

EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Nicholas Clemens
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Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 17th March 2025 at 7.30pm.

Present: Robert Taylor (chair), Colin Carmichael, Anna Mitchell

Two members of the public attended for Item 5.1 and one member for Item 5.4.

- 1. To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Chris Hampson, 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 3rd March 2025**
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 31st March 2025** 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 New replacement, self-build dwelling following the demolition of the existing dwelling including ...](#)

Planning Application

Four Oaks, Woodland Drive, East Horsley, Leatherhead, KT24 5AN

Ref. No: 25/P/00240

Decision: NO OBJECTION

[5.2 Single storey rear and side extensions together with internal alterations.](#)

Planning Application

Wood End, Forest Road, Effingham Junction, Leatherhead, KT24 5HD

Ref. No: 25/P/00161

Decision: NO OBJECTION

[5.3 Replacement of existing flat roof to ground floor rear elevation with a tiled, ridged roof and co...](#)

Planning Application

Old Oak Cottage, Surrey Gardens, Effingham Junction, Leatherhead, KT24 5HF

Ref. No: 25/P/00270

Decision: NO OBJECTION

[5.4 Erection of a front porch, two storey side extension, first floor extension, single storey rear e...](#)

Planning Application

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

Ref. No: 25/P/00285

Decision: OBJECTION

Reason: Disproportionate increase in size of the dwelling within the Green Belt

The applicant has made some reduction in the overall size of the proposed development compared with their withdrawn application of last year, 24/P/01344. However, they have again not provided any quantitative estimates for the increases in building size arising from their proposed extension as compared to the original house, which seems surprising in view of the pre-application advice received from GBC and the importance of this factor in determining this application.

Nevertheless, from the plans submitted we estimate the currently proposed extension would lead to an increased floor area of at least 70% compared to the original size of this property. Our understanding of planning practice suggests that such a large increase in size would usually be considered “disproportionate”.

NPPF Green Belt Policy set out in paragraph 154(c) requires that an extension within the Green Belt may only be permitted “*provided that it does not result in disproportionate additions over and above the size of the original building*”. Accordingly, we believe the proposed extension would represent inappropriate development in the Green Belt and in the absence of any Very Special Circumstances this application should therefore be refused.

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

13 Old Lane, Ockham, Guildford, Cobham, KT11 1NW – EHPC No Objection, GBC Approved
Ref. No: 24/P/01827

Tokara, Glendene Avenue, East Horsley, KT24 5AY – EHPC No Objection, GBC Approved
Ref. No: 24/P/01704

Thistledown, Oakwood Drive, East Horsley, KT24 6QF – EHPC No Objection, GBC Approved
Ref. No: 24/P/01842

Gorongoza, Forest Close, East Horsley, KT24 5BU – EHPC No Objection, GBC Refused
Ref. No: 25/P/00020

Westfield, Ockham Road North, East Horsley, KT24 6NU – EHPC No Objection, GBC Approved
Ref. No: 24/P/01386

Perham, Old Lane Gardens, Cobham, KT11 1NN – EHPC No Objection, GBC Approved
Ref. No: 24/P/01480

Forest Cottage, Forest Road, East Horsley, KT24 5BB – EHPC No Objection, GBC Approved
Ref. No: 24/P/01863
