



SHERE PARISH COUNCIL

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

Joy Millett
Parish Clerk/Finance Officer,
Telephone: 01483 203431

Clerk@ShereParishCouncil.gov.uk
www.ShereParishCouncil.gov.uk

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

Planning Committee Meeting

7pm Thursday 4th May 2017

Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Members of the public welcome – Shere Parish Council would like accommodate anyone who would like to attend. If for any reason access to the upstairs of Tanyard Hall is difficult, please contact the Clerk on the number above, for alternative arrangements.

MINUTES

Present: Councillors R Smith (Chairman), B Andrews, R Davey, B Grover, C Brooke, A Golightly, B Harrap, Assistant Clerk S Hoyland, and 1 Member of the Public

Apologies for absence: None

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 adjoining landowners in item **17/P/00892 Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmbury St Mary**

Approval of the Minutes of the meeting held on 6th April 2017 – **Approved and Signed** as a correct record

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

A short address was made by the applicant of item **17/P/00846 Hillside Lodge, Colekitchen Lane, Gomshall**. This item was then brought forward on the Agenda

Consideration of Planning Applications:

17/P/00846 Hillside Lodge, Colekitchen Lane, Gomshall

Erection of residential dwelling following demolition of existing dwelling.

No Objection - but concerns over light pollution and would like consideration be given to a reduction in glazing

17/P/00738 Little Chellyn, Mackies Hill, Peaslake

Variation of condition 13 of planning application 09/P/01149 approved 20/09/10

Unable to comment - some indication needed to show the difference between the original approved plans and the proposed changes.

17/P/00806 Hoe Valley Cottage, Hoe Lane, Abinger Hammer

Re-siting of an access track – **No Objection**

17/P/00900 Pooh Cottage, Crest Hill, Peaslake

Proposed open porch with hipped tiled roof – **No Objection**

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

17/P/00892 Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmbury St Mary

Proposed erection of a three bedroom detached dwelling – **No Comment, adjoining landowners**

17/P/00914 The Old Village Club, Gomshall Lane, Shere

Certificate of lawfulness for existing use to establish whether Old Village Club has been used as a day nursery for more than 10 years – **Shere Parish Council can confirm that it has been in use as a nursery for at least the last 17 years**

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

Item Delegated at the Last Meeting - Draft Holmbury St Mary Conservation Area Appraisal

Councillor R Smith sent a list of numerous minor errors and comments to the Senior Conservation Officer, as an individual. This list will be circulated to other members of the Committee. A date is being arranged to meet with the Senior Conservation Officer to review amendments necessary. Ahead of that meeting, South East Ward Councillors and one South West Ward Councillor are meeting on Thursday 11th 2017 at 2.30pm, to correct a copy of the appraisal.

Planning Inspectorate Appeals - **None**

Local Plan update – It was **Reported** that some changes to the Local Plan have taken place and these will be seeking Council approval in May. A public consultation targeted at the updates is provisionally scheduled for 9th June – 24th July 2017. The proposed changes are listed in **Appendix 1** (attached)

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

- Changes to the **Guildford Borough Council Planning Committee Processes and Procedures**, including the reduction of Planning Committee members to 15 Councillors was agreed with effect May 2017
- Correspondence was received regarding a pre-application, and it was confirmed that this will remain on file until Shere Parish Council is formally consulted.

Enforcement Action

EN/15/00165 Somerset Hill, Holmbury Hill Road, Holmbury St Mary

Alleged creation of self-contained annexe above garage – A certificate of Lawfulness was submitted (17/P/00040) and was granted on 2nd March 2017

EN/16/00382 1 Spinners, Church Hill, Shere

Alleged breach without planning permission gates have been erected creating access – Planning application 17/P/00107 has been approved 22nd March 2017

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

Councillor C Brook, requested to know whether the Parish Council can report Environmental Health Issues on behalf of local residents – **Agreed** Assistant Clerk to make the necessary enquiries

Date of the next Planning meeting: 6.30pm Thursday 8th June 2017 at Tanyard Hall, 30 Station Road, Gomshall.

Appendix 1

Local Plan update – Changes to the Local Plan have taken place and these will be seeking Council approval in May. A public consultation targeted at the updates is provisionally scheduled for 9th June – 24th July 2017. The updates include the following:

- reduced total housing target by 1,400 units until end of plan period in 2034
- reduced housing need from 693 to 654 units per year – revised Objectively Assessed Need (OAN) for housing in updated Guildford Strategic Housing Market Assessment (SHMA) Addendum
- sites removed completely from the plan – primarily for homes in rural areas such as a large site in Normandy and Flexford for 1,100 residential units
- updated sites with reduced numbers of homes during the plan period – primarily in green belt areas such as Gosden Hill Farm and Blackwell Farm, with 300 fewer residential units at each site, due to phasing of delivery expected beyond 2034
- updated sites with increased numbers of homes – primarily brownfield in the town centre such as 200 more residential units on the North Street redevelopment
- updated sites for student accommodation and Travelling Showpeople – such as Guildford College changing from 100 homes to 200 student accommodation units instead and land at Garlick’s Arch site that is now accommodating six Travelling Showpeople plots
- new sites for employment floor space/industrial land - such as land around Burnt Common warehouse is the new site for 7,000sqm of industrial land moved from the site at Garlick’s Arch
- new rail station at Guildford West, Park Barn - is now included as a site allocation
- reduced total growth requirements from last year’s Local Plan
 - Housing – by 1,400 units
 - Office and research and development floor space – by between 1,100 and 3,500sq m
 - Industrial employment land – by between 1 and 1.2 hectares
 - Comparison retail floor space – by 5,955 sq. m