



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 5th February 2019 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 – Councillor R Smith (Chairman), Councillors B Andrews (Vice Chairman), R Davey, B Harrap, B Grover, C Brooke. C Smith (Assistant to the Clerk) was also present.

Apologies for absence – Councillor A Golightly. Apologies from Councillor C Brooke who arrived late to the meeting.

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda. Councillor B Andrews declared a personal interest in item **18/P/02358 Livery Cottage, Horsham Road, Holmbury St Mary.**

Approval of the Minutes of the meeting held on Wednesday 9th January 2019 – **It was agreed to amend the minutes for item 18/P/02362 School Cottage, Shere Church of England Aided Infant School, Shere to read “No Objection and the Conservation Officer will make their own comments on the design” and for Councillor B Andrews to sign the Minutes prior to the next meeting.**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – **The following items were brought forward on the agenda to enable the public to address the committee. Several members of the public commented.**

18/P/02463 The Old Pottery, 62 Station Road, Gomshall

Erection of single storey side and rear extensions following demolition of existing outbuildings – **No objection.**

19/P/00103 1 Old Drive, Gomshall

Part single / part two storey side extension and changes to fenestration following demolition of existing single storey side extension – **No objection.**

Consideration of Planning Applications:

19/P/00028, Arden, Peaslake Lane, Peaslake

Proposed single storey outbuilding for home office / guest annex use following demolition of existing stable building – **No objection but there does need to be a condition restricting its use to being ancillary to the main building.**

19/P/00051, Melrose, Dorking Road, Gomshall

Two storey side extension and a single storey rear extension following the demolition of existing attached garages – **Objection, disproportionate cumulative increase.**

19/CON/00001, Land at Shere Hill Woods, Parklands, Hound House Road, Shere

Electricity Act 1989 - Overhead Lines (Exemption) (England and Wales) Regulations 2009 to remove LV poles, 143114, 143115, 143116, 143117 and associated equipment. To remove HV poles 152436, 152435, 152434, 152433 and associated equipment. To remove LV poles 143126, 143125, 143124, 143123, 152666 and associated equipment. Create pole 152432 to a H pole and install 4 stay wires – **No objection.**

18/P/02358 Livery Cottage, Horsham Road, Holmbury St Mary

Creation of a new dwelling house following conversion of Felday Chapel and demolition of existing garden wall along the boundary between Livery Cottage and the highway pavement, erection of new walls and parking space for 2No. cars for Felday Chapel – **Objection for the following reasons:**

- **Its landmark importance in the village and that the vital graveyard setting of this building should be maintained. We do not feel that this would be possible with its use as an independent dwelling**
- **If new permission is granted both conditions previously relating to this site should be retained- No.8, that existing windows should be retained (which has been done) and No.9, that the land around the chapel is retained as a graveyard; especially as there would be more likelihood of domestic paraphernalia in a separate dwelling than there would in ancillary accommodation**
- **It is important that any new wall replicates the style of the existing wall (and reuses the existing material) for the protection of the character of the Conservation Area**
- **The continuing provision of parking needs to be available after any sale of the Chapel therefore provision needs to be made that ensures the ownership of the lay-by forms part of the curtilage of the Chapel rather than Livery Cottage**
- **The proposed extent of the land associated is not made clear in the application and whether it includes the common land (public access land) that the applicant also owns adjoining the Chapel**
- **There are also road safety concerns with aspects of the proposed layout and it may be desirable to have conditions that exit from the lay-by is only made in forward gear and in a south-westerly direction**

19/P/00053 Little Thatch, Woodhouse Lane, Holmbury St Mary

1.To extend to existing main chimney to a height of 1.8m above ridge height 2. To provide an additional window in the Side Elevation (S.E.) 3. To install a new extremal oil fired boiler in a recess to the front of the house – **No objection.**

19/P/00100 1 Corner Cottages, Horsham Road, Abinger Hammer

Two storey side extension together with single storey side porch to the rear following demolition of conservatory and changes to fenestration – **No objection.**

19/P/00116 Durford Lodge, Sutton Place, Abinger Hammer

Single storey rear extension – **No objection.**

Consideration of Applications received after the agenda had been printed

19/P/00165 Coombe House, Woodhouse Lane, Holmbury St Mary

Replacement first floor and roof following demolition of existing. Part two storey, part single storey rear extension including roof lantern on flat roof element following demolition of single storey rear and west elevations and conservatory. Erection of new porch to front elevation, new dormer to west facing roof and alterations to fenestration. Conversion of attached garage to habitable accommodation – **No objection but Shere Parish Council regret the loss of character and the increase in the bulk at height.**

Consideration of Tree Applications including those received after the agenda had been printed

19/T/00017 St Catherines Field, Church Hill, Shere

T1 (Silver Birch) - Crown reduce by 2-3 metres. Shere Conservation area – **No objection.**

Planning Inspectorate Appeals

Inspectorate's Ref: APP/Y3615/D/18/3217832 – 18/P/01683 Tillingbourne House, Birches Lane, Gomshall – Removal of two outbuildings and erection of new pool building and below surface swimming pool – An Appeal has been made to the Secretary of State.

Inspectorate's Ref: APP/Y3615/D/18/3217994 – 18/P/01474 Little Lodge, Woodhouse Lane, Holmbury St Mary
– Extensions and alterations to existing garage – **An Appeal has been made to the Secretary of State.**

Local Plan update

Public hearing to focus on housing – The government's Planning Inspector will hold another public hearing, at the Council's offices in Guildford as part of his independent examination of our submitted Local Plan. This will take place on 12-13 February 2019 – **The Assistant to the Clerk has followed up with Guildford Borough Council and will distribute further details to Councillors once the timings for the hearings are confirmed.**

Planning Correspondence received which may be of interest to the Committee - available at the meeting - **None**

Enforcement Action

EN/15/00048 – Lavender Cottage, Felday Glade, Holmbury St Mary

Alleged raising of land levels and erection of a timber retaining wall – **These works were refused planning permission 17/P00257. A revised proposal was granted planning permission by 18/P/01585 and the required remedial works are now complete. Breach resolved.**

EN/18/00337 – Hoe House, Franksfield, Peaslake

Alleged erection of a fence without planning permission – **The fence and gates meet with permitted development criteria under Schedule 2, Part 2-Minor Operations, Class A, General Permitted Development Order 2015. The fence and gates were measured at various locations around the boundary and were found to be between 1.60m and 2.00m in height depending on the level of ground where they had been erected. The gates are to allow access to the footpaths and the woodland to the south of the property, which is also owned by Hoe House. No breach established.**

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 5th March 2019 at Tanyard Hall, 30 Station Road, Gomshall