



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,
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Planning Committee Meeting
7pm Thursday 12th December 2019
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

MINUTES

Present – Councillors R Smith (Chairman), B Harrap, B Grover, M Taylor-Cotter & Guildford Borough Council Councillor – Diana Jones, Five members of the public.
Assistant to the Clerk - S Robins.

Apologies for absence – Councillors B Andrews, R Davey & C Brooke. Clerk & RFO - S Hoyland.

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda.
Shere Parish Council declared a collective interest as leaseholders of item **19/P/02089 Shere Swimming Pool, Gomshall Lane, Shere** and Councillor M Taylor-Cotter also declared a personal interest in this item.

Approval of the Minutes of the meeting held on 5th November 2019 – **Approved and signed as a correct record.**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE

An address was made by five members of the public regarding items **19/P/02011 Kings Yard, Burrows Lane, Shere.**
This item was brought forward on the agenda.

Consideration of Planning Applications:

19/P/02011 Kings Yard, Burrows Lane, Shere

Change of use of land from agricultural to ancillary car parking, laying of hardstanding to provide 21 car parking spaces and landscape improvement works – **Copy of a letter sent by member of the public to Guildford Borough Council read by Councillor R Smith (Chairman), and photos of the damage to the field shown to committee. 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. In this application it is argued that the visibility of the site from the North Downs would be limited by the density of the trees on the North Downs. It is quite possible that this woodland could be thinned at any time, or have its understorey reduced, and an applicant cannot expect to rely on screening by plants that are not on land that they control. Additionally, Shere Parish Council asked that if this permission is not granted that the land be restored within six months of the completion of the works [on the Kings Yard site] or one year, whichever is sooner.**

19/P/01954 Bassets, Crest Hill, Peaslake

Proposed conversion of existing loft space to habitable accommodation, including two hip-to-gable conversions, three rooflights at the front and three at the rear, and the addition of a rear dormer – **No objection**

19/P/01973 Rotherwood, Felday Glade, Holmbury St Mary

Single storey extensions to side and rear, and changes to fenestration, following demolition of outbuildings – **Objection, the replacement of three cottage windows on the front elevation with large French doors is seriously harmful to the character of the building and therefore also to the character of the Conservation Area. It was decided to ask for clarification in the comments to Guildford Borough Council, whether a replacement oil tank had been proposed and to emphasise the importance of undertaking two full (bat) surveys as recommended in the ecological report.**

19/P/02003 The Chestnuts, Gomshall Lane, Shere

Part two-storey, part single-storey side/rear extension, including a front dormer – **Objection, disproportionate increase in bulk and harmful to the Conservation Area.**

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

19/P/02089 Shere Swimming Pool, Gomshall Lane, Shere – Shere Parish Council declared an interest as leaseholder and therefore no comment.

Consideration of Tree Applications including those received after the agenda has been printed – details available at the meeting – **None**

Planning Inspectorate Appeals

Inspectorate's Reference: APP/Y3615/W/19/3238618 - 19/P/00814 Hawthorne Cottage, Ewhurst Road, Peaslake

Outline application to consider access, layout and scale for the erection of a new residential dwelling – it was **Noted** that an appeal had been made to the Secretary of State against Guildford Borough Council's refusal of the above application.

Local Plan update – Assistant to the Clerk S Robins read the following email to the committee – James Whiteman, Managing Director of Guildford Borough Council said: 'I can confirm the Sir Duncan Ouseley sitting as a High Court judge has dismissed all three challenges to Guildford's adopted Local Plan. The Council will continue its work to implement the plan.' Guildford Borough Council Councillor Diana Jones expressed a negative view on this.

Planning Correspondence received which may be of interest to the Committee - available at the meeting – **Shere Heath, Shere Hill**

Proposed Alterations to the Electricity Network – undergrounding of overhead power lines – **Noted.**

Enforcement Action

Case no. EN/19/00401 Woodhill Cottage, Horsham Road, Holmbury St Mary – Case closed.

Alleged unauthorised change of use from residential dwelling to holiday accommodation.

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 Wednesday 8th January 2020 at Tanyard Hall, 30 Station Road, Gomshall.