

EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Mr Nicholas Clemens
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MINUTES OF MEETING on MONDAY 18 January 2016 of

East Horsley Parish Council Planning & Environment Committee

In the Agnes Conisbee Room, East Horsley Village Hall, Kingston Avenue, East Horsley at 7.30pm

1 To note those present and any apologies

Present: Stephen Groom (Chair), Olaf Karlsen (Vice Chair), Keith Noble and Andrew Franklin

Apologies: Robert Taylor

2 Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items below in accordance with The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464).

None

3 Register of Interests – To declare any amendments (*members are reminded that any amendments must also be notified in writing to the Monitoring Officer, Guildford Borough Council, Millmead, Guildford, GU2 4BB*).

None

4 Declaration of Gifts or hospitality over £25.

None

5 To formally approve the Minutes of the meeting of this Committee on 4/1/16.

Approved

6 To Approve the Date of the Next Meeting Of The Committee

The next meeting scheduled for the Planning & Environment Committee to be on **Monday 1 February 2016** at 7.30pm in the Agnes Conisbee Room, East Horsley Village Hall.

Approved.

SG apologised in advance

7 Consideration of Applications received since the previous meeting

7.1 [Extension and remodelling of existing bungalow and demolition of existing single storey rear exte...](#)

Greenaway, Norrels Drive, East Horsley, Leatherhead, KT24 5DL

Ref. No: 16/P/00016 | Received: Wed 23 Dec 2015 | Validated: Mon 04 Jan 2016 | Status: Registered

Decision: no objection

•7.2 [Detached two storey five bedroom dwelling following demolition of existing dwelling.](#)

Oakland, Forest Road, East Horsley, Leatherhead, KT24 5BT

Ref. No: 15/P/02439 | Received: Wed 23 Dec 2015 | Validated: Wed 23 Dec 2015 | Status: Registered

Decision: no objection

•7.3 [Proposed single storey front extension following demolition of existing timber structure at the f...](#)

Nomad Theatre, Bishopsmead Parade, East Horsley, Leatherhead, KT24 6RT

Ref. No: 15/P/02437 | Received: Tue 22 Dec 2015 | Validated: Wed 23 Dec 2015 | Status: Registered

Decision: no objection

•7.4 [Two storey side extension incorporating roof light and sun tunnel to rear roof slope and roof lig...](#)

Ryecroft, Surrey Gardens, Effingham Junction, Leatherhead, KT24 5HF

Ref. No: 15/P/02409 | Received: Thu 17 Dec 2015 | Validated: Thu 17 Dec 2015 | Status: Registered

Decision: objection.

Due to its bulk, height and width, as well as its position set back only a small distance from the existing house frontage, the proposed two storey side extension was not sufficiently subservient to the main dwelling house and also overbearing as regards the neighbouring property Sandymount. It also unacceptably closed up the gap between Ryecroft and Sandymount in this sensitive location on the edge of the village settlement, thereby obscuring the view between the houses through to trees to the rear, thus having an adverse impact on the visual amenity afforded by the existing wide gaps between all the houses here in the "close" end of Surrey Gardens.

•7.5 [Erection of a two storey side extension and single storey rear conservatory together with interna...](#)

Acorns, Woodland Drive, East Horsley, Leatherhead, KT24 5AN

Ref. No: 16/P/00039 | Received: Mon 04 Jan 2016 | Validated: Fri 08 Jan 2016 | Status: Registered

Decision: objection.

The proposed use of slate tiles on the roof of two storey side extension applied for instead of the concrete tiles on the existing roof would be visually jarring and have an adverse impact on the visual amenity of the street scene.

8 Recent GBC decisions

Elm Cottage, High Park Avenue 15/P/01997 Approved. We did not object

Melrose, Guildford Road 15/P/02001 Refused certificate of lawful development. We left this decision to GBC

Rowbarns Ley, Green Dene 15/P/02027 Refused certificate of lawful development. We left this decision to GBC

Lime Tree Cottage, Chalk Lane 15/P/02050 Refused. We objected

Avilla Woodland Drive 15/P/02072 Approved. We did not object

9 Enforcement update

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- 8** **Case No:** EN/15/00318 **Received:** 23/07/2015 **Case Status:** Investigating
Officer: Lee Payne
Location: The Duke Of Wellington, Guildford Road, East Horsley, LEATHERHEAD, KT24 6AA
Description: Alleged change of use from a bedroom to a florists without planning permission
-
- 9** **Case No:** EN/15/00340 **Received:** 23/07/2015 **Case Status:** Investigating
Officer: Lewis Bookham
Location: Newmarsh Farm, Horsley Road, Cobham, KT11 3JX
Description: Alleged residential use of the land
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- 10** **Case No:** EN/15/00413 **Received:** 19/10/2015 **Case Status:** Planning Application Received
Officer: Lee Payne
Location: Elm Cottage, High Park Avenue, East Horsley, Leatherhead, KT24 5DD
Description: Alleged unauthorised increase in the height of the building from that approved under planning application 14/P/01631
-
- 11** **Case No:** EN/15/00422 **Received:** 28/10/2015 **Case Status:** Investigating
Officer: Lee Payne
Location: Greatlee Lodge (formerly Stone Lodge), Norrels Drive, East Horsley, Leatherhead, KT24 5DL
Description: Alleged breach of condition 3 of planning application 13/P/00842 - tree protection
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- 12** **Case No:** EN/15/00448 **Received:** 16/11/2015 **Case Status:** Investigating
Officer: Lee Payne
Location: Street Record, Farm Lane, East Horsley
Description: Alleged erection of a gate without planning permission

East Horsley

Total cases for parish: 12

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|----------|--|-----------------------------|---|
| 1 | Case No: EN/14/00384 | Received: 18/09/2014 | Case Status: Investigating |
| | Officer: Lewis Bookham | | |
| | Location: The Old Rectory, Ockham Road South, East Horsley, Leatherhead, KT24 | | |
| | Description: Creation of a new dwelling | | |
| 2 | Case No: EN/15/00026 | Received: 21/01/2015 | Case Status: Planning Application Received |
| | Officer: Lee Payne | | |
| | Location: Horsley Railway Station, Station Approach, East Horsley, Leatherhead, KT246QX | | |
| | Description: Alleged installation of lights on the car park perimeter without planning permission | | |
| 3 | Case No: EN/15/00034 | Received: 26/01/2015 | Case Status: Planning Application Received |
| | Officer: Lewis Bookham | | |
| | Location: Cherrycroft, High Park Avenue, East Horsley, Leatherhead, KT24 5DE | | |
| | Description: Allegation that dwelling is being constructed higher than approved | | |
| 4 | Case No: EN/15/00066 | Received: 12/02/2015 | Case Status: Investigating |
| | Officer: Lewis Bookham | | |
| | Location: Cedar House, Lark Rise, East Horsley, Leatherhead, KT24 6TN | | |
| | Description: Alleged use of property to run a construction company | | |
| 5 | Case No: EN/15/00067 | Received: 12/02/2015 | Case Status: Investigating |
| | Officer: Lewis Bookham | | |
| | Location: Pilgrims, Ockham Road South, East Horsley, Leatherhead, KT24 6RZ | | |
| | Description: Erection of fence without planning permission | | |
| 6 | Case No: EN/15/00270 | Received: 16/06/2015 | Case Status: Investigating |
| | Officer: Lee Payne | | |
| | Location: Guildford Lodge, Ockham Road South, East Horsley, Leatherhead, KT24 6RL | | |
| | Description: Allegation that replacement timber windows are being installed without the required permission in a listed building. | | |
| 7 | Case No: EN/15/00291 | Received: 07/07/2015 | Case Status: Planning Application Received |
| | Officer: Lewis Bookham | | |
| | Location: Spindleberry, Chalk Lane, East Horsley, Leatherhead, KT24 6TH | | |
| | Description: Alleged unauthorised access | | |

Case 14/0001

East Horsley

Total cases for parish: 1

1 Case No: HH/14/00001 Enforcement Officer: Lewis Bookham
Location: Atlantica, 6 Lower Peryers, East Horsley, Leatherhead, KT24 6SD
Description: Non-compliance with Remedial Notice

Sign-Off Date:	Action Notes:
14/12/2015	Concern has been raised that there was a breach of a high hedge remedial notice dated 4.7.12 due to the height of a holly tree. Following a lengthy investigation, it was concluded that the holly tree did not fall within the remit of the high hedge remedial notice and therefore a breach was not identified.