

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 Monday 21st July 2025 at 7.30pm.

Present: Robert Taylor (chair), Anna Mitchell, Chris Hampson, Colin Carmichael, Sylvia Igglesden

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
None
2. **Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items.**
Sylvia Igglesden & Colin Carmichael were conflicted on Item 5.1 and did not participate.
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 7th July 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 on **Monday 4th August 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 The erection of a single-storey rear extension and single-storey rear infill extension, with the ...](#)
Planning Application
Redmayn, Cobham Way, East Horsley, Leatherhead, KT24 5BH
Ref. No: 25/P/00957

Decision: NO OBJECTION

[5.2 Proposed single storey rear extension following part demolition of existing single storey rear ex...](#)

Planning Application

Forest Holt, Forest Road, Effingham Junction, Leatherhead, KT24 5HL

Ref. No: 25/P/00983

Decision: NO OBJECTION

[5.3 Change of use of building from agriculture to commercial vehicle repair \(use class B2\)...](#)

Planning Application

Brick Kiln Farm, Old Lane, Ockham, Guildford, Cobham, KT11 1NL

Ref. No: 25/P/00914

Decision: OBJECTION

Reasons:

a) Inappropriate development in the Green Belt

The application for a change of use to Class B2 would potentially allow a wide range of industrial activities to be undertaken at this rural Green Belt location, including commercial vehicle repair work as cited by the applicant as the reason for their retrospective application. We believe that any such activities would fundamentally harm the rural character of the area.

We also note that a large part of the Brick Kiln site was subject to a Surrey County Council (SCC) Enforcement Notice in Autumn 2022 which required the closure of unauthorised waste processing operations and a replanting of the wider site. As such, SCC have confirmed this area to be agricultural in nature and by implication any industrial use of this building would be inappropriate and accordingly harmful to the Green Belt, contrary to Local Plan Green Belt Policy P2.

b) Harmful impact on local ecology

The site falls within the buffer zone of the Thames Basin Heath Special Protection Area and also lies adjacent to an area of ancient woodland. It is therefore particularly sensitive to ecological harm which may arise if industrial activities were permitted at this rural location. This would also conflict with Local Plan Policy P6 Protecting Important Habitats & Species.

Please note that although this site is located within Ockham Parish, a significant number of East Horsley residents live close by and have suffered from environmental pollution and noise disturbances arising from Brick Kiln Farm over many years.

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

Woodhill, Farm Lane, East Horsley, KT24 5AB – EHPC No Objection, GBC Approved
Ref. No: 25/P/00279

Mapeldean, 20 Surrey Gardens, Effingham Junction, KT24 5HH – EHPC No Objection, GBC
Approved Ref. No: 24/P/01665

Four Oaks, Woodland Drive, East Horsley, KT24 5AN – EHPC No Objection, GBC Approved
Ref. No: 25/P/00240

Windover, Park Corner Drive, East Horsley, KT24 6SE – EHPC No Objection, GBC Approved
Ref. No: 25/P/00470

Hillcrest, The Highlands, East Horsley, KT24 5BQ – EHPC No Objection, GBC Approved
Ref. No: 25/P/00523

Wood End, Forest Road, Effingham Junction, KT24 5HD – EHPC No Objection, GBC Approved
Ref. No: 25/P/00161

Brook House, Forest Close, East Horsley, KT24 5BU – EHPC No Objection, GBC Approved
Ref. No: 25/P/00604

Hawthorns, 2 Falconwood, East Horsley, KT24 5EG – EHPC No Objection, GBC Approved
Ref. No: 25/T/00098

Hycotts, Forest Road, East Horsley, KT24 5BT – EHPC No Objection, GBC Approved
Ref. No: 25/T/00105
