



Shere Parish Council

Planning Committee Minutes
Thursday 5th June 2025, 6.30pm
Tanyard Hall, 30 Station Road, Gomshall GU5 9LF

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

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- 25/P01 Appointment of Chair**
Cllr R Smith was nominated by Cllr Taylor-Cotter and seconded by Cllr Harrap. There being no other nominations, it was: **RESOLVED:** That Cllr R Smith be elected as Chair of the Planning Committee.
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- 25/P02 Appointment of Vice Chair**
This item was deferred to the meeting scheduled for July.
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- 25/P03 Apologies**
Cllr T Florent.
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- 25/P04 Declaration of Disclosable Pecuniary Interests (DPi)s Declarations by Councillors in accordance with The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464).**
None.
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- 25/P05 Approval of the Minutes taken on 6th May 2025.**
Approved and signed as a correct record.
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- 25/P06 Questions or requests from members of the public to the Council in relation to the business on the agenda or future items for discussion.**
None.
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- 25/P07 Consideration of Planning Applications:**
- 25/P/00649 - Tor Cottage, Knob Field, Abinger Hammer, Dorking, RH5 6RJ
Replacement of two garden workshops with one single workshop.
No objections.
- 25/P/00546 - Gardeners Cottage, Chantry Lane, Shere, Guildford, GU5 9JB
Single storey front extension together with the replacement of existing glazed garden room.
No objections.
- 25/P/00718 - Watchmoor Cottage, Holmbury Hill Road, Holmbury St Mary, Dorking, RH5 6NP
Creation of parking area following partial demolition of garage and existing front wall, reconstruction of retaining wall with relocation of entrance steps.
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The replacement wall should re-use or match existing stone to preserve the character of the Conservation Area.

25/P/00712 and 00/P/01219 - Bay Tree House, Wonham Way, Peaslake, Guildford, GU5 9PA
Application under Section 73 of the Town and Country Planning Act (as amended) for the removal of condition 2 of planning permission 00/P/01219 (approved 02/08/00 for a single storey extension to lounge and garage and bay window to front lounge) to allow all of the approved extensions to be used for habitable ancillary purposes.

No objection.

25/P08 Planning Inspectorate Appeals
None.

25/P09 Local Plan Update
Guildford Land Availability Assessment Call for Sites - The deadline for submissions is 13 June 2025.

25/P10 Planning Correspondence
None.

25/P11 Enforcement Action
EN/25/00161 - Land adjoining 1 Hurtbank Cottages, Horsham Road, Holmbury St Mary, Dorking, RH5 6NH. No further planning enforcement action can be taken and the case will be closed.
2 closed cases were noted.
10 cases were open – 7 low priority and 3 medium priority – were noted.

25/P12 Environmental Issues
It was AGREED to add the following sentence to the proposed Biodiversity Policy at the end of Section 4B: "The parish council will continue its practice of considering biodiversity implications when it is consulted on planning applications."
It was AGREED to clarify Surrey Wildlife Trust's position on Part III of the Planning and Infrastructure Bill with a view to supporting it.

25/P13 Councillors' Business relating to planning matters
Cllr Taylor-Cotter was advised that further advice should be sought on a possible advertising sign for Gomshall Club.

25/P14 Date of the next Planning meeting: 6.30pm on 10th July 2025 at Tanyard Hall, 30 Station Road, Gomshall. Agreed.

Meeting closed 18.54