



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 6th February 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, R Davey, B Grover, B Harrap and Assistant Clerk, S Hoyland

Apologies for absence: Councillors C Brooke and A Golightly

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 including vehicular access to the site in the following item: 17/P/02644 The Royal Oak, Felday Glade, Holmbury St Mary

Approval of the Minutes of the meeting held on 10th January 2018 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

None

Consideration of Planning Applications:

17/P/02644 The Royal Oak, Felday Glade, Holmbury St Mary

Extension to the existing kitchen area. New extension will accommodate walk-in fridge and freezer which are currently stored outside. Refuse bins located in the area designated for development will be relocated to the front of the plot - **No Comment - Shere Parish Council is adjoining landowner including vehicular access to the site.**

17/P/02517 6 Fulvens Cottages, Fulvens, Peaslake

Rear ground floor extension for utility space and replacement of existing conservatory - **It is not clear from the planning history whether the conservatory was granted planning permission. If not this is a disproportionate cumulative increase.**

7/P/02602 Kings Yard, Burrows Lane, Shere

Proposed two pairs of semi-detached two storey dwellings and two terraces of five two storey dwellings with associated car parking and landscaping following demolition of existing commercial B1 and B2 industrial units (scheme 3 - 14 units)

Three items of correspondence regarding Kings Yard were tabled and a short address was made by a member of the public regarding pedestrian access from the site to Towerhill Rise, Gomshall.

Objection, Shere Parish Council would prefer to see 10 units with 40% affordable housing and the appearance is harmful to the character of the Area of Outstanding Natural Beauty.

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

18/P/00147 Crab Cottage, Rad Lane, Peaslake

The erection of 1 no. 5 bed dwelling following the demolition of the existing dwelling – **No Objection**

18/P/00110 2 The Square, Shere

Proposed single storey side/rear infill extension (description amended 05/02/2018) - **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 following was Noted:

- West Horsley Neighbourhood Plan – the consultation will run from 12am 23rd January to 11.59pm on 6th March 2018. Paper copies are available at the main Guildford Borough Council Offices at Millmead and the libraries in both Horsley and Guildford
- The Planning Inspectorate overturned Guildford Borough Councils Planning Committee refusal for permission of the Solum scheme for Guildford’s main railway station.
- The Secretary of State has appointed an independent inspector Mr Jonathan Bore MRTPI to conduct the examination of the Guildford Borough Council Local Plan. He will be responsible for all the day to day arrangements of the examination. The examination hearings will open on 10am Tuesday 5th June in the Council Chamber, Millmead House, Guildford – **Agreed** to email the Programme Officer for Shere Parish Council to be added to the list for examination updates.

Planning Correspondence received which may be of interest to the Committee - available at the meeting – **All correspondence regarding item 17/P/02602 Kings Yard, Burrows Lane Shere, was taken into consideration when discussed earlier in the agenda. There was no other correspondence.**

Enforcement Action – the following was Noted:

- **Wayside Cottage, Ewhurst Road, Peaslake – new vehicle access from the rear of Western Cottages –** Guildford Borough Council stated “A site inspection was conducted which revealed the access onto the road is not new, as alleged. Whilst there is still a limited view when exiting the driveway, this is not a Planning Control matter and respective parties can raise their concerns with Surrey County Council. There is no breach of planning control”
- **Coombe End, Upper Street, Shere – residential use of The Studio –** Guildford Borough Council confirmed “that in light of the lack of evidence to suggest a breach of planning control at the above site, I will be closing my investigation into the matter. The residential use of the studio will not become a breach of planning control providing that it remains incidental to the main dwelling.”

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

Councillor B Harrap enquired as to whether the height of a hedge is a planning enforcement issue – after a short discussion it was concluded that it is not a planning issue.

Date of the next Planning meeting: 6.30pm Tuesday 6th March 2018 at Tanyard Hall, 30 Station Road, Gomshall.

Councillor B Harrap gave apologies for the next planning meeting.