



## 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, Thursday 3<sup>rd</sup> March 2022**  
**Tanyard Hall, 30 Station Road, Gomshall GU5 9LF**

### MINUTES

**Present** – Vice Chairman B. Andrews, Councillors M. Keeble, M. Taylor-Cotter, R. Davey & B. Harrap.  
Assistant Clerk – S. Robins  
Surrey County Councillor – B. Hughes  
Guildford Borough Councillor – D. Jones

**Apologies for absence** – Chairman R. Smith, Councillors B. Grover & C. Brooke.

**Declarations of Disclosable Pecuniary and Other Interests** from Councillors on any of the items on the agenda.

- M. Keeble declared an interest in 22/P/00192 Shere Village Hall, Gomshall Lane, Shere.
- Shere Parish Council declared an interest in 21/P/02639 - Old Vine Cottage and Hawthorn Cottage, Ewhurst Road, Peaslake as leaseholder of the land in front of the property.

**Approval of the Minutes** – Approved and signed as a correct record.

#### SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE IF APPLICABLE

- Five members of the public were present regarding items 21/P/02589 - Unit 3C, Kings Court, Burrows Lane, Gomshall, Shere & 21/P/02590 - Unit 4B, Kings Court, Burrows Lane, Gomshall, Shere.  
A short address was given by some of those present regarding these applications.

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

##### **21/P/02589 - Unit 3C, Kings Court, Burrows Lane, Gomshall, Shere**

Change of use of part of building (Use Class E) to two residential units (C3) including minor fenestration changes and associated external alterations – **Objection, on the over development of the site, the inappropriate mix of office/residential and the detrimental effect on the neighbours.**

##### **21/P/02590 - Unit 4B, Kings Court, Burrows Lane, Gomshall, Shere**

Change of use of part of building (Use Class E) to two residential units (C3), minor fenestration changes and associated external alterations – **Objection, on the over development of the site, the inappropriate mix of office/residential and the detrimental effect on the neighbours.**

##### **22/P/00056 - Holdhurst, Sutton Place, Abinger Hammer**

Erection of single storey side extension and relocation of a first-floor window – **No objection.**

**22/P/00053 - Burrows Farm, Burrows Lane, Gomshall**

Proposed part two storey part first floor front/side extension – **Objection, disproportionate cumulative increase.**

**21/P/02699 - The Red Cottage, Gomshall Lane, Shere**

Single storey side and rear extensions, roof enlargement to accommodate single storey side extension, and conversion of existing loft space to habitable accommodation, including front facing dormer and 1 roof light – **No objection, however the committee have concerns over neighbours potentially looking over 'The Studio'.**

**22/P/00046 - Shepherds Hill, Broadfield Road, Peaslake**

Replace existing external steel storage container with a timber shed structure – **No objection, however the committee would prefer a natural dark wood finish.**

**22/P/00113 - Downland Cottage, Dorking Road, Gomshall**

Variation of condition 3 (materials) of planning application 21/P/02308 approved 22/12/2021 – **No objection.**

**21/P/02639 - Old Vine Cottage and Hawthorn Cottage, Ewhurst Road, Peaslake**

Single/two storey side and rear extensions following demolition of the existing side and rear extensions – **Shere Parish Council declare an interest as leaseholder of the land in front of the property – No objection.**

**22/P/00097 - 3 Malthouse Cottages, Goose Green, Gomshall**

Full & Listed Building consent for a single storey rear extension and internal alteration – **No objection.**

**22/P/00058 - High Steeps, Peaslake Lane, Peaslake**

Erection of a two-storey front extension including basement with four rooflights, enlarged rear dormer and changes to fenestration – **No objection, however the committee have concerns on the increase of the front elevation.**

**22/P/00121 - Trenchmore, Shere Lane, Shere**

Proposed widening of the existing pedestrian access in the front boundary wall to allow for parking of one car in the existing courtyard area – **No objection, however the parish council will write a letter of concern to the resident on the harm to the heritage asset and potential effect it would have on the traffic problems in Shere, and request that they try to negotiate alternative rear access to the driveway.**

**22/P/00173 - 2 New Road, Gomshall**

Conversion of loft space to habitable accommodation, served by a dormer on the rear elevation and 2 x roof lights on the front elevation – **No objection.**

**22/P/00191 - Bowline Cottage, Rad Lane, Peaslake**

Erection of double garage and store, following demolition of existing garage and car port – **No objection.**

**22/P/00213 - Oak Farm, Jesses Lane, Peaslake**

Planning and Listed Building Consent for the replacement of existing conservatory with a new single storey kitchen extension with associated minor alterations; replacement solid roof on current conservatory/garden room. Minor works of repair and/or alteration to the attached former small barn and other outbuildings within the site (Retrospective application) – **No objection.**

**21/P/01893 - Rosehill Cottage, 19 Queen Street, Gomshall**

Erection of a single storey rear extension – **No objection, however the committee express their concern on the overlooking of neighbours.**

**Consideration of Tree Applications:**

**22/T/00025 - Shere Surgery and Dispensary, Gomshall Lane, Shere**

T1-T10 Alder - fell (Shere Conservation Area) – **No objection, however the committee have concerns on the safety issues this will cause and feel the removal of ten trees is excessive. The committee would like the surgery to consider replanting some trees here.**

### Late Applications:

#### **22/P/00192 - Shere Village Hall, Gomshall Lane, Shere**

Conversion of existing loft incorporating dormer window and roof lights and external fire escape staircase – **M. Keeble left the room. No objection.**

#### **22/P/00236 - Denmarke, Upper Street, Shere**

Proposed garage and garden office/summer room following demolition of existing garage – **No objection.**

#### **22/P/00233 - Dial Cottage, Shere Lane, Shere**

Link the workshop to the main house, add an all-glass extension to the back west corner of the house; make internal changes to the ground floor, modern sections of the house; reform mineral felt modern flat roofs to lead; add back extension to garage/studio block, plus some minor elevation changes – **No objection.**

#### **22/P/00234 - Dial Cottage, Shere Lane, Shere**

Listed Building Consent to link the workshop to the main house, add an all-glass extension to the back west corner of the house; make internal changes to the ground floor, modern sections of the house; reform mineral felt modern flat roofs to lead; add back extension to garage/studio block, plus some minor elevation changes. Dual Application - see also 22/P/00233 – **No objection.**

### Planning Inspectorate Appeals

- **Lawbrook, Lawbrook Lane, Gomshall, GU5 9QN - Demolition of existing pool house and boiler room; erection of replacement pool house.**
- **Land between Homecroft and High Steeps, Peaslake Lane, Peaslake, GU5 9RL - Purchase notice service by Stuart Freeman and Antonia Freeman in respect of Land between Homecroft and High Steeps, Peaslake Lane, Peaslake, GU5 9RL.**

### Local Plan Update – Received.

Planning Correspondence received which may be of interest to the Committee - available at the meeting – **Received.**

### Enforcement Action

- **The Old Bake House, Middle Street, Shere, Guildford, GU5 9HF**

### Environmental Issues – None.

- **B. Harrap requested that the Assistant Clerk is to clarify if this item should remain on the planning committee agenda or go on to the council meeting agenda.**

Councillors' Business relating to planning matters (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting).

- **New Sharepoint comment system – to add as an agenda item to discuss at the next council meeting.**

Date of the next Planning meeting: 6.30pm on Thursday 7<sup>th</sup> April at Tanyard Hall, 30 Station Road, Gomshall.