

EAST HORSLEY PARISH COUNCIL

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Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 10th June 2024 at 6.00pm.

Present: Robert Taylor (chair), Andrew Franklin, Colin Carmichael, Sylvia Igglesden.
One member of the public attended for Item 5.4

- 1. To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Hilary Gullen
- 2. Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items.**
None
- 3. To Formally Approve the Decisions of the Committee made at the previous meeting held on Tuesday 14th May 2024**
Approved
- 4. To Approve the Date of the Next Meeting of the Committee**
The next meeting scheduled for the Planning & Environment Committee will be held on **Monday 24th June 2024** at 7.00pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.
- 5. Considerations of Applications received since the previous meeting: -**

[5.1 Certificate of lawfulness for existing development to determine if the erection of two single-stor...](#)

Planning Application

Carnanton Mawes, Green Dene, East Horsley, Leatherhead, KT24 5RG

Ref. No: 24/P/00762

Decision: OBJECTION

Reason: Adverse impact on residential amenity.

Through a series of cumulative extensions the Carnanton Mawes dwelling has increased its gross internal area by some 265% despite being located within the Green Belt. We find this difficult to fathom.

In respect of the certificate of lawfulness now being sought to determine whether two already constructed extensions are lawful, we would cite their impact on local residential amenity of the neighbours as a reason for finding these developments to be not lawful.

[5.2 Erection of a three storey block of flats \(9 x 2 bed flats\) with associated parking, bin store, c...](#)

Planning Application

Land South of Thatchers Hotel, Guildford Road, East Horsley

Ref. No: 24/P/00645

Decision: OBJECTION

Reasons:

a) Excessive development of site

The applicant has previously obtained planning approval (20/P/01443) to construct a single block of 10 new apartments in the eastern part of this site which lies within the former grounds of Thatcher's Hotel. To insert a second block of 9 apartments into the western part of the site represents significant over-development in our opinion. We note in particular the loss of amenity space that such development will imply for future tenants of the 10-home block and the more limited amenity space which will be available for future tenants of the now proposed 9-home block. In addition, the space proposed for new tenants for parking and refuse is highly constrained, creating a dense urban layout for this whole area. As such, the proposals fail to comply with the requirements of Local Plan Policy D5 Protection of Amenity and Provision of Amenity Space.

b) Out of keeping with the local character of the area

The dense urbanization now proposed for this site is entirely out of keeping with the existing character of the surrounding area. Whilst housing on the opposite side of the A246 is characterized by traditional low-density Green Belt housing, the site also lies in a sensitive position beside the main point of entry into East Horsley village via Ockham Road South, where the local street scene is framed by three distinctive heritage assets, namely Guildford Lodge, the Duke of Wellington Pub and Thatcher's Hotel. Accordingly, this proposed high-density urban development fails to comply with Local Plan Policy D4 in failing to respect local distinctiveness, Local Plan Policy D18 in failing to respect local heritage assets, Policy D23 in failing to respect non-designated heritage assets and Neighbourhood Plan Policy EH-H7(a)i in being out of keeping with the established character of the area.

c) Unsympathetic housing designs

The applicant is also separately seeking to revise the design of their approved 10-home apartment block through a planning variation 24/P/00401 which is still to be determined. We have objected to this application on the grounds that the proposed variations are unsympathetic to the approved designs of 20/P/01443 which echoed the Chown origins of the 1930's hotel frontage. Since the now proposed 9-home block has a very similar design style to that of the 24/P/00401 application we believe similar comments also apply – namely that the current proposal is for an entirely plain urban-looking apartment block which is out of keeping, out of character and highly inappropriate for this particular location. It is therefore contrary to Local Plan Policy D3 on Historic Environment, to Local Plan Policy D23 on Non-Designated Heritage Assets and to the East Horsley Neighbourhood Plan Design Code EH-H7(a).

d) Adverse impact on road safety

We also have significant concerns about the impact of this development on local road safety. The approved 10-home apartment block was subjected to a detailed road safety audit by Surrey Highways and we would encourage a similar audit again given that the number of vehicles utilizing the new access road on to the A246 will nearly double should this development be approved. We would also strongly encourage the creation of a safe crossing place across the A246 in a suitable location nearby in the event the application is approved.

[5.3 Groups of Ash \(T1\) - fell as dead or dying with ash dieback evident; 1 x Silver Birch \(T2\) - fell...](#)

Planning Application

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

Ref. No: 24/T/00130

Decision: NO OBJECTION

[5.4 New two story dwelling with habitable space in the loft space, including a detached garage and si...](#)

Planning Application

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

Ref. No: 24/P/00707

Decision: OBJECTION

Reason: Materially larger size of replacement dwelling within the Green Belt

The applicant has not provided any estimates for the increases in footprint, gross internal area or volume arising from this proposed replacement dwelling, compared to the present house. However, from the submitted plans we estimate the increases now proposed for this Green Belt home for each of these parameters are all significantly over 100% increases. NPPF Green Belt Policy as set out in paragraph 154(d) requires that any replacement dwelling within the Green Belt should be: "*not materially larger than the one it replaces.*" Accordingly, this application clearly represents inappropriate development in the Green Belt and in the absence of any Very Special Circumstances the application should be refused.

[5.5 Single storey rear extension, first floor extension over the existing ground floor to form a two ...](#)

Planning Application

Little Hatch, Forest Road, East Horsley, Leatherhead, KT24 5EY

Ref. No: 24/P/00817

Decision: NO OBJECTION

[5.6 Replacement of windows, side door, fascia soffits and gutters on dwelling and erection of garden ...](#)

Planning Application

Crannies, Ockham Road South, East Horsley, Leatherhead, KT24 6RX

Ref. No: 24/P/00344

Decision: NO OBJECTION

[5.7 Front porch, revised fenestration, with extension and conversion of existing garage into studio w...](#)

Planning Application

Elmtops, Longhurst Road, East Horsley, Leatherhead, KT24 6AG

Ref. No: 24/P/00814

Decision: NO OBJECTION

[5.8 Demolition of existing detached garage and store building, and construction of a two-storey...](#)

Planning Application

Pennyfields, Farm Lane, East Horsley, Leatherhead, KT24 5AB

Ref. No: 24/P/00867

Decision: *Deferred to subsequent meeting*

6. Recent Guildford Borough Decisions since the previous the meeting:-

Daimar, 18 Parkside Close, East Horsley, KT24 5BY – EHPC Objection, GBC Refused

Ref. No: 24/P/00414

47 Old Lane, Ockham, Guildford, Cobham, KT11 1NW – EHPC No Objection, GBC Approved

Ref. No: 24/P/00224
