

EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Mr Nicholas Clemens
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MINUTES OF MEETING on MONDAY 13 October 2014 of East Horsley Parish Council Planning & Environment Committee

In the Agnes Conisbee Room, East Horsley Village Hall, Kingston Avenue,
East Horsley at 7.45pm

Present: Stephen Groom (Chair), Brenda Aldred and Robert Taylor

Apologies from Aileen Aitcheson and Stephen Skinner

*The meeting started late at 7.45 pm due to the Chair (and a quorum) being
delayed by severe train delays, for which SG apologised*

1 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

2 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

3 Declaration of Gifts or hospitality over £25.

None

4 To formally approve the Minutes of the meeting of this Committee on 29/9/14.

Approved

5. To Approve the Date of the Next Meeting Of The Committee

The next meeting scheduled for the Planning & Environment Committee to be on **Monday 27 October** 2014 at 7.30pm in the Agnes Conisbee Room, East Horsley Village Hall.

Approved

6. Consideration of Applications received since the previous meeting

6.1 Rear orangery, single storey rear extension with balcony over, side / rear single storey extension...

Wyresdale, Cobham Way, East Horsley, Leatherhead, KT24 5BH

Ref. No: 14/P/01773 | Received: Tue 23 Sep 2014 | Validated: Tue 23 Sep 2014 | Status: Registered

Decision: objection

Due to its height (which was difficult to determine from the plans but would be significantly above the existing roofline at its highest point) , bulk, width across the plot, depth including the large covered swimming pool building and three stories with front window at second floor level, the proposals amounted to virtual urbanisation in the green belt and would be out of scale with other dwellings nearby, overbearing and out of keeping in a street scene characterised by open ness at at least one side of most dwellings. Further, at the rear the balcony and windows and second floor windows would threaten the privacy of neighbours on both sides. Also, the proposed garage at the front and forward of the dwelling would be forward of a building line which had clearly been observed along that stretch of Cobham Way, out of keeping with the street scene as there were no other garages forward of the dwelling in the locality and also clutter the openness created by the building line and damaging to the green belt.

6.2C certificate of Lawfulness for existing use to establish whether the single storey outbuilding bei...

Ashton, Hooke Road, East Horsley, Leatherhead, KT24 5DY

Ref. No: 14/P/01778 | Received: Tue 23 Sep 2014 | Validated: Tue 23 Sep 2014 | Status: Registered

Decision: no objection provided the outbuilding was only used for ancillary purposes and not for accommodation

6.3 Proposed two storey extension to north-west elevation (resubmission of time expired permissions 0...

Blue Ryde Lodge, The Drift, East Horsley, Leatherhead, KT24 6NU

Ref. No: 14/P/01758 | Received: Mon 22 Sep 2014 | Validated: Thu 25 Sep 2014 | Status: Registered

Decision: no objection provided the materials used were in keeping

6.4 Listed Building Consent for a proposed two storey extension to north-west elevation (resubmission...

Blue Ryde Lodge, The Drift, East Horsley, Leatherhead, KT24 6NU

Ref. No: 14/P/01759 | Received: Mon 22 Sep 2014 | Validated: Thu 25 Sep 2014 | Status: Registered

Decision: no objection provided the materials used were in keeping

6.5 Eucalyptus (T1), Macrocarpa (T2), dead Elm (T3) - remove.

The Willows, Guildford Lodge Drive, East Horsley, Leatherhead, KT24 6RJ

Ref. No: 14/T/00232 | Received: Tue 16 Sep 2014 | Validated: Tue 16 Sep 2014 | Status: Registered

Decision: no objection

7. Recent GBC decisions

14/P/00763 Land between Wildacres and Hazelwood Approved. We had objected

14/P/01462 Green Dene Croft, Green Dene Refused We did not object

14/P/01543 Adela, Surrey Gardens Refused We did not object

14/P/01559 Flints, Farm Close Refused We did not object

14/P/01449 and 14/P/01450 Violet Cottage, Ockham Rd Sth Approved We did not object

14/P/01491 Villetta, Old Lane Gardens Approved We did not object

14/P/01595 44 St Martins Close Approved We did not object

8. Enforcement update

Duke of Wellington: BA reported on her correspondence with GBC and that they were not going to take further the grey bricks issue she had raised and their inconsistency with the black pillars, GBC said a formal objection could be raised, but it was not proposed that EHPC do this, though BA might do this personally.

White Oaks, High Park Avenue No further reports. SG would chase as this was not on the latest GBC list of open enforcement cases.

GBC open and closed cases: SG went through the attached list of open and closed enforcement cases received from GBC.

9. Discussion about arranging the next catch up meeting with GBC Planning

Suggested questions and objectives from SS for discussion were awaited from SS

10. Local Plan/Neighbourhood Plan update

It was confirmed that further progress on the draft Local Plan seemed to have been put back until after the spring 2015 elections whilst recently announced new green belt guidelines seemed to offer more support to the Horsleys' cause.

This may impact the Neighbourhood Plan project as there was an argument that progress on this should await the finalisation of the new Local Plan.

For the moment the Neighbourhood Plan project was proceeding to the next stage, which would be a meeting at the Village Hall on 25 November from 8-10 pm. This was not a fully public meeting but for interested parties. There would be an address from Navigus, NP specialists and possibly also from GBC. All EH Parish Councillors would be welcome to attend.

11 Discussion re: The Drift Golf Club application 14/P/01718

After discussion it was agreed that RT would prepare a first draft letter of objection in respect of the earth/lorry movements for EHPC to send to SCC/GBC which, subject to the comments of BA and SG, would be forwarded to the clerk so that it could be tabled for discussion at the next full PC meeting on 20 October 2014.

The points to be covered included:

- Toads and great crested newts
- Passing places problems as EHPC, not the Golf Club may own the relevant land
- Lorry movements inappropriate for the green belt
- "Very special circumstances" threshold not met
- Severe impact on traffic etc was a "red line" and applied here
- Necessary at all given alternative approaches such as subterranean drainage?
- Traffic congestion and environmental pollution
- Danger to other road users and pedestrians

SG would check with GBC the respective statuses/response deadlines of the applications for on one hand the earth and lorry movements and on the other the construction of the golf centre itself, as it was open to EHPC to comment on both.

The meeting adjourned at 8.50 pm