



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 Thursday 13th December 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, A Golightly, B Grover, B Andrews. S Hoyland (Clerk) and C Smith (Assistant to the Clerk) were also present.

Apologies for absence – Councillor R Davey and Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda.
Councillor B Harrap declared a personal interest in item **18/P/02192 Rolands, Pursers Lane, Peaslake**
Councillor B Andrews declared a personal interest in item **18/P/02234 Lane End, Felday Glade, Holmbury St Mary**
Shere Parish Council declared a collective interest as adjoining leaseholder, in item **18/T/00303 Bowbrooks, Ewhurst Road, Peaslake**

Approval of the Minutes of the meeting held on 6th November 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/02099 Northanger, Colekitchen Lane, Gomshall

Variation of conditions 2, 4 and 7 of planning application 16/P/00097 approved 08/03/16 to allow changes to fenestration, ridge height of roof, internal alterations, amendments to tree plans and approval of site level details and energy details – **Objection to increased ridge height**

18/P/02102 Northanger, Colekitchen Lane, Gomshall

Erection of detached car barn – **No objection but a request that a condition be imposed requiring that the open bay should be kept open**

18/P/02134 Whispering Oaks, Burrows Lane, Shere

Proposed oak framed porch – **It was noted that a decision had already been made by Guildford Borough Council**

18/P/02094 Holmside, Horsham Road, Holmbury St Mary

Proposed Carriage House and Garage following demolition of existing garage – **No objection but a request that a condition be imposed requiring that the open bay should be kept open**

18/P/02104 and 18/P/02105 Hollybush Cottage, Colmans Hill, Peaslake

Full and Listed building consent: Interior renovations to kitchen and upstairs bedroom/bathroom, linking and conversion of existing outbuilding. Proposed porch to side and changes to fenestration – **Objection for the following reasons:**

- **Although only a small extension it blurs the division between the cottage and its timber framed / clad outbuilding and harmful to the character of the listed building**
- **The replacement of the timber cladding on the outbuilding with larger windows will obscure the original function of the outbuilding and be harmful both to its character and that of the main cottage and is likewise harmful to the character of the listed building**

18/P/02141 The Coach House, Upper Street, Shere

Conversion of 2no. one bedroom flats into 1no. three bedroom detached dwelling, erection of a single storey rear extension and roof terrace, provision of weatherboard cladding and associated alterations following demolition of existing single storey rear extension – **Objection for the following reasons:**

- **There is too much development on this site**
- **Disproportionate cumulative increase. The loss of 2 small units to be replaced by a 3 bed property is unacceptable**
- **Harmful to the character of the existing building and the large windows are harmful to the character of the Green Belt and the Area of Outstanding Natural Beauty**

18/P/02192 Rolands, Pursers Lane, Peaslake

Part conversion of garage to habitable accommodation, rear infill extension and new pitched roof above – **No objection**

18/P/02183 Sutton Place Farm, Hoe Lane, Abinger Hammer

Change of use of former nursery buildings and associated land to ancillary residential use – **No objection but concerns noted that both converted buildings are large enough to be converted into dwellings.**

18/P/02234 Lane End, Felday Glade, Holmbury St Mary

Erection of a single storey detached garage and single storey flat roof extension to east elevation, two storey extension to west elevation, changes to fenestration and internal alterations and changes to levelling/landscaping following demolition of existing garage and single storey extension to east elevation and rear portion of house – **Objection, the large windows / glazed areas and the slate cladding are harmful to the character of the existing building and the Conservation area. Large windows also harmful to the openness of the Green Belt.**

18/P/02265 Braewynd, Hoe Lane, Peaslake

Single storey side / front infill extension together with associated internal and fenestration alterations – **Objection, disproportionate cumulative increase**

18/P/02275 Danmarke, Upper Street, Shere

Listed building consent to adjust an internal stud wall in bedroom to allow separate access to the attic stairwell and thus enclose the bedroom with a new stud wall to create a corridor to the attic stairs – **No objection**

18/P/02292 Mulberry House, Burrows Lane, Shere

Proposed single storey detached garage with storage area – **No objection**

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

18/P/02327 5 Fern Cottages, Dorking Road, Abinger Hammer

Replacement of existing windows (retrospective application) – **No objection**

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

18/T/00284 The Willows, Gomshall Lane, Shere

T1 (Sycamore) - Fell. Shere Conservation area – **Not enough information available to be able to make a comment**

18/T/00303 Bowbrooks, Ewhurst Road, Peaslake

T3 (Alder) – Fell due to excessive shading of the house, garden & low amenity value - (Shere Parish Council declared a collective interest as adjoining landowner but did not feel that this was sufficient to prevent the Council from commenting nor do Shere Parish Council feel that there is a conflict of interest) – **Objection, due to felling of tree but would be happy for it to be pruned instead**

Planning Inspectorate Appeals

18/P/00713 Inspectorate's Ref: APP/Y3615/W/18/3209029- Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmbury St Mary

Outline application to consider erection of a three bedroom detached dwelling - An Appeal has been lodged with the Planning Inspectorate

Local Plan update

West Horsley Neighbourhood Plan – The Council has made (adopted) the West Horsley Neighbourhood Plan following its meeting on 4 December and the successful referendum results on 22 November 2018. The West 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.

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

One item of correspondence was received regarding item **18/P/02234 Lane End, Felday Glade, Holmbury St Mary** and was taken into consideration when the item was discussed earlier in the agenda.

Enforcement Action - None

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

Councillor B Harrrop requested to ask Guildford Borough Council why pictures on planning applications are continually being blacked out.

Councillor B Grover requested to ask Guildford Borough Council for more information on all tree applications

Date of the next Planning meeting: 7pm Wednesday 9th January 2018 at Tanyard Hall, 30 Station Road, Gomshall.