of barn to dwelling including part demolition and extension together with associated works – A short address was made by the applicant. No Objection

18/P/01225 Netley Farm, Shere Road, Gomshall

Change of use of agricultural barn to be used for the storage and distribution (use class B8) of motor vehicles (retrospective application) – a short address was given by 3 members of the public. Objection to storage and distribution of vehicles as a re-use of agricultural land. The risk associated with this form of use is evident from the current use of the rest of the site, which we presume the tenant does not have permission for. Detrimental to the character of the Area of Outstanding Natural Beauty. Furthermore Shere Parish Council has asked if the properties in New Road and Queen Street which overlook the site, have been informed of the planning application.

18/P/01011 Hurtwood House, Lawbrook Lane, Peaslake

Erection of a single storey side/rear extension following demolition of two existing conservatories. Alterations to front elevation entrance porch and timber/glazed link between house and garage - No Objection and Shere Parish Council endorses Surrey Wildlife Trust's comments regarding bat protection.

18/P/01103 Broadfield, Broadfield Road, Peaslake

Erection of a Detached Double Garage Following the Demolition of an Existing Detached Garage - **No Objection**

18/P/01104 Broadfield, Broadfield Road, Peaslake

Proposed enlargement of front porch and side bay window, part single storey/part two storey rear extension; changes to fenestration (previously granted planning permission 17/P/02394) and addition of front porch extension - **No Objection**

18/P/01129 Milestones, Franksfield, Peaslake

Erection of double garage with log store following demolition of existing garage and carport, and 4 outbuildings - **No Objection**

18/P/01150 Woodview, 23 Station Road, Gomshall

Variation of condition 2 of 15/P/00364, approved 01/05/2015, to vary drawing numbers - Drawing Number AAL-14-219-P02 rev B replacing with AAL-14-219-P02 rev C Drawing Number AAL-14-219-P05 rev C replacing with AAL-14-219-P05 rev D – **Councillor R Smith left the room. No Objection**

18/P/01178 8 Fulvens Cottages, Fulvens, Peaslake

Proposed ground floor side extension, single and two storey rear extension and changes to fenestration - **Objection, disproportionate increase and unneighbourly**

18/P/01138 The Willows, Gomshall Lane, Shere

Erection of single storey rear extension – **No Objection**

18/P/01266 The Coach House, 60 Station Road, Gomshall

Removal of condition 3 of planning permission 01/P/01490, approved 27/11/2001, to allow unrestricted residential use - **No Objection**

18/P/01259 Thatchways, Knob Field, Abinger Hammer

Proposed free standing glass greenhouse - **No Objection but given the over development of the site it is not going to make the situation much worse**

18/P/01141 Greensands, Wonham Way, Gomshall

Replacement of bedroom window with French doors. These will open on to a balcony to be constructed on the existing flat roof - **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.

18/T/00126 4 Vine Cottage, Gomshall Lane, Shere

T1, T2, T3 & T4 - Sycamore – Fell – **application already decided by Guildford Borough Council prior to meeting**

18/T/00153 The Hurtwood Inn, Walking Bottom, Peaslake

Ash tree (T5) - reduce overall height by 10 metres – **No Objection in view of health and safety issue.**

Planning Inspectorate Appeals – None

Local Plan update

The government's Planning Inspector has now finished the public hearings, which form part of his independent examination of our new Local Plan. The next step is for the Guildford Borough Council (GBC) to review the Planning Inspector's interim recommendations and publish an updated version of the Local Plan. GBC will then consult with the public on the main modifications and will only ask for comments about the proposed changes to the plan. This will last for six weeks and will most likely start in September.

Planning Correspondence received which may be of interest to the Committee - available at the meeting
Two pieces of correspondence were received and were taken into consideration by the members of the Committee when discussing items **18/P/01103 Broadfield** and **18/P/01225 Netley Farm**

Enforcement Action

EN/18/00158 Drovers Rad Lane Peaslake, outbuilding constructed in a rear garden where it is alleged a cavity wall has been constructed – Planning Enforcement reported *‘the structure was not within 2m of a boundary and was not forward of the front elevation. The overall height was 3.65m, therefore the outbuilding is compliant with the Permitted Development Regulations 2015 under Schedule 2 Part 1 Class E. The type of wall insulation used or whether insulation has been inserted is not a Planning matter. No breach of Planning Control has been established and the case will be closed in the near future’*

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

Councillor B Andrews requested information regarding an enforcement issue given to the Clerk.

All Councillors requested a timescale for the replacement TV Screen for viewing planning applications.

Date of the next Planning meeting: 7pm Wednesday 15th August 2018 at Tanyard Hall, 30 Station Road, Gomshall.