



## Shere Parish Council

Planning Committee Minutes  
**Thursday 10<sup>th</sup> July 2025, 6.30pm**  
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

**Present** – Councillors P Tompkin, B Harrap, M Taylor-Cotter, T Florent & R Davey  
Assistant Clerk – C Lawrence

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<b>25/P15</b>	<b>Apologies</b> Cllr R Smith
<b>25/P16</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> None.
<b>25/P17</b>	<b>Approval of the Minutes</b> taken on 5 <sup>th</sup> June 2025. Approved and signed as a correct record.
<b>25/P18</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> The Chair opened the meeting to the public at 7.32 A parishioner was present to answer any questions regarding planning application 25/P/00759 – Honeysuckle Bottom Sawmill site. Cllr M Keeble presented plans for planning application 25/P/00865 – Shere Surgery. The Chair closed the meeting to the public at 7.40
<b>25/P19</b>	<b>Consideration of Planning Applications:</b>  25/P/00708 - Rosewood Cottage, Hound House Road, Shere, Guildford, GU5 9JH Certificate of lawfulness for proposed use to establish whether stationing a mobile home/caravan within the curtilage of the dwelling would be lawful. <b>Shere Parish Council would like to know whether the proposed stationing of a mobile home/caravan within the curtilage of the dwelling complies with permitted development regulations.</b>  25/P/00793 - St Augustine Coptic Orthodox Church, Station Approach, Gomshall, GU5 9NP Proposed erection of a new play swing set and a louvered pergola. <b>No objections.</b>  25/P/00774 - Willow House, Pursers Lane, Peaslake, Guildford, GU5 9RG Proposed conversion of existing outbuilding to create a one bed dwelling, including replacement single storey side extension, insertion of two dormer windows and associated external alterations. <b>Shere Parish Council wishes to raise the following concerns:</b> <ul style="list-style-type: none"><li>• <b>Access: The access route appears to be via <i>Burchett Hollow</i>, not Pursers Lane as stated. This access is very narrow and may not be suitable for increased residential use. Clarification is needed on vehicle access and emergency service provision.</b></li><li>• <b>Sewerage: There is insufficient detail on foul drainage arrangements. We request confirmation that there is adequate provision for sewerage for the proposed dwelling.</b></li></ul>

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- **Use of Accommodation: The Council recommends that, should permission be granted, a condition be applied to ensure the unit remains ancillary to the main dwelling and is not sold or let as a separate dwelling.**

25/P/00768 - Cedars, Lockhurst Hatch Lane, Shere, Guildford, GU5 9JN  
Erection of new self-build dwelling following demolition of existing dwelling.  
**No objection.**

25/P/00756 - Trinity House, Burrows Lane, Gomshall, Shere, Guildford, GU5 9QE  
Certificate of lawfulness for a proposed development to establish whether the erection of a roof over swimming pool would be lawful.  
**Shere Parish Council defers to the expertise of the Planning Authority on this lawful development certificate.**

25/T/00117 - 3 Wayside Cottages, Horsham Road, Holmbury St Mary, Dorking, RH5 6NH  
Apple tree- Reduce height from approximately 15 metres to 10 metres and removing the numerous dead and dangerous branches that cast over ours and our neighbours gardens (Holmbury St. Mary Conservation Area).  
**No objection.**

25/T/00118 - 3 Wayside Cottages, Horsham Road, Holmbury St Mary, Dorking, RH5 6NH  
Goat Willow - Fell and leave the stump (Holmbury St. Mary Conservation Area).  
**No objection.**

25/P/00688 - Fourways, Rad Lane, Peaslake, Guildford, GU5 9PB  
Erection of garage and stables following demolition of existing garage and stables (retrospective).  
**Shere Parish Council has no objection to the proposal itself but objects to the retrospective nature of the application. Planning should be sought prior to development to maintain the integrity of the process.**

25/P/00782 - The Nookery, Upper Street, Shere, GU5 9JA  
Certificate of Lawfulness for existing building works to establish whether the erection of a detached outbuilding is lawful.  
**Shere Parish Council defers to the expertise of the Planning Authority in determining this application for a Certificate of Lawful Development.**  
**However, the Council would be grateful for clarification on whether the outbuilding in question is classified as a separate dwelling, and if so, whether it is registered for Council Tax or business rates accordingly.**

25/P/00690 - Tillingbourne Trout Farm, Dorking Road, Abinger Hammer, Dorking, RH5 6SA  
Erection of a self build single storey two bedroom rural worker's cottage with associated parking and landscaping following demolition of existing barn.  
**No objection.**

25/P/00759 - Honeysuckle Bottom Sawmill Site, Honeysuckle Bottom, East Horsley, Leatherhead, KT24 5TD  
Change of use of barn to a dwellinghouse with associated works and the erection of two dwelling houses along with associated parking and landscaping, following demolition of buildings.  
**Shere Parish Council acknowledges the redevelopment of this previously developed site but raises the following concerns:**

1. **Green Belt: The site lies within the Metropolitan Green Belt. We request careful assessment against NPPF Paragraph 154 to ensure openness is not harmed by the new dwellings.**
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2. **Design & Landscape:** The rural character of the area must be preserved. The layout, materials and massing should reflect the surrounding countryside.
3. **Highway Safety:** The access lane is narrow. Surrey County Council Highways should assess traffic, safety, and emergency access implications.
4. **Ecology & Drainage:** A Preliminary Ecological Appraisal and drainage strategy should be secured, with biodiversity net gain included where applicable.
5. **Local Policy:** The application should comply with Guildford's Local Plan and East Horsley's Neighbourhood Plan, particularly regarding housing mix and infrastructure.

**We ask to be reconsulted if significant amendments are made.**

25/P/00865 - Shere Surgery And Dispensary, Gomshall Lane, Shere, Guildford, GU5 9HB  
 Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (approved drawings) and 3 (materials) to alter pitched roof to a flat roof, adjust the height, width, and depth of the extension, as well as its shape and layout, change the position of the disability ramp, fire door, and footpath to the generator, together with changes to the materials from timber-clad to a rendered wall of red brick of planning permission 24/P/00190, approved 09/04/2024 for the 'Proposed single storey extension to the GP Surgery with associated paths, steps and ramps.'  
**Shere Parish Council supports this application to vary conditions of the previously approved scheme at Shere Surgery. The proposed amendments appear practical and sympathetic to the site, and the Council welcomes improvements that enhance accessibility and functionality for the community.**

25/P/00735 - Lea Cottage, Hook Lane, Shere, Guildford, GU5 9QQ  
 Certificate of lawfulness for proposed development to establish whether the erection of an outbuilding would be lawful.  
**Shere Parish Council defers to the expertise of the Planning Authority on this lawful development certificate.**

25/P/00812 - The Willows, Gomshall Lane, Shere, Guildford, GU5 9HD  
 Erection of new porch, first floor front extension with alterations to roof; changes to fenestration on side elevation.  
**No objection.**

25/P/00844 - The Royal Oak, Felday Glade, Holmbury St Mary, Dorking, RH5 6PF  
 Replacement of existing galvanised steel kitchen extractor ductwork to side (south-eastern) elevation.  
**No objection.**

Late Application:

25/P/00826 - Land Lying to the West of, Pathfields, Shere, Guildford  
 Change of use from agriculture to equestrian use and erection of stable block (retrospective).  
 Proposed installation of hardstanding and muck heap enclosure.  
**Shere Parish Council has no objection to the proposal itself but objects to the retrospective nature of the application. Planning should be sought prior to development to maintain the integrity of the process as the council would have liked to have commented on the siting of the building.**

25/P20	<b>Planning Inspectorate Appeals</b> None.
25/P21	<b>Local Plan Update</b> None.
25/P22	<b>Planning Correspondence</b> Notification of planning applications for 32 tourist cabins at Netherlands Woods, Albury Estate.

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<b>25/P23</b>	<b>Enforcement Action</b> 8 open cases noted. 7 low priority, 1 medium priority.
<b>25/P24</b>	<b>Environmental Issues</b> None.
<b>25/P25</b>	<b>Councillors' Business relating to planning matters</b> Election of Vice-Chair to the planning committee.
<b>25/P26</b>	<b>Date of the next Planning meeting:</b> 6.30pm on 7 <sup>th</sup> August 2025 at Tanyard Hall, 30 Station Road, Gomshall.

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Meeting closed 19.08