

Shere Parish Council



Planning Committee Minutes
6.30pm, Tuesday 7th November 2023
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Present – Councillors B. Andrews, P. Tompkins, R. Smith, B. Harrap, M. Taylor-Cotter & M. Keeble
 Assistant Clerk – S. Robins
 Seven members of the public

Apologies for absence - None.

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda –
Councillor M. Taylor-Cotter declared an interest in 23/P/01710 Peaslake Memorial Hall, Walking Bottom, Peaslake.

Councillor M. Keeble declared an interest in 23/P/00979 Bentley Copse Scouts Association, Hound House Road, Shere.

Councillor B. Harrap declared a personal interest in 23/P/01704 Wynchmoor, Pursers Lane, Peaslake.

Approval of the Minutes taken on **Thursday 5th October 2023** – Approved and signed as a correct record.

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

23/P/01593 Gomshall Chapel, Station Road, Gomshall – Five members of the public addressed the committee, four in support of and one opposed to the application.

23/P/01704 Wynchmoor, Pursers Lane, Peaslake – One member of the public in support of the application addressed the committee.

Both applications were brought forward on the agenda.

Councillor R. Davey arrived.

Consideration of Planning Applications:

23/P/01593 Gomshall Chapel, Station Road, Gomshall

Conversion of existing building to holiday let.

No objection, but we strongly suggest exploring the possibilities of parking as we have concerns over parking issues.

23/P/01704 Wynchmoor, Pursers Lane, Peaslake

Replacement single storey dwelling, detached garage and associated landscaping works.

No objection.

23/P/01632 Hurst Cottage, Franksfield, Peaslake

Proposed front porch, single storey side extension, two storey rear extension and fenestration changes including amendment to the front dormer following demolition of front porch and side extension.

Objection, disproportionate cumulative increase.

23/P/01652 Hillside, Walking Bottom, Peaslake

Ground floor and first floor side extensions, with additional proposed rear porch along with roof alterations and insertion of conservation rooflights.

No objection.

23/P/01666 Jesses Hill, Pursers Lane, Peaslake

Erection of new dwelling with associated access, parking and landscaping.

Objection, in line with text prepared by vice-chairman that it is not limited infilling, is intrusive in the landscape, is not in keeping with the Surrey Hills vernacular and would be a source of light pollution.

23/P/01686 Dowgill, Woodhouse Lane, Holmbury St Mary

Proposed new four bedroom dwelling following demolition of existing house and outbuilding.

No objection.

23/P/01687 Kinghams, Oak Cottage, Gomshall Lane, Shere

Erection of a wooden outside dining structure (retrospective application).

Objection, harmful to the setting of the listed building and the character of the conservation area.

23/P/01710 Peaslake Memorial Hall, Walking Bottom, Peaslake

Proposed erection of metal shed in the rear garden of Peaslake memorial hall.

No objection.

23/P/01726 Barn Platt, Franksfield, Peaslake

Removal of condition 5 (PD rights) of application 23/P/01267, approved on 14/09/23 for the proposed front porch, two storey side extension, replacement roof to include two dormer windows and three rooflights, changes to fenestration, partial rendering and an outdoor swimming pool following demolition of front and rear single storey extensions. Amendment to remove the permitted rights removal condition.

Objection, we support the views of the AONB officer.

23/P/01728 48 Towerhill, Gomshall

Erection of two, two storey semi-detached dwellings with associated parking and landscaping.

No objection, however consideration needs to be given to the stability of the bank and the access.

23/P/01743 Kings Holt, Colekitchen Lane, Gomshall

Variation of condition 2 (approved drawings) of planning permission 22/P/01115, approved on 20/03/2023 for the replacement of existing granny annex. Amendments to the location of the building away from the retaining wall and the existing tree.

No objection, provided the property remains ancillary to the main dwelling.

23/P/01716 Knoll House, Pursers Lane, Peaslake

Proposed rear timber orangery to replace existing conservatory.

No objection.

23/P/00979 Bentley Copse Scouts Association, Hound House Road, Shere

Demolition of existing rifle range and amenities building, and construction of a new rifle range, a new amenities building, and a new multi-Purpose building to provide indoor climbing and indoor archery.

No additional comment.

Consideration of Late Applications:**23/P/01803 Willow House, Pursers Lane, Peaslake**

Certificate of Lawfulness for existing use to establish whether the erection of a single storey side extension and addition of rooflights to an ancillary outbuilding, and the erection of a garden wall were substantially completed 4 years before the date of this application (description amended 06/11/2023).

No comment.

Consideration of Tree Applications – None. The Assistant Clerk is to remove this item from future agendas in line with the response from the Guildford Borough Council planning department.

Planning Inspectorate Appeals – Noted.

Local Plan Update – None.

Planning Correspondence received which may be of interest to the Committee – **Noted.**

Enforcement Action – Noted.

Environmental Issues – None.

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

Councillor M.Taylor-Cotter mentioned a new entrance driveway has appeared on Hook Lane, Shere. Councillor R. Smith clarified that this is permitted on C or D roads.

Date of the next Planning meeting: 6.30pm on 7th December 2023 at Tanyard Hall, 30 Station Road, Gomshall – AGREED.