



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
7pm Thursday 14th December 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, A Golightly, B Harrap, B Grover, R Davey and Assistant Clerk, S Hoyland

Apologies for absence: Councillor C Brooke

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – None

Approval of the Minutes of the meeting held on 7th November 2017 – **Approved and Signed as a Correct Record**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE – No members of the public present

Consideration of Planning Applications:

17/P/02310 The Old Squash Court, Upper Street, Shere

Proposed erection of two storey extension to western elevation following demolition of existing garage/store - **Disproportionate increase, especially the increased bulk at height.**

17/P/02295 Old School House, Walking Bottom, Peaslake

Single storey side extension to existing ancillary garden outbuilding - **No Objection**

17/P/02338 4 Queen Street, Gomshall

Demolition of existing rear porch and outbuilding and construction of a single storey rear and single storey side porch extensions with internal alterations - **The Parish Council is concerned that it is a small dwelling and if so would object to the loss of a small dwelling.**

17/P/02347 9 Queen Street, Gomshall

Listed building consent for the replacement of one existing roof window - **No Objection**

17/P/02394 Broadfield, Broadfield Road, Peaslake

Proposed enlargement of front porch and side bay window, part single storey/part two storey rear extension; changes to fenestration - **No Objection**

17/P/02421 Little Copse, Wonham Way, Gomshall

Proposed rear and side decking - **No Objection**

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

17/P/02507 Hillside Lodge, Colekitchen Lane, Gomshall

Erection of detached two storey dwelling and construction of a new swimming pool following demolition of existing dwelling (revision of planning application 17/P/00846, approved on 27/06/2017) - **No Objection, but no floodlighting**

17/P/02454 Brookside, Dorking Road, Abinger Hammer

Loft conversion incorporating a rear dormer window, single storey rear and two storey side extensions - **No Objection**

Consideration of Tree Applications including those received after the agenda had been printed – details available at the meeting.

17/T/00282 Gareth, Upper Street, Shere

Ash T1- fell to ground level, Beech T2- fell to ground level, Conifer T3 reduce height by 3m - **Not enough information. Photographs required to see the size and extent of the existing trees on site.**

17/T/00283 Burrowdown, Upper Street, Shere

T1 Ash tree - fell, T2 Cedar - crown lift to give a 1 - 1.5m clearance to the house, T3 Lime - remove all deadwood - **Not enough information. Photographs required to see the size and extent of the existing trees on site.**

17/T/00287 Pilgrims Garth, Upper Street, Shere

Yew (T1) on other side of right boundary - reduce height and spread by up to 1.5 metres - Not enough information. **Photographs required to see the size and extent of the existing trees on site.**

Planning Inspectorate Appeals

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

Proposed erection of a three bedroom detached dwelling – **Appeal lodged with the Planning Inspectorate**

Local Plan update – On the 20th November the Executive met and recommended that Guildford Borough Council (GBC) approve the Submission Local Plan. On the 21st November the Council agreed that the plan and all relevant documents could now be submitted to the Secretary of State. All public consultation comments and responses were also submitted. When the Planning Inspector has completed their examination, they will produce their report and recommendations. GBC will then consider any changes they may have recommended and the full Council will be asked to decide whether to adopt the new Local Plan. GBC hopes this final stage for the plan will be achieved by the end of 2018.

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

Correspondence was received from the developer of the site at Kings Yard, Burrows Lane, Gomshall. The Council was invited to look at the plans prior to submission and ask any questions.

Enforcement Action

EN/17/00121 Home Farm, Rad Lane – Alleged breach of Condition 1 of 14/P/00069 relating to the temporary siting of a mobile home, car sales and creation of a new access. Correspondence received from Guildford Borough Council: *Following the recent approval of temporary planning permission for the continued use of the mobile home, the investigation is now closed.*

Access onto Horsham Road - this appears to be an historical opening in the hedgerow which can be seen in Streetview images dating from 2008 and we are therefore unable to take any action in this regard.

EN/17/00232 2 Western Cottages Ewhurst Road Peaslake - alleged creation of a new access from the rear of Western Cottages. Correspondence received from Guildford Borough Council:

I have carried out a site inspection and met with the owner of the property. The access is not new and the previous driveway area has been sculpted and levelled in order to provide an improved area for parking vehicles. This work did not amount to an 'engineering operation' and as such would not require Planning Permission. The tree line has been trimmed which included the area around the entrance adjacent to the road. Whilst I agree there is a limited view when exiting the driveway, this is not a Planning Control matter I will be able to take forward, and your concerns would need to be raised Surrey County Council.

There is no breach of Planning Control and the case will be closed in the near future.

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

Councillor B Grover enquired about works being undertaken in the area behind the Dabbling Duck in Shere. Councillor R Davey explained that the works were regarding the formation of a small parking area and a pedestrian path to the rear of Manor Cottages on Upper Street. These works are in line with the planning permission already obtained.

Date of the next Planning meeting: 7pm Wednesday 10th January 2018 at Tanyard Hall, 30 Station Road, Gomshall.