

SHERE PARISH COUNCIL

*Serving the villages of Gomshall, Holmbury St. Mary,
Peaslake, Shere and a large part of Abinger Hammer*

Minutes of the Planning Committee meeting held on 14th May 2014 at 7.30pm in Tanyard Hall, 30 Station Road, Gomshall

Present: Parish Councillors: R Smith (Chairman), M Fontana, B Grover, R Davey and M Urban. Also in attendance: Clerk - J Millett, Assistant to the Parish Clerk - B Greatrex and seven members of the public.

Apologies for absence – apologies were received from Parish Councillors: M Taylor-Cotter, C Brooke, R Andrews and C Carlisle.

Declarations of Disclosable Pecuniary and Other Interests – The Council, as a whole, declared an interest in 14/P/00810 Shere Recreation Ground.

The Minutes of the meeting held on 1 May 2014 were **APPROVED AND SIGNED** as a correct record.

Short adjournment to enable the public to address the Committee: It was **DECIDED**, that due to the large public turnout for particular Planning Applications on the agenda, the public would be invited to address the Committee on an application by application basis.

Consideration of Planning Applications:

14/P/00732 Drynock, Wonham Way, Peaslake

Demolition of existing property and replacement with new two storey dwelling. **NO OBJECTION.**

14/P/00740 Quakers Orchard, Lawbrook Lane, Peaslake

The replacement of an existing stable block and tractor barn with a combined stable, tackroom, feed and tractor store. **NO OBJECTION.**

Applications received after the agenda had been printed:

14/P/00788 Quakers Orchard, Lawbrook Lane, Peaslake

Erection of new greenhouse following demolition of existing dilapidated greenhouse. **NO OBJECTION.**

14/P/00810 Shere Recreation Ground, Upper Street, Shere

Installation of a small skate ramp.

The Council had declared a vested interest in this application so no further discussion of the application took place.

Consideration of Tree applications including those received after the agenda had been printed. - None

Planning Inspectorate Appeal Decisions: None

Local Plan

R Smith gave a short report to the Committee on the draft “Draft Local Plan” that was published last week by Guildford Borough Council. The key features identified were:

1. Shere and Gomshall will remain washed over by the Green Belt;
2. The exclusion from the draft of the two Potential Development Areas that had previously been identified within the Parish by The Guildford Borough Green Belt and Countryside Study;
3. The high levels of proposed house building within the borough, equating to an annual requirement of 652 houses a year. This figure is at the high end of the range discussed in Strategic Housing Market Assessment and over twice the current aim of 322 per year. The Council expressed concern that such a high target could result in “planning by appeal” if targets were not met.

It was **AGREED** that the Clerk would draft and circulate a briefing note regarding this draft “Draft Local Plan” for the consideration of the Councillors.

Discuss and Prepare the Parish Council’s response to The Guildford Borough Green Belt and Countryside Study – In particular Volume V which identifies two Potential Development Areas within the Parish.

It was **AGREED** that the scale of the Potential Development Areas identified in the study were wholly inappropriate and that the Council objected to them in terms of size and cumulative growth. However it was **NOTED** that these had not been included in the draft “Draft Local Plan”.

Planning Correspondence received which may be of interest to the Committee – None.

Enforcement Action:

It was **PRODUCED** to the meeting a tree application that had been approved by Guildford Borough Council on 5 November 2011. This was in response to concern expressed at the previous Planning Committee meeting (held on 1 May 2014) over the felling of a number of trees on Willow Walk, Shere. It was **AGREED** that this was the relevant tree application and that no further action needed to be taken.

Councillors’ Business (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting). – None.

Date of the next Planning meeting: Wednesday 4th June 2014, 7.30pm at Tanyard Hall