

EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Mr Nicholas Clemens
East Horsley Parish Council Office, Kingston Avenue, EAST HORSLEY, Leatherhead KT24 6QT
www.easthorsley.info Telephone: (01483) 281148 e-mail parishcouncil@easthorsleypc.org

MINUTES OF MEETING on MONDAY 1 February 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

2 1. To note those present and any apologies

Present: Olaf Karlsen (Vice Chairman), Keith Noble, Andrew Franklin and
Robert Taylor

Apologies: Stephen Groom

1

2 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

1

2 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

1

2 4. Declaration of Gifts or hospitality over £25. None

1 5. To formally approve the Minutes of the meeting of this Committee on 18/1/16. 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 15 February 2016** at 7.30pm in the Agnes Conisbee Room, East Horsley Village Hall. Approved.

1 Consideration of Applications received since the previous meeting

7.1 Proposed part single/part two storey rear extension and front infill extension to incorporate gar...

Pinetops, Green Dene, East Horsley, Surrey, KT24 5RG

Ref. No: 16/P/00098 | Received: Mon 18 Jan 2016 | Validated: Mon 18 Jan 2016

Decision: No objection

7.2 Single storey rear infill extension, room in roof, front dormers and roof lights.

Moncrieff, Green Dene, East Horsley, Leatherhead, KT24 5RG

Ref. No: 16/P/00049 | Received: Mon 11 Jan 2016 | Validated: Mon 11 Jan 2016

Decision: No objection

7.3 New dormer on south elevation Briar Cottage, Forest Road, East Horsley, Leatherhead, KT24 5BB

Ref. No: 16/P/00031 | Received: Mon 04 Jan 2016 | Validated: Tue 19 Jan 2016

Decision: No objection

7.4 Erection of a new opera house (Class D2) to be used for up to 30 performances a year, with ancill...

West Horsley Place, Epsom Road, West Horsley, Leatherhead, KT24 6AN

Ref. No: 16/P/00019 | Received: Mon 04 Jan 2016

Decision: Objection

The proposal is to build a new opera house on Green Belt land. Building on Green Belt land should only be permitted in exceptional circumstances. The

developer has sought to justify building on the Green Belt as a simple trade off of the foot print (1,300sqm) of two post 1948 agricultural buildings, (which will be demolished under this application), with the proposed 1,430sqm foot print of the new opera house. EHPC, however, has tested this application in terms of it being an enabling development and as such, has found the submission wanting in several respects.

During the consultation phase the developer indicated that the revenues generated by the opera house would, in part, pay for the restoration of West Horsley Place. The planning application lacks any detail on the program of restoration and as such is open ended. Further, during consultation, numerous members of the public expressed their concern regarding the additional local traffic that will be generated during performances together with the safety implications of some 350 cars exiting the site at night, after performances. The developer indicated that a traffic study would be conducted in order to develop a strategy for managing this situation. No such study was evident in the application.

Furthermore, the application contained very little detail on what the building would be used for out of season. EHPC considers it of great importance that the local community should gain some benefit from such a development. For example, East Horsley has over 100 local small businesses, a number of which would benefit from having a building in which they could, from time to time, showcase their goods and services to the broader community.

7.5 Listed building consent for the creation of four new openings within the Grade II listed walled gardens and the re-opening of a historic opening in the serpentine wall.

West Horsley Place, Epsom Road, West Horsley, Leatherhead, KT24 6AN

Ref. No: 16/P/00019 | Received: Mon 04 Jan 2016

Decision: No objection

7.6 Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU

AMENDED DESCRIPTION: Outline planning permission for the phased development of a new settlement of up to 2,068 dwellings incorporating up to 100 sheltered accommodation units and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old

Lane and revised access to Elm Corner, a primary/secondary school, community provision, nursery provision, health facility, a local centre (incorporating food & drink, retail, a visitor centre and offices), employment area, 8 travellers pitches, sports and recreational facilities (incorporating a floodlit sports pitch and pavilion). Sustainable Drainage Systems and an area of Suitable Alternative Natural Greenspace (SANG) incorporating a landform feature and car parking. The erection of associated utilities infrastructure. The development proposal to incorporate the demolition/ removal of the runway and VOR Beacon (and any associated outbuildings). Matter for determination is access (with matters of scale, appearance, landscaping and layout reserved).

15/P/00012 Alternative Reference . Application Received Tue 16 Dec 2014

Decision: Objection.

EHPC reasons for its continued objection will be set out in a letter to GBC .

7.6 Willingham House, Pennymead Drive, East Horsley, KT24 5AH

Ref. No: 15/P/01769

Decision: Deferred for two weeks pending further consideration.

7.7 Horsley Railway Station, Station Approach, East Horsley

Lawful Development Certificate to recognise that lighting columns are considered permitted development by virtue of Schedule 2, Part 17 of the GPDO 1995

Ref. No: 15/P/02438

Decision: Objection

While EHPC accepts that the new lighting is an improvement on the lighting which previously existed. We feel that little or no consideration was given to the light pollution now experienced by the homes immediately adjacent to the station car park due to the extreme height (8M) of the lighting

columns and the intensity of the illumination. We consider this issue could be addressed by switching off alternate lamps which, in our opinion, would continue to provide adequate lighting.

8. Recent GBC Decisions

Yana, Surrey Gardens, 15/P/02189. Approved 20/01/2016

Halloween Cottage, Forest Road, 15/P/02231. Withdrawn 21/01/ 2016

Millstone, Forest Road, 15/P00943. Withdrawn 13/01/2016

50 St Martins Close, 15/P/02205. Approved 12/01/2016

Marwood House, The Highlands, 15/P/02269. Approved 12/01/2016

Lime Tree Cottage, Chalk Lane, Rear Conservatory, 15/P/02050.

Appealed

9. Enforcement update

See attached schedule