



Planning Committee Minutes
6.30pm, Tuesday 8th April 2025
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

Present – Councillors R Smith, P Tompkins, B Harrap and R Davey
Assistant Clerk – C Lawrence

Apologies for absence – Councillor T Florent. Absent Councillor M Taylor-Cotter

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda:

25/P/00247 – Arcadia, 1 Felday Glade, Holmbury St Mary, Dorking, RH5 6PG

Shere Parish Council declared an interest in this application as they are the owners of the land in front of the site.

Approval of the Minutes taken on **Tuesday 6th March 2025 – Approved and signed as a correct record.**

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE IF APPLICABLE.

None present.

Consideration of Planning Applications:

25/P/00247 – Arcadia, 1 Felday Glade, Holmbury St Mary, Dorking, RH5 6PG

Additional ground floor window on the north and east elevations, additional first floor window on north and south elevations, amendments to ground floor openings and overhanging canopy on the north elevation to the main dwelling, refurbishment of existing outbuilding/garage with a new roof and demolition of storage outbuilding and replacement office outbuilding, with hard and soft landscaping works.

No objection. Shere Parish Council declared an interest in this application as they are the owners of the land in front of the site.

25/T/00051 - Beech Cottage, Upper Street, Shere, Guildford, GU5 9JA

T1 & T2 (Ash): Monolith both trees to 10ft stumps and leave as habitat poles due to being in the hedgerow and close proximity to a woodland (Shere Cons Area).

No objection.

25/T/00297 - Shere View House, The Spinning Walk, Shere, Guildford, GU5 9HN

External painting of brickwork to off white, with alterations to fenestration and internal changes to existing dwelling outbuildings used as a garage and an annexe.

No objection.

Commons Registration 2006, App 1899 Application to deregister land wrongly registered as Common (CL196)

Land adjoining Rangers Cottage, Peaslake, title number SY849295.

Cllr Smith to update 2021 comments for submission.

MO/2025/0382 - Land to the north of Feldemore Lodge, Horsham Road, Dorking, RH5 6PD

Erection of shed following demolition of existing.

Shere Parish Council is concerned that the application site has been extended to encompass land which Shere Parish Council own.

25/P/00365 - Stepping Stones, Wonham Way, Gomshall, Guildford, GU5 9NZ

Proposed front porch canopy, ground floor and first floor side extension, two proposed dormer windows with roof alterations to provide additional headlight and alterations to fenestration following removal of existing structures to front, side and rear.

Concern that the large glazed areas to the front elevation which have long views over the open countryside, would be a source of light pollution unless light mitigation glazing was used.

25/P/00401 - Elbridge, Fullers Farm Road, West Horsley, Leatherhead, KT24 6ES

Certificate of Lawfulness for an existing use to establish whether the continued use of the dwellinghouse known as Elbridge without compliance with Condition 1 (agricultural occupancy) began more than 10 years before the date of this application.

This is a matter of evidence on which we express no opinion.

25/P/00345 - Merrybrook, Horsham Road, Abinger Hammer, Dorking, RH5 6RD

Certificate of Lawfulness for a proposed development to establish whether the erection of a single storey rear extension.

This is a matter of law on which we express no opinion.

25/P/00437 - 36 Leather Lane, Gomshall, Guildford, GU5 9NB

Erection of porch and single storey side extension following demolition of existing.

No objection.

25/C/00001 - Peaslake Lane, opp War Memorial, Radnor Road, Peaslake, Guildford, GU5 9SZ

Notification for the removal of the telephony and to lock the BT public call box/ telephone kiosk.

Cllr Harrap to confer with fellow Peaslake councillors.

Planning Inspectorate Appeals

APP/Y3615/D/25/3362045 - 24/P/01256 Copperkins, Burrows Cross, Shere, GU5 9QF

Noted.

Local Plan Update

Planning Policy Update. Cllr Smith reported that he had attended the meeting and outlined some key points.

Presentation and recording to be circulated to all councillors for their own viewing and they are not to be distributed any further.

Planning Correspondence

Letter from Angela Rayner regarding Planning and Infrastructure Bill: Introduction and:
Letter from Matthew Pennycook regarding Reform of the Statutory Consultee System.

Noted.

Enforcement Action

9 Current enforcement cases were noted.

Environmental Issues

The Draft Enhanced Biodiversity policy was approved in principle subject to Cllr Tompkins restructuring the existing content with a view to recommend to Full Council for adoption at the May meeting.

Councillors' Business relating to planning matters

None.

Date of the next Planning meeting: 6.30pm on 6th May 2025 at Tanyard Hall, 30 Station Road, Gomshall. **Agreed**

Meeting closed at 7.26pm.