



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

7pm Wednesday 15th August 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 Andrews, A Golightly, B Harrap, B Grover, Assistant Clerk S Hoyland and 3 members of the public

Apologies for absence – Councillors R Davey and C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda. Shere Parish Council declared a collective interest in item 18/P/01385 Land adjacent to Hawthorne Cottage, Ewhurst Road, Peaslake, as adjoining leaseholders.

Approval of the Minutes of the meeting held on 12th July 2018 – 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 the application 8/P/01381 Meadow Vale, Pond Lane, Peaslake

Consideration of Planning Applications:

18/P/01381 Meadow Vale, Pond Lane, Peaslake

Proposed single storey side extension with addition of porch following demolition of existing conservatory and single storey rear extension - **Objection. Disproportionate cumulative increase. The extension to the main flank is not subservient to the original building and is therefore harmful to the character of the building and thus of the conservation area. Out of character with the street scene. Unneighbourly to the adjoining property and will result in the removal of an established beech hedge. If approved a method statement would be needed to ensure drains are protected during work on the site.**

18/P/01084 Holmside, Horsham Road, Holmbury St Mary

Proposed carriage house, garage & log store - **No objection subject to only being ancillary to the main property and used for storage. The Parish Council is concerned it may be used for overnight accommodation in the future.**

18/P/01383 White Oaks, Burrows Cross, Shere

Erection of a single storey garage to side of existing dwelling - **No objection however there is no indication of the size of the original property therefore possible disproportionate cumulative increase.**

18/P/01348 The Old Farm, Horsham Road, Abinger Hammer

Erection of a first floor single storey rear extension. Erection of two dormer windows following removal of 6 rooflights. Erection of pitched roof to glazed link and changes to fenestration - **No Objection**

18/P/01393 The Box, Walking Bottom, Peaslake

First floor rear extension following removal of conservatory and insertion of rooflights on side elevation and alterations to fenestration - **No Objection but concern over the loss of parking**

18/P/01463 High Steeps, Peaslake Lane, Peaslake

Erection of two storey front extension with four roof lights and new dormer to rear - **Objection, large glazed area on the front elevation overlooking the surrounding fields and the Conversation Area likely to cause light pollution and so harmful to the Openness of the Greenbelt, the character of the Area of Outstanding Natural Beauty and the character of the Conservation Area.**

18/P/01454 The Old Farm, Horsham Road, Abinger Hammer

Demolition and re-build of a dilapidated storage shed - **No Objection**

18/P/1474 Little Lodge, Woodhouse Lane, Holmbury St Mary

Extensions and alterations to existing garage - **No Objection**

18/P/01490 The Aldemoor, Holmbury Hill Road

Proposed repositioning of front door to create new entrance porch and changes to windows - **Objection, this house was built for the eminent Victorian artist, Henry Tanworth Wells, who was responsible for introducing the architect George Edmund Street to the area. Street in turn, through his own house (Holmdale - Grade 1 listed) and the Parish Church had a vital impact on the creation of Holmbury St Mary. This is therefore a historically important house. The reworking of the original entrance would be highly detrimental to the character of the building. Shere Parish Council would like the conservation officer consulted.**

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

18/P/01385 Land adjacent to Hawthorne Cottage, Ewhurst Road, Peaslake

Outline application to consider access, layout and scale for the erection of a new residential dwelling - **Shere Parish Council is adjoining leaseholder. As adjoining leaseholder of the land where access would be required, we have not been informed by the applicant.** The Planning Committee **Recommended to Council** to seek legal advice on the implications of the planning application, as the proposal of access to the land is on the land which the Council lease and is outside of the area of land over which they have a right of way.

18/P/01354 Mulberry House, Burrows Lane, Shere

Erection of a timber framed garage and carport - **No Objection**

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

18/T/00164 Old Manor House Cottages, Upper Street, Shere

T1 Sycamore - Climb and dismantle T2 Sycamore - Reduce by 4-5 metres to lighten loading T3 Twin stemmed Willow - Uneven weighted crown - Reduce remainder by approx 6-6 metres T4 Leaning Wingnut - Remove hanging / broken limb and shorten remaining large limb to South by approx 6 metres G1 White Polar x 5 - Fell to near ground level T7 Apple Remove dead limbs over path T8 Norway Maple in copse - Remove broken limb at 5 metres in middle of crown to South - **No objection, subject to the comments from the arboricultural officer**

Planning Inspectorate Appeals – None

Local Plan update

1. It was **Noted** that Guildford Borough Council has adopted the East Horsley Neighbourhood Plan, following its meeting on 24 July and the successful referendum result on 17 May 2018. The East Horsley Neighbourhood Plan forms part of the development plan for the borough of Guildford and will help to decide the outcome of planning applications within the area. To see the East Horsley Neighbourhood Plan, a statement setting out the reason for this decision, and to find out more about neighbourhood planning in East Horsley, please visit www.guildford.gov.uk/easthorsley.

To read a paper copy of the East Horsley Neighbourhood Plan and the decision statement please visit:

- our main reception, Millmead House, Millmead, Guildford, GU2 4BB during normal office hours
 - Guildford Library's reference section, 77 North Street, Guildford, GU1 4AL during opening hours
 - Horsley library's reference section, Parade Court, Ockham Road South, East Horsley, KT24 6QR during opening hours.
2. It was **Noted** that a letter had been received from Guildford Borough Council regarding Green Belt policy in the new Local Plan (appendix A)

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

Correspondence was received and taken into consideration by the members of the Committee when discussing items **18/P/01381 Meadow Vale, Pond Lane, Peaslake** and **18/P/01385 Land adjacent to Hawthorne Cottage, Ewhurst Road, Peaslake**

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 Tuesday 11th September 2018 at Tanyard Hall, 30 Station Road, Gomshall.