



# 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 Tuesday 6<sup>th</sup> November 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, C Brooke, B Grover, B Andrews and R Davey. Three members of the public and S Hoyland (Clerk)

**Apologies for absence** – Councillor A Golightly

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda. Councillor B Grover declared interest in items **18/P/01895 Land West of, 1 Old Drive, Gomshall and 18/P/02003 Land adjoining Forrest Place, Middle Street, Shere.**

Councillor R Smith declared an interest in item **18/T/00268 The Maltings, Shere Lane, Shere.**

Councillor B Andrews declared an interest in item **18/P/01913 The Kings Head, Holmbury Hill Road, Holmbury St Mary.**

Councillor R Davey declared an interest in item **18/P/01895 Land West of, 1 Old Drive, Gomshall**

Shere Parish Council declared a collective interest as adjoining leaseholder, in item **18/T/00258 School Cottage, Shere Church of England Aided Infant School, Gomshall Lane, Shere**

**Approval of the Minutes** of the meeting held on 4<sup>th</sup> October 2018 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – No public addressed the committee.

#### **Consideration of Planning Applications:**

##### **18/P/01866 1 Old Drive, Gomshall**

Two storey side extension leading onto terrace and new front entrance porch following demolition of side addition - **Objection, disproportionate cumulative increase**

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

Proposed demolition of existing dilapidated pig sty/stable shed and rebuild as garden shed – **No Objection**

##### **18/P/01894 The Old Pottery, 62 Station Road, Gomshall**

Proposed two storey side extension, single storey rear extension and single storey side extension - **Objection, Disproportionate cumulative increase**

**18/P/01895 Land West of, 1 Old Drive, Gomshall**

Proposed erection of detached dwelling with associated covered parking and landscaping following demolition of existing outbuilding and removal of hardstanding - **Objection for the following reasons:**

- **Fundamentally inappropriate as a new dwelling in the Green Belt and harmful to the character of the Area of Outstanding Natural Beauty.**
- **Outside the built area of the village on a sensitive elevated site on the North Downs.**
- **Encroachment on the Countryside.**

**18/P/01913 The Kings Head, Holmbury Hill Road, Holmbury St Mary**

Prior Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the approval of upgrade works consisting of the installation of four small cabinets and associated ancillary development – (Councillor B Andrews left the room) **No Objection**

**18/P/01886 Yew Tree Cottage, Peaslake Lane, Peaslake**

Conversion of existing car port to garage - **No Objection**

**18/P/01870 The Spinning Walk, Shere**

Erection of a double open fronted oak framed garage - **No Objection**

**18/P/01977 The Old Farm, Horsham Road, Abinger Hammer**

Proposed demolition and re-build of annex to the main house. Proposed building to sit exactly on the same footprint, dimensions and height as the original annex - **No Objection**

**18/P/02003 Land adjoining Forrest Place, Middle Street, Shere**

The erection of a new building containing three flats (two x 1-bedroom and one x 2-bedroom) – (Councillor B Grover left the room) **No Objection but there should not be a flank window on the East side wall (unneighbourly) and instead should be put on the rear wall. Also, permanent physical barriers should be installed to prevent the amenity space being used for parking.**

**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/00258 School Cottage, Shere Church of England Aided Infant School, Gomshall Lane, Shere**

5 X Ash trees - fell - new fruit trees to be planted to replace - (Shere Parish Council declared a collective interest as adjoining landowner but did not feel that this was sufficient to prevent the Council from commenting) **No Objection**

**18/T/00268 The Maltings, Shere Lane, Shere**

Reduce height of lylandi hedge and the higher hazel hedge to 20 feet. Old apple tree to be reduced and reshaped lightly. Shere Conservation Area – (Councillor R Smith left the room) **No Objection**

**Planning Inspectorate Appeals**

**18/P/01383 Inspectorate's Ref: APP/Y3615/D/18/3213095 - White Oaks, Burrows Cross, Shere**

Erection of a single storey garage to side of existing dwelling - An Appeal has been made to the Secretary of State

**18/P/00828 Inspectorate's Ref: APP/Y3615/W/18/3211180 - Land between Whyngate and Milestones, Franksfield, Peaslake**

Outline application to consider access and layout for the construction of a new residential dwelling with associated access, amenity and parking - An Appeal has been lodged with the Planning Inspectorate

**Local Plan update – None**

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

Two items of correspondence was received regarding item **18/P/01895 Land West of, 1 Old Drive, Gomshall** and were taken into consideration when the item was discussed earlier in the agenda.

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### **Enforcement Action**

**EN/18/00257** Alleged unauthorised development - field entrance constructed without Planning Permission **Land lying to the west of Water Lane, Abinger, Horsham Road, Abinger Hammer** – Guildford Borough Council responded *'The provisions of the saved Guildford Borough Local Plan have been taken into account along with all relevant material considerations. It has been considered that in this instance it is not expedient for the Council to take formal planning enforcement action. Specifically, it is felt that due to the scale and design of the gate, it is not considered that any material harm is being caused to the Area of Natural Beauty or the Area of Great Landscape Value and the special and distinctive landscape character of this area is protected. In light of the above the case will now be closed and no further action taken.'*

**EN/15/00122** Allegation of the unauthorised change of use for storage of cars for business purposes - **Netley Farm, Shere Road, Gomshall** – Guildford Borough Council responded *'The unauthorised car storage at Netley Farmhouse has now been resolved. A planning application was submitted for a change of use of the agricultural barn to be used for the storage and distribution (use class B8) of motor vehicles, reference 18/P/01225, which was subsequently approved. Full details can be found on the GBC website under the appropriate reference number. When the site was visited recently, there were no cars being stored outside of the barn and therefore the use of the site is as approved. This concludes the investigation and the case will be closed.'*

**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 that an enforcement issue in Felday Glade, Holmbury St Mary, is followed up.

**Date of the next Planning meeting:** 7pm Thursday 13<sup>th</sup> December 2018 at Tanyard Hall, 30 Station Road, Gomshall.