



## Shere Parish Council

### Planning Committee Agenda

**6.30pm, 11<sup>th</sup> December 2025**

Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Any members of the public who would like to attend the meeting to observe or would like to address the council during the short adjournment, please email [clerk@shereparishcouncil.gov.uk](mailto:clerk@shereparishcouncil.gov.uk) by 10am on Tuesday 9th December 2025 (clearly indicating the item on which to address the council about, if any).

<b>25/P77</b>	<b>Apologies</b>
<b>25/P78</b>	<b>Declaration of Disclosable Pecuniary Interests (DPIs) Declarations by Councillors in accordance with The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464).</b>
<b>25/P79</b>	<b>Approval of the Minutes</b> taken on <a href="#">6<sup>th</sup> November 2025</a> .
<b>25/P80</b>	<b>Questions or requests from members of the public to the Council in relation to the business on the agenda or future items for discussion</b>
<b>25/P81</b>	<b>Consideration of Planning Applications:</b>  <a href="#">25/T/00264 Pine Cottage, Felday Glade, Holmbury St Mary, Dorking, RH5 6PF</a> T1 - Tulip Wood overall reduction of 2m in height & 1m in width so reducing from 8m height to 6m height and 4m width to 3m width (Holmbury St Mary Conservation Area)  <a href="#">25/P/01045 Drydown Farm, Hound House Road, Shere, Guildford, GU5 9JG</a> Construction of horse riding arena with fence  <a href="#">25/T/00273 The Chestnuts, Gomshall Lane, Shere, Guildford, GU5 9HE</a> Sweet chestnut tree: Thin out by 20% and cut some lower branches and dead wood to reduce density. Low lateral limbs overhanging property to be shortened by 2 metres to reduce risk of falling. Remove epicormic growth to crown break. Maintain crown of tree. Reasons: Tree canopy now overhangs the house - can be dangerous in high winds. Overhang also causes severe moss growth on roof. This moss inhibits natural flow of rainwater off roof and gutters which constantly need clearing. Chestnuts cause damage to tiles on roof when falling (TPO/Shere Cons)  <a href="#">25/P/01492 Barley Hill, Franksfield, Peaslake, Guildford, GU5 9SR.</a> Erection of outbuilding comprising of a car port, garden storage and workshop with rooflights following demolition of existing timber stable block  <a href="#">25/P/01532 Budgens Convenience Store, 36 Station Road, Gomshall, Guildford, GU5 9LA.</a> Proposed change of use of the existing two-storey outbuilding from a store (use class B8) to a staff room

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[25/P/01504 Beggars Lane Nurseries, Beggars Lane, Abinger Hammer, Dorking, RH5 6SD.](#)

Certificate of lawfulness for an existing use to establish whether the use of the land and glasshouses as a builder's yard, workshops and storage facility (sui generis) began more than 10 years before the date of this application

[25/P/01506 1 Vine Cottage, Gomshall Lane, Shere, Guildford, GU5 9HE](#)

Proposed single-storey rear extension following demolition of existing 19th century lean-to structure. Existing porch canopy to be enclosed to create a boot/cloak room. Installation of new first-floor rear window and conservation roof light to family bathroom

[25/P/01487 Bourne House, Queen Street, Gomshall, Guildford, GU5 9LY](#)

Conversion of existing office building (use class E) to 3 terraced houses (use class C3) with external alterations including partial demolition of the existing premises and infilling of the undercroft parking area.

[09/P/00088/S106/1 Colekitchen Farm, Colekitchen Lane, Gomshall, Guildford, GU5 9QB](#)

Deed of Variation to the Section 106 agreement dated 07/10/2009 (which accompanies application 09/P/00088) to remove the specific clause within schedule 2 for which the owner covenants to demolish the building should the agricultural land use cease.

[25/T/00269 10 Orchard Road, Shere, Guildford, GU5 9HU](#)

Remove lowest limb from Silver Birch (T1) to lift canopy to approx. 4m Remove growth from Conifer back to stem (T2) Reduce small Silver Birch (T3) by approx. 3m in height all up to 1.5m laterally to reduce spread and height (current spread approx. 3.5m from stem and approx. 10m in height) All trees are immature (less than 20 years old) (Shere Conservation Area)

[25/P/01537 10 Orchard Road, Shere, Guildford, GU5 9HU](#)

Erection of two storey side/rear extension with open canopy porch, and alterations to front landscaping, following demolition of existing porch, garage, car port and rear two storey studio.

[25/P/01553 3 High Hoe Cottages, Hoe Lane, Peaslake](#)

Erection of outbuilding following demolition of existing.

[25/T/00287 56 Station Road, Gomshall, Guildford, GU5 9LB](#)

T3 (London plane) - Works to be completed during the course of work whilst assessing for Massaria Disease (subject to consent):

- Removal of any branches of less than 100mm diameter at origin if symptoms of Massaria Disease are present.
- Reduce one branch on west side at c. 10m by 2.5m, to 13m from trunk, to improve the relationship with the gallery building;
- Reduce the lowest branch on the north side overhanging the road by 2m, to c. 11m from the trunk, to improve the relationship with the adjacent property; and
- Crown lift sub-dominant, pendulous branches only (whilst retaining the primary branch over the road at 7-8m) to maintain 6m clearance above the highway. (TPO P1/201/376)

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**25/P82**      **Planning Inspectorate Appeals** - available at the meeting.

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**25/P83**      **Local Plan Update** - available at the meeting.

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**25/P84**      **Planning Correspondence** received which may be of interest to the Committee - available at the meeting.

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<b>25/P85</b>	<b>Enforcement Action</b> - available at the meeting.
<b>25/P86</b>	<b>Environmental Issues</b> – available at the meeting.
<b>25/P87</b>	<b>Councillors’ Business relating to planning matters</b> (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting).
<b>25/P88</b>	<b>Date of the next Planning meeting:</b> 6.30pm on 13 <sup>th</sup> January 2026 at Tanyard Hall, 30 Station Road, Gomshall.

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