

EAST HORSLEY PARISH COUNCIL

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MINUTES OF MEETING on MONDAY 15 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 To note those present and any apologies

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

Also present: Nick Clemens, East Horsley Parish Council Clerk

No apologies

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 1/2/16.

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 29 February 2016** at 7.30pm in the Agnes Conisbee Room, East Horsley Village Hall.

Approved

SG apologised in advance.

7 Discussion led by Nick Clemens about GBC Planning "Paperless planning" pilot project.

NC reported that EHPC was one of five local PCs (the others included West Horsley, Ripley and Send) selected by GBC to take part in this project.

It would run for 5 months.

GBC would give EHPC (to keep as EHPC property) a laptop, projector and screen so that plans could be clearly displayed at P&EC meetings.

NC would keep these in the PC office except on the day of P&EC meetings, when he would beforehand bring the projector, laptop and screen down to the room booked for the P&EC meeting and lock the laptop in the cupboard under the sink if the meeting was in the Agnes Conisbee room. NC would set up the screen in advance of the meeting. NC would also provide the Chair of the P&EC with a key to the cupboard.

It seemed that the laptop would have loaded onto it some sort of special application that would enhance the plan viewing process. For instance there would be an "overlying" feature by which it would be possible to overlay proposed plans onto existing plans.

It was hoped that the equipment would be available for use at the next P&EC meeting on 29/2/16.

Nick would be present at the first P&EC meeting to use the paperless process in order to oversee the first setting up.

The Committee noted all this and thanked NC for putting the committee in the picture.

8 Consideration of Applications received since the previous meeting

8.1 Application 16/P/00180 Oakdene, Ockham Road South, KT24 6RZ

<http://www2.guildford.gov.uk/publicaccess/applicationDetails.do?activeTab=s>

Removal of existing roof construction and erection of new first floor extension to provide habitable...

Decision: Objection

Due to their height, depth and ungraduated flanks in this prominent and exposed location where because of the openness of the garden of Park Corner, the unrelieved and unscreened brick built bulk of the north elevation would be very visible from Ockham Road South and where the other dwellings immediately to the south were chalet bungalows of similar dimensions to Oakdene, the proposed alterations would be an overdevelopment of the site, be out of keeping with the existing scale, context and character of the surrounding area and be over-dominant in the street scene.

8.2 Application 16/P/00137 Phoenix House, Forest Road, Effingham Junction KT24 5HE
<<http://www2.guildford.gov.uk/publicaccess/applicationDetails.do?activeTab=s>
Alterations and conversion of first and second floors to provide three additional flats together ...

Decision: objection

The proposed gable windows in the roof at the front of the property were an incongruous feature that would adversely alter the profile of the existing roof and would also be an urban feature that was out of keeping with the character of the surrounding area. The bulk, depth and height of the extensions to the rear of the property were also an overdevelopment of the site and an unacceptably urban style addition.

There were also concerns at the pressure three additional flats would place on the limited parking facilities at the site, bearing in mind that the dental practice run from the ground floor of the premises already had to accommodate the needs of patients attending appointments with professional staff that according to the website included three dentists and four hygienists as well as the parking needs of the occupants of the existing flat. This would inevitably lead to overflow parking in Forest Road and increased hazards for motorists using a busy and already narrow thoroughfare.

8.3 Application 16/P/00019 West Horsley Place-further consideration based on availability of Transport Assessment, now on the GBC website and a Business Plan provided this is available as it appears this may be private.

Decision: Objection

This Committee had already objected to this application. Having now viewed the recently added Transport Assessment report, however, the Committee now wished to add a further objection in this regard. This was due to considerable concerns about the impact on existing heavy traffic on the A 246 of opera attendees arriving at the site, particularly at rush hour and "school run" times in the late afternoon, in which connection it was felt that the Assessment's estimate that no more than two vehicles would be queuing to turn into the site approach road at any one time to be hopelessly optimistic. There were also concerns that despite the certainty that many patrons would be accessing the site via the A3 and the B2039, namely the Ockham Road running through East Horsley, no attempt seemed to have been made to carry out a relevant traffic assessment.

8.4 Application 15/P/00012 Wisley Airfield-approval of detailed letter of objection confirming the decision at the last meeting on 1/2/16 to be submitted to GBC

The final form of the objection letter was agreed and RT agreed to send this.

9 Recent GBC decisions

Terracina, Surrey Gardens 15/P/02294 Refused. We had objected
Westcott, Surrey Gardens 15/P/02301 Refused We did not object
Norrels Lodge South, Norrels Drive 15/P/02338 Refused. We did not object
Spindleberry and Fircroft, Chalk Lane 15/P/02329 Granted. We did not object

10 Enforcement update

No information available

11 Training arrangements update

The Committee discussed our proposed trainer's queries about the format of the training. It was agreed that rather than just a question and answer session, it might be useful if the trainer started with a general overview of relevant matters. To help inform this and subsequent Q&A parts of the training it was agreed to forward to the trainer RT's notes of the last two sessions with GBC planning and also ask him to specifically deal with the following:

11.1 density of development

11.2 permitted development

11.3 in-filling policies

11.4 how do you find out the original size of a dwelling when considering proposed extensions in the green belt outside the village settlement?

11.5 developing a better understanding of how anomalies such as High Park Drive can arise so that we can hopefully be more effective at preventing this happening again elsewhere

11.6 hints and tips on "objection speak" so as to maximize the chances of our objections being persuasive.

It was agreed to book one 2 hour session in the evening in the first instance. In terms of dates it seemed we were looking at dates from April onwards. SG would obtain from the Committee a few possible dates, agree one of these with our trainer and then notify the rest of PC in case they would like to attend.

The meeting adjourned at 08.40 pm