

SHERE PARISH COUNCIL

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

Mrs L S Childs,
Parish Clerk/Finance Officer,
Telephone/Fax: 01483 203431

Clerk2009@ShereParishCouncil.gov.uk
<http://www.ShereParishCouncil.gov.uk>

Tanyard Hall
30 Station Road
Gomshall
Guildford,
Surrey. GU5 9LF

Minutes of the Planning Committee meeting held at 7.15 p.m. on Thursday 23rd August 2012 in Tanyard Hall, 30 Station Road, Gomshall

Present: R. Smith (Chairman), B. Cohen, M. Taylor Cotter, R. Davey and 8 members of the public.

Apologies for absence had been received from Councillors: M. Urban, S. Neilsen, C. Carlisle, C. Brookes, R. Andrews, D. Hall, R. Newman and the Clerk L. Childs.

Declarations of Interest from Councillors on any of the items on the agenda
M. Taylor Cotter, declared a personal interest in **12/P/01318 Dallington, Broadfield Road, Peaslake.**

The Minutes of the meeting held on 8th August 2012 were **APPROVED AND SIGNED** as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Neighbours spoke in opposition to **12/P/01301 Kinghams Restaurant, Gomshall Lane, Shere** and **12/P/01332 The Firs, Netley Close, Gomshall**. The applicants spoke in support of **12/P/01318 Dallington, Broadfield Road, Peaslake.**

Consideration of Planning Applications

12/P/01295 Hollybush Tavern, Holmbury St. Mary

Change of use of the Hollybush Tavern from a village club to form 4 additional dwellings; the reconfiguration of the existing dwelling; associated garage, parking and landscaping works – consideration postponed from last meeting. **No objection in principle**, but would favour the replacement of the proposed garages with open parking configured to allow more parking spaces on the existing site, with fewer on the adjoining common land.

12/P/01301 Kinghams Restaurant, Gomshall Lane, Shere

Erection of detached two storey 4 bedroom dwelling with part basement and provision of three parking spaces together with 1.8 m high brick wall with access gate on land to the rear

of Kinghams Restaurant and removal of outbuildings to provide additional parking for restaurant –consideration postponed from the last meeting.

The Committee agreed to **Object** to this as, generally, the reasons advanced by the Inspector for a past application (2004-2005) still apply in that the proposal would amount to inappropriate development in the Green Belt, loss of openness, conflict with local and national policies to protect the Green Belt and would set a precedent for backyard development.

More specifically it will be harmful to the character of the listed building Kinghams, both in terms of severing it from its identifiable historic land and the agricultural setting to its rear, and in terms of the bulk and height of the proposed building dominating the small scale nature of the listed building.

In addition the harm done to the setting of the listed building, a heritage asset, makes it fundamentally unsustainable under the NPPF.

12/P/01318 Dallington, Broadfield Road, Peaslake

Double garage with storage to replace existing single garage – consideration postponed from last meeting. **No objection.**

12/P/01332 The Firs, Netley Close, Gomshall

Extension of existing dwelling to include new enlarged roof with front and rear dormer windows and roof lights, solar collectors, rear infill extension and replacement garage.

Strongly object to the proposed extension to the existing dwelling on the grounds that the application is grossly unneighbourly, harmful to the character of the Settlement Area and to the openness of the Green Belt beyond the Settlement Area. In particular properties to the north, south and east, which are currently not overlooked at all, will lose their privacy due to the enlarging and raising of the existing roof substantially and the inclusion of large dormer and velux windows which will overlook not only gardens but also living areas of the neighbouring dwellings.

12/P/01348 Lawbrook, Lawbrook Lane, Gomshall

Erection of a three bay garage. **Object** that the increased bulk of the roof would be unacceptable.

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

12/P/01361 Corran, Crest Hill, Peaslake

Single storey rear extension and relocated rear access. **No objection.**

12/P/01372 The Cottage, Knobfield Abinger Hammer

Ground floor rear/side extension following demolition of existing garage. **Deferred to next meeting.**

Consideration of Tree applications including those received after the agenda had been printed.

12/T/00155 Glade House, Felday Glade, Holmbury St. Mary

Fell two large beech trees in the hedge on the north east boundary of the property as low amenity value and causing excessive shading and heavy fall of debris into gutters of house.

Deferred to the next meeting.

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

Letter regarding 12/P/01332 The Firs, Netley Close, Gomshall.

Enforcement Action - Nothing to report.

Consultation Documents for consideration

GBC Guildford Town Centre Framework. **Noted.**

SCC Surrey Minerals and Waste Development Framework, Aggregates Recycling Joint Development Plan Document. **Noted.**

Results of Planning Applications – Notification of decisions made by Guildford Borough Council – details to be emailed to Committee members.

Planning Inspectorate

Nothing to report.

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

Hurtwood Ridge, Peaslake, (formerly Furzefield Cottage), new gateway differs from that on the original plan.

Pursers Lea, Peaslake - what progress on the wildlife area and Surrey Wildlife Trust input.

Furzefield, Peaslake, no signs of play equipment having been moved as yet.

Date of the next Planning meeting: 7.15 p.m. 7th September 2012.

Meeting closed 8-20pm.