



# 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 4th June 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

**Appointment of Chairman** – Councillor R Smith proposed by Councillor B Andrews and seconded by Councillor M Taylor-Cotter, **Councillor R Smith Appointed**

**Appointment of Vice Chairman** - Councillor B Andrews proposed by Councillor R Smith and seconded by Councillor C Brooke, **Councillor B Andrews Appointed**

**Present** – Councillors R Smith (Chairman), B Harrap, B Andrews, C Brooke, M Taylor-Cotter and C Smith (Assistant to the Clerk). Councillor R Davey arrived late to the meeting. There were three members of the public present.

**Apologies for absence** – Councillor B Grover.

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda – Councillor C Brooke declared a personal interest in item **19/P/00744 Meadow Vale, Pond Lane Peaslake** and Councillor B Andrews declared a personal interest in item **19/P/00877 Inholm, Pitland Street, Holmbury St Mary**. Shere Parish Council declared a collective interest in item **19/P/00814 Hawthorne Cottage, Ewhurst Road, Peaslake** as leaseholders of the land over which the access runs but did not feel that this was sufficient to prevent the Council from commenting.

Councillor R Davey arrived at the meeting at 18.40.

**Approval of the Minutes** of the meeting held on Wednesday 1st May 2019.

**SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – It was agreed to enable the public to address the committee before the start of relevant item 19/P/00814.**

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

##### **19/P/00744 Meadow Vale, Pond Lane Peaslake**

Erection of front porch, single storey side extension and changes to fenestration following demolition of existing conservatory and porch – **No objection**

##### **19/P/00803 Wyndene, Crest Hill, Peaslake**

Two storey side extension and roof alterations, increase existing dormer and changes to fenestration following demolition of existing garage – **Objection due to disproportionate cumulative increase.**

**19/P/00797 Red Cottage, Franksfield, Peaslake**  
Single storey rear extension to kitchen – **No objection**

**19/P/00817 Tennings Wood Cottage, Sutton Place, Abinger Hammer**  
Variation of condition 2 of 17/P/01818 approved 13/10/2017 to state: “The development hereby permitted shall be carried out in accordance with the following approved plans: 1219/P-02B, 1219/S-01A, 1219/P/01A, 1219/S-02A, 14/138/01 and additional information received on 22/08/2017.” Balcony added to master suite and bedroom 2 to be incorporated above the single storey element to rear – **No objection**

**19/P/00745 Land adjacent to Tillingbourne Cottage, Gomshall Lane, Shere**  
Proposed erection of a two-storey detached dwelling with basement and rooms in the roof following demolition of existing outbuildings and erection of detached single storey garage - **Strongly object in line with the objections made from the previous application for the following reasons:**

- **Harmful to the Conservation Area**
- **Harmful to the character of the Street Scene**
- **Inappropriate development within the Green Belt**
- **This is a four-storey dwelling, not a two storey one**

**19/P/00834 Quince Cottage, Hoe Lane, Peaslake**  
Replacement garden annexe. Flue from multifuel stove in roof. Existing small rowan tree to be removed – **No objection but there should be a condition that use of the annexe remains ancillary to the main dwelling**

**19/P/00814 Hawthorne Cottage, Ewhurst Road, Peaslake**  
Outline application to consider access, layout and scale for the erection of a new residential dwelling – (Shere Parish Council declared a collective interest as leaseholders of the land over which the access runs but did not feel that this was sufficient to prevent the Council from commenting) – **Strongly object for the following reasons:**

- **Harmful to the character of the Conservation Area and the Street Scene which is characterised by small cottages in large plots with important gaps between the dwellings**
- **Unacceptable in-filling where the distinctive nature of this area of the village would be permanently altered. The proposal would not be "appropriate to the scale of the locality" and it would "have an adverse impact on the character of the countryside or the local environment."**
- **The application is harmful to the AONB, AGLV and constitutes a new dwelling in the Green Belt as it is outside the designated Settlement Area**
- **It is harmful to the setting of the listed building, East View (17th century), which still has the appearance of a cottage on the edge of the common**
- **There is also a concern over access to the proposed property and parking arrangements. Shere Parish Council have a lease over access to the land and it therefore cannot be presumed that vehicular access would be available. In the absence of vehicular access, parking on the road would not be an appropriate option, due to the nature of the road and the existing high levels of parking in the village and without vehicular access it would be very hard for any building work to take place at the property**

**19/P/00780 Land between Homecroft and High Steeps, Peaslake Lane, Peaslake**  
Proposed two storey detached dwelling; dropped kerb to facilitate the provision of two car spaces at pavement level and bin storage facilities – **Objection for the following reasons:**

- **Inappropriate development within the Green Belt**
- **Harmful to the character of the Street Scene**
- **Access would destroy the existing badgers sett**

**19/P/00841 7 Queen Street, Gomshall**  
Single storey side and rear extension following demolition of store at rear – **No objection**

**19/P/00842 The Firs, Netley Close, Gomshall**  
Proposed single storey rear extension, alterations to internal layout, replacement of all windows and replacement on North elevation. Demolition of chimney – **No objection**

**19/P/00895 Beagle Cottage, Hound House Road, Shere**  
The erection of a two storey three bed dwelling house following the demolition of the existing dwelling. (Resubmission of currently extant planning permission 16/P/01608) – **No objection**

**19/P/00916 & 19/P/00917 Holmdale, Holmbury Hill Road, Holmbury St Mary**

Full and listed building consent for internal and external roof alterations to provide new dormer windows on east and west roof slopes. Single storey extension to south elevation, changes to fenestration and internal alterations. Construction of outdoor swimming pool at the Coach House – **No objection but will leave comments on the design to the Conservation Officer**

**19/P/00910 & 19/P/00911 Holmdale, Holmbury Hill Road, Holmbury St Mary**

Full planning application and Listed Building Consent for proposed erection of a two storey three-bay garage following demolition of existing garage and outbuilding – **No objection but a condition should be put in place that the garage remains ancillary to one of the dwellings and it should be made clear which one**

**19/P/00914 & 19/P/00915 Holmdale, Holmbury Hill Road, Holmbury St Mary**

Full planning and Listed Building Consent for proposed erection of a greenhouse block to replace two existing greenhouses and construction of new walls to form walled vegetable and flower garden following demolition of the existing swimming pool - **No objection**

**19/P/00877 Inholm, Pitland Street, Holmbury St Mary**

Proposed erection of a summer house – **No objection**

**19/P/00778 Northanger, Colekitchen Lane, Gomshall**

Erection of attached single garage to side of approved dwelling (reference numbers 16/P/00097 & 18/P/02099) – **No objection**

**19/P/00887 & 19/P/00888 4 Burrows Cross House, Burrows Cross, Shere**

Full and Listed Building Consent for first floor side extension, new entrance porch with changes to fenestration including an additional window to side elevation. Construction of a double garage and new entrance gates – **No objection**

**Consideration of Applications received after the agenda had been printed**

**19/P/00818 Pastelle, Knob Field, Abinger Hammer**

Demolition of existing dwelling and construction of a new four-bedroom dwelling – **No objection in principle however, the Council objects to the excessive glazing on the north elevation and would request a type of glazing is used that darkens at night**

**19/P/00948 The Box, Walking Bottom, Peaslake**

Amendments to fenestration of previously granted planning permission 18/P/01393 – **No objection**

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

**19/T/00103 3 St Catherines Field, Church Hill, Shere**

T1 – Oak Remove major deadwood, half the tree overhangs road. Reduce risk of falling deadwood – **Object. This is a specimen oak tree in a prominent area and we would like the Arboricultural Officer to specify exactly what can be cut off**

T2-6 Yew Reduce height down to apex of shed approx. 3-4m to make trees into a manageable hedge – **No objection**

**Planning Inspectorate Appeals - None**

**Local Plan update - None**

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

**Enforcement Action – 18/P/02166 1/2 Elm Cottages, Hound House Road, Shere**

**Retrospective Planning Permission has been granted for the construction of a track, parking area and replacement footbridge. This decision was made on 14/05/19**

**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 on Tuesday 2nd July 2019 at Tanyard Hall, 30 Station Road, Gomshall