



# 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 5<sup>th</sup> March 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** – Councillors R Smith (Chairman), R Davey, B Harrap, C Brooke and C Smith (Assistant to the Clerk). There was one member of the public present.

**Apologies for absence** – Councillors A Golightly and B Grover. Apologies from Councillor B Andrews (Vice Chairman), who arrived late to the meeting.

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda. Councillor R Smith declared a personal interest in item **19/T/0032 8 Wayside Cottages, Horsham Road, Holmbury St Mary** and Councillor B Harrap declared a personal interest in items **19/P/00286 and 19/P/00287 Hollybush Cottage, Colmans Hill, Peaslake.**

**Approval of the Minutes** of the meeting held on Wednesday 9<sup>th</sup> January 2019. The Minutes from Tuesday 5<sup>th</sup> February 2019 were signed by Councillor B Andrews following an amendment.

**SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE** – **The following item was brought forward on the agenda to enable the public to address the committee. A member of the public commented.**

#### **19/P00251 2 Hurtbank Cottages, Horsham Road, Holmbury St Mary**

Single storey side extension with room in roof space following part removal of chimney stack – **Objection for the following reasons:**

- 1. Disproportionate increase**
- 2. Harmful to the character of the existing building, the Conservation Area and the street scene**
- 3. The frontage is substantially lengthened, to the point that especially with the additional front door, could appear to be an additional dwelling. The proposed extension continues the current front wall, making it less subservient to the original building**
- 4. Un-neighbourly**
- 5. The proposed increase is contrary to the character set out in the conservation area report on Holmbury St Mary**

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

##### **19/P/00203 Beagle Cottage, Hound House Road, Shere**

Variation of condition 6 of planning application 16/P/01608 approved 23/09/2016 – **Object. If the property needs an extension on the time it can be occupied, then application should be at the end of the 12 months.**

**19/P/00190 The Old Squash Court, Upper Street, Shere**

Erection of a porch and first floor balcony together with changes to fenestration at first floor level – **Object to size and scale of the porch / balcony which should be more discreet so the character of the Old Squash Court is preserved.**

**19/P/00226 Wyndene, Crest Hill, Peaslake**

Two storey side extension and roof alterations, increase existing dormer and changes to fenestration following demolition of existing garage – **No objection**

**19/P/00239 The Coach House, Upper Street, Shere**

Erection of single storey rear extension with roof terrace and side screens, first floor side Juliet balcony and changes to fenestration following demolition of existing single storey rear extension – **Object. Disproportionate increase. Harmful to the character of the existing building and the conservation area, especially in terms of the enlarged windows and the character of the detailing. Concern with the constant cumulative development on this site.**

**19/P/00219 Furlongs, Franksfield, Peaslake**

Erection of a replacement garage – **No objection**

**19/P/00280 Thatchways, Knob Field, Abinger Hammer**

New pedestrian and vehicular access points with new gates and piers following closure of existing access points. Erection of a front garden water feature - **No objection**

**19/P/00286 & 19/P/00287 Hollybush Cottage, Colmans Hill, Peaslake**

Full and Listed Building Consent for interior renovations to kitchen and upstairs bedroom / bathroom. Conversion and extension of existing outbuilding for use as a hobby room / occasional bedroom – **Objection for the following reasons:**

- 1. The plans show a different alignment for the inglenook fireplace which implies the demolition of this existing important element of the listed building and clarification needs to be sought**
- 2. The description of the application says "Conversion and extension of existing outbuilding" but the Heritage Statement refers to it being rebuilt and made longer. These statements are clearly incompatible. The Statement also describes the shed as an eye-sore, which is not a fair description - it is part of the evolving history of the building as a vernacular, rural cottage**
- 3. There do not appear to be any elevations of the proposals for the shed, however, it appears from the plans that one wall is still proposed to be extensively glazed; this still conflicts with our objection to the previous application "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 therefore harmful to the character of the listed building"**

**Consideration of Applications received after the agenda had been printed - None**

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

**19/T/00032 8 Wayside Cottages, Horsham Road, Holmbury St Mary**

Beech Tree – Fell – **Councillor R Smith left the room. Objection - there is no reason why the tree should be felled; it is not diseased and is in no danger of causing damage.**

**Planning Inspectorate Appeals - None**

**Local Plan update**

**Sustainability Report to accompany the Pre-Submission (Regulation 14) Consultation version of the Cranleigh Neighbourhood Plan** – Cranleigh Parish Council is inviting representations on the Sustainability Report alongside the draft Neighbourhood Plan. In recognition of the delay in publication of the Report, representations will be accepted by Cranleigh Parish Council up to 5pm on Tuesday 16<sup>th</sup> April 2019 – **The Assistant to the Clerk will forward the link to the Sustainability Report to Councillors.**

**Strategic Sites Workshop Notes** – Summary notes following a workshop on 11<sup>th</sup> December 2018 regarding potential strategic sites in Guildford with local community representatives, including Residents' Associations and members of

other groups and societies - **The Assistant to the Clerk will forward the report detailing the 5 proposed sites to Councillors.**

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

#### **Enforcement Action**

##### **EN/19/00032 – Surrey House, Peaslake Lane, Peaslake**

Alleged installation of solar panels on the roof slope fronting a highway in a Conservation Area – **The solar panels benefit from being permitted by Part 14 Class A of the General Permitted Development Order 2015. No breach established.**

**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 to write a letter to Guildford Borough Council to highlight Shere Parish Council's concerns with the growing trend for larger percentage extensions in the area.

**Date of the next Planning meeting:** 6.45pm Tuesday 2<sup>nd</sup> April 2019 at Tanyard Hall, 30 Station Road, Gomshall