

EAST HORSLEY PARISH COUNCIL

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Minutes of the East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Tuesday 15th October 2024 at 7.30pm.

Present: Robert Taylor (chair), Andrew Franklin, Hilary Gullen,
Two members of the public attended for Item 5.2.

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Colin Carmichael, Sylvia Igglesden
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 Monday 30th September 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 28th October 2024** at 7.30pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.
5. **Consideration of Applications received since last meeting: -**

[5.1 Replacement roof over front porch overhang.](#)

Planning Application

Rowbarns Lodge, Guildford Road, East Horsley, Leatherhead, KT24 5RY

Ref. No: 24/P/01391

Decision: NO OBJECTION

[5.2 Proposed detached double garage.](#)

Planning Application

Fairmile, Pennymead Rise, East Horsley, Leatherhead, KT24 5AL

Ref. No: 24/P/01396

Decision: OBJECTION

Reason: Frontal positioning of garage is out of keeping with local character

The applicant has proposed that a new double garage be constructed well to the front of the property, a short distance away from the road. This is contrary to Neighbourhood Plan policy EH-H7(a)viii which states that “*Garages are normally positioned to the sides of dwellings, not in the front.*”

Furthermore, this development will be contrary to Section 3.5 of GBC’s Residential Extensions & Alterations Guide which states on Page 33 that “*A garage should be sited to the side or rear of the property behind the building line.*”

No other properties in this private road, nor the adjacent road of Pennymead Drive, have such forward positioned garages. Accordingly, the proposed development will be out of keeping with the character of the locality, contrary to Neighbourhood Plan policy EH-H7(a)i and also to Local Plan Design Policy D1(4) on the need to respond to local distinctiveness. The applicant’s planning statement cites cases of forward positioned garages in nearby Pine Walk and Lynx Hill. However, these roads are some distance away and do not define the immediate locality of this site.

We also understand that all houses in Pennymead Rise, including Fairmile, are subject to restrictive covenants, prohibiting any development forward of the established building lines.

[5.3 Turkey Oak - fell to ground level \(Tree Preservation Order P1/201/293\).](#)

Planning Application

Falcons Nest, 8 Falconwood, East Horsley, Leatherhead, KT24 5EG

Ref. No: 24/T/00226

Decision: NO OBJECTION

[5.4 New roof with raised ridge to allow construction of habitable space with 1 dormer and 2 roof wind...](#)

Planning Application

Malindi, The Highlands, East Horsley, Leatherhead, KT24 5BG

Ref. No: 24/P/01418

Decision: NO OBJECTION

[5.5 Proposed front porch and single storey rear extension with flat roof & skylights.](#)

Planning Application

47 Old Lane, Ockham, Guildford, Cobham, KT11 1NW

Ref. No: 24/P/01435

Decision: NO OBJECTION

[5.6 Erection of two dwellinghouses, new access, landscaping and parking](#)

Planning Application

Westfield, Ockham Road North, East Horsley, Leatherhead, KT24 6NU

Ref. No: 24/P/01386

Decision: NO OBJECTION, subject to a proposed condition

Proposed Condition: *The applicant should agree a suitable S106 contribution to Surrey Wildlife Trust to secure improvements to those footpaths within The Forest serving the proposed Emergency Flood Escape Route.*

We objected to the previous application 22/P/01846 for two semi-detached properties at this site primarily due to our concerns over the flood risk arising from their very close proximity to areas designated as Flood Zones 2 and 3. However, GBC concluded the development technically complied with planning requirements for flooding and therefore approved the application, which included an Emergency Flood Escape Route through The Forest to the rear of the properties.

An Emergency Flood Escape Route is also proposed with this new application going through The Forest at the rear of the properties. However, the footpath trails leading from the proposed properties to The Drift and The Highlands all go through areas which are extremely muddy in wintertime. In times of very heavy rainfall, ie when a flood emergency may arise, these muddy trails are virtually impassable.

The Forest is a designated nature reserve and SNCI managed by Surrey Wildlife Trust ('SWT'). We are aware that SWT would like to make improvements to these footpaths to facilitate better walking conditions in the wintertime. However, due to lack of funding these improvements have not yet been made.

Given the importance of the proposed Emergency Flood Escape Route in addressing the flood risk problems of the proposed development, we believe that a condition of approval should be to include a Section 106 contribution to allow these footpath improvements to be made. Without such improvements the reality is that this Emergency Flood Escape Route through The Forest will remain a fiction, being impassable in times of very heavy rainfall.

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

Buren, Surrey Gardens, Effingham Junction, KT24 5HF – EHPC No Objection, GBC Approved
Ref. No: 23/P/01018

Willow Green, Ockham Road North, East Horsley, KT24 6PU – EHPC No Objection, GBC Approved
Ref. No: 24/P/00401

Crannies, Ockham Road South, East Horsley, KT24 6RX -EHPC No Objection, Withdrawn
Ref. No: 24/P/00344

Little Hatch, Forest Road, East Horsley, KT24 5EY – EHPC No Objection, GBC Approved
Ref. No: 24/P/00817

Yew Tree Cottage, Park Horsley, East Horsley, KT24 5RZ - EHPC No Objection, GBC Refused
Ref. No: 24/P/01038

Hillside, Crocknorth Road, East Horsley, KT24 5TF – EHPC No Objection, GBC Refused
Ref. No: 24/P/01106
