



## 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 8<sup>th</sup> June 2017**

**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.

## MINUTES

**Present:** Councillors R Smith, B Andrews, R Davey, B Grover, B Harrap, C Brooke (for part of the meeting) and Assistant Clerk S Hoyland

**Appointment of Chairman:** B Andrews proposed R Smith, seconded by R Davey – R Smith Appointed

**Appointment of Vice Chairman:** R Davey proposed B Andrews, seconded by B Grover – B Andrews Appointed

**Apologies for absence:** Apologies received from councillor A Golightly

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda.

**B Andrews** declared an interest in item **17/P/00908 Rose Cottage, Holmbury Hill Road, Holmbury St Mary.**

**Shere Parish Council** declared a collective interest, as adjoining landowners in item **17/P/01066 32 Leather Lane, Gomshall**

**Approval of the Minutes** of the meeting held on 4<sup>th</sup> May 2017 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

A short address was made by the applicants of **17/P/01063 Radland, Rad Lane, Peaslake.** This item was brought forward on the agenda

### Consideration of Planning Applications:

#### **17/P/01063 Radland, Rad Lane, Peaslake**

Single-storey rear extension to the rear of the property. Infill of existing covered space to create additional living space. Installation of externally insulated render and replacement of existing roof tiles with roof slates following demolition of existing garage.

**No Objection with the condition that the hedge is retained**

#### **17/P/00908 Rose Cottage, Holmbury Hill Road, Holmbury St Mary**

Proposed two storey side extension, following demolition of existing garage. - **Objection - Harmful to the setting of the listed building, Neale Cottage and therefore harmful to the Conservation Area. Un-neighbourly to Neale Cottage, especially the balcony.**

**17/P/00941 Old Vine Cottage, Ewhurst Road, Peaslake**

Single storey rear extension – **No Objection**

**17/P/00883 Spindles Lea, Hoe Lane, Abinger Hammer**

Proposed erection of a garden room following demolition of garage.

Please consider if this a disproportionate cumulative increase, as we are not familiar with the planning history - **Shere Parish Council had concern over possible light pollution from the large glazed area.**

**If approved there should be a condition to ensure that it is only used as ancillary accommodation and not used as a separate dwelling.**

**17/P/00963 2, 3 & 4 Burrows Cross House, Burrows Cross, Shere**

Reorganising of Vehicular Access and Use of Garaging at Numbers 2,3 and 4 Burrows Cross House - **No Objection, but please consider a condition to ensure that the courtyard is not used for parking to improve the setting of the Listed Building.**

**17/P/01036 Willow House, Pursers Lane, Peaslake**

Changes to fenestration to side and rear elevations and conversion of existing loft room with the addition of conservation roof windows – **No Objection**

**17/P/01066 32 Leather Lane, Gomshall**

Erection of summerhouse – **No Comment, adjoining landowner**

**17/P/01079 Hoe House Lodge, Franksfield, Peaslake**

Proposed single storey side and front extensions and replacement of windows following demolition of existing attached garage - **Objection - disproportionate cumulative increase, considerable increase of bulk at height and loss of a 2 bedroom property.**

**17/P/01055 Kings Yard, Burrows Lane, Shere**

Certificate of lawfulness for an existing use or operation to establish that operational development in the form of the digging and laying of concrete foundations in respect of planning application 06/P000548, approved 25/04/2006, has been lawfully commenced for the purposes of section 55(1) and (c) and section 56(1)(a), (2) and (4)(b) of the Town and Country Planning Act 1990 (as amended) – **No Comment**

**17/P/01093 Tennings Wood Cottage, Sutton Place, Abinger Hammer**

Proposed single storey front extension and two storey rear extension, with dormers to side and rear - **Objection - disproportionate cumulative increase and light pollution from North East elevation which looks towards the North Downs**

**17/P/01142 Monks House, 21 Queen Street, Gomshall**

Listed building consent: To construct a Georgian style porch on rear elevation. Internal alterations and replacement of external french doors with single bi-folding doors - **No Objection but concern over the enlarging of the gap for the bi-fold door**

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

**17/P/01145 Highfields, Wonham Way, Gomshall**

Proposed conversion of integral garage to habitable accommodation, provision of a new bay window on front elevation and erection of new chimney. single storey rear extension following removal of existing conservatory. Enlargement of two second floor windows on rear elevation serving mezzanine (description amended 07/06/2017) – **No Objection**

**17/P/01184 Lavender House, Shere Lane, Shere**

First floor rear extension and addition of a lead rolled top canopy to front porch – **No Objection**

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

**None**

**Items Delegated at the Last Meeting - Draft Holmbury St Mary Conservation Area Appraisal – it was Reported** that Councillors B Andrews, R Smith and B Harrap had attended a meeting with Guildford Borough Council. Corrections were made and a revised copy will be produced and presented to the Executive Committee in July. Peaslake will be the next Conservation Area Appraisal in this Parish, but no date for this has been decided yet.

### **Planning Inspectorate Appeals**

**None**

### **Local Plan update**

It was **Noted** that the targeted consultation on the proposed Submission Local Plan: strategy and sites (2017) begins at 12 noon on Friday 9<sup>th</sup> June. The Parish Council will be able to collect a copy each of the following from the Council's Millmead Offices.

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

**Noted** - Local residents extended their thanks to Shere Parish Council for detailed consideration of the Forrest Place application Ref: 17/P/00458 and informed the parish council that a decision had been made and it had been refused.

**Noted** - Correspondence had been received from West Horsley Parish Council regarding the Biomass Facility in Shere Woodland. Shere Parish Council expressed concerns to Guildford Borough Council, that the facility was planned for common land. **Agreed** Assistant Clerk to obtain revised plans from Guildford Borough Council, when available.

### **Enforcement Action**

**Southbrook Copse Wonham Way, Gomshall** – agricultural barn had been erected 'back to front', and one window had been relocated to the western elevation. – A non-Material Amendment was requested **Ref: 17/N/00071** and was approved.

**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:** 6.30pm Tuesday 11<sup>th</sup> July 2017 at Tanyard Hall, 30 Station Road, Gomshall.