



# 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 7.00pm Thursday 8th August 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), B Harrap, R Davey, C Brooke and M Taylor-Cotter (Arrived part way through). Clerk S Hoyland

**Apologies for absence** – Councillor B Grover

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda - None

**Approval of the Minutes** of the meeting held on Tuesday 2nd July 2019 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – **No members of the public were present**

#### Consideration of Planning Applications:

##### **19/P/01015 The Old Telephone Exchange, Gomshall Lane, Shere**

Proposed installation of 3 air source heat pumps - **No Objection in principle. While the council supports the use of green energy, there are concerns that this might not be appropriate in an inadequately insulated building (as this building may be) especially as vulnerable residents reside there.**

##### **19/P/01208 Braewynd, Hoe Lane, Peaslake**

Construction of a detached 4/5 bedroom dwelling with outside amenity spaces and following removal of the current house on the site - **Objection for the following reasons:**

- **Visually urban appearance inappropriate in a rural setting.**
- **Out of character with the neighbourhood and street scene.**
- **Materially larger than existing, especially the increase in bulk at height.**
- **Harmful to the openness of the Green Belt and the character of the street scene.**

##### **19/P/01185 5 Wayside Cottages, Horsham Road, Holmbury St Mary**

Single storey extension to side of property - **No Objection unless it constitutes loss of a small dwelling**

##### **19/P/01259 2 Burrows Cross House, Burrows Cross, Shere**

Variation of condition 2 (approved plans) of planning permission 17/P/02407, approved on 15/02/2018 to allow changes to the style and layout of garage – **No Objection**

**19/P/01228 2 Fern Cottages, Dorking Road, Abinger Hammer**  
Loft conversion to create bedroom and bathroom - **No Objection**

**19/P/01214 & 19/P/01215 Gardeners Cottage, Chantry Lane, Shere**  
Full and listed building consent for a proposed extension to Gardeners Cottage including replacement of UPVC glass link building with timber framed structure, extension of kitchen / family room with timber orangery and single storey extension - **Objection - excessive fenestration dominates the character of the original cottage**

**19/P/01223 Kings Yard, Burrows Lane, Shere**  
Change of use of land from agricultural to ancillary car parking, laying of hardstanding to provide 20 car parking spaces and landscape improvement works - **Objection - unacceptable loss of agricultural land in an elevated position, harmful to the openness of the Green Belt and character of the Area of Outstanding Natural Beauty. If in the future, a problem with inadequate parking is demonstrated then another application can be made**

**Councillor M Taylor-Cotter arrived**

**19/P/01282 Kings Yard, Burrows Lane, Shere**  
Variation of condition 5 (hours of work) of planning permission 06/P/00548 approved on 25/04/2006 to ensure that the hours of work refer to the whole site and not to one specific unit, and condition 16 (approved plans) to allow the installation of dormer windows on Block 2, Block 3 and Block 4 - **No Objection**

**19/P/01284 35 Leather Lane, Gomshall**  
Retention of coloured cladding to first floor extension approved under reference 17/P/00082 and approval of replacement cladding to main house (retrospective application) - **Objection - Although the estate is only about 20 years old, it was designed to reflect the local vernacular styles. The change of cladding to blue concrete undermines this.**

**19/P/01260 8 East View, Pursers Lane, Peaslake**  
Rear extension, connecting extension to link the main house and cottage annex, dormer created to convert attic into third bedroom and changes to fenestration - **No Objection**

**19/P/01271 Whispering Oaks, Burrows Lane, Shere**  
Proposed rendering of the top half of the house and addition of solid oak details on front (west) and side (north) elevations - **No Objection**

**19/P/01246 St Marys Cottages, Horsham Road, Holmbury St Mary**  
Change existing single communal porch door to two separate doors to create two private entrance - **No Objection**

**Consideration of Applications received after the agenda had been printed** – details available at the meeting -  
**None**

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

**19/T/00163 Rydings, Franksfield, Peaslake**  
Crown lift to previous epicomic cut back from building by 2 meters. Reduce 2m to rebalance in places and 10% thin to retain health of tree - **No Objection**

**19/T/00184 The Old Forge, Lower Street, Shere**  
T1 Cherry Laurel – Reduce to 4 metres  
T2 Portugese Laurel – Fell  
T3 Goat Willow – Remove the stem rubbing on the roof and reduce the remaining stems by up to 2.5 metres  
**No Objection**

**19/T/00185 Wheelrights, Lower Street, Shere**  
T1 Damson – Reduce by up to 2 metres and shape the remaining crown - **No Objection**

**19/T/00190 4 Wayside Cottages, Horsham Road, Holmbury St Mary**  
Oak – monolith to a height of 8 meters as tree is dead and adjacent to a footpath (Holmbury St Mary conservation area) - **No Objection**

## **Planning Inspectorate Appeals - None**

**Local Plan update** – It was **Noted** that Ewhurst and Ellens Green Parish Council has moved to the Regulation 14 consultation with respect to its draft Neighbourhood Plan. The final date for responses on the draft plan is 5pm on the 1<sup>st</sup> September 2019.

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

**Enforcement Action – 1 Elm Cottages, Hound House Road, Shere GU5 9JG** – alleged breach of Condition 4 (restricting the occupancy to an agricultural worker – it was **Noted** that this relates to a historical planning condition from 1952. An application was made requesting the condition to be removed (19/P/00710) and this was granted 13/6/19. The breach of planning control has therefore been resolved

**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:** 7.00pm on Thursday 12th September 2019 at Tanyard Hall, 30 Station Road, Gomshall.