

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 9th December 2024 at 7.30pm.

Present: Robert Taylor (chair), Andrew Franklin, Colin Carmicheal, Hilary Gullen, Sylvia Igglesden.
Two members of the public attended for items 5.3 & 5.4.

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.**
None
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 25th November 2024**
Approved.
4. **To Approve the Date of the Next Meeting of the Committee**
The next meeting scheduled for the Planning & Environment Committee is on **Tuesday 7th January 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 Replacement first floor accommodation over existing retained single storey side extension.](#)

Planning Application

Montclair, Norrels Ride, East Horsley, Leatherhead, KT24 5EH

Ref. No: 24/P/01698

Decision: NO OBJECTION

[5.2 Proposed single storey extension and porch](#)

Planning Application

Honeysuckle Cottage, Honeysuckle Bottom, East Horsley, Leatherhead, KT24 5TD

Ref. No: 24/P/01739

Decision: NO OBJECTION

[5.3 Construction of an age-restricted residential scheme \(Use Class C3\) including communal facilities together...](#)

Planning Application

Glenview, Epsom Road, West Horsley, Leatherhead, KT24 6AL

Ref. No: 24/P/01626

Decision: OBJECTION

Reasons: *As detailed in separate letter.*

[5.4 Erection of 4 detached dwellings with associated access, parking and landscaping \(revised plans r...](#)

Planning Application

Sheepleas House, Epsom Road, West Horsley, Leatherhead, KT24 6AL

Ref. No: 24/P/00520

Decision: OBJECTION

Reasons:

We have previously set out detailed objections to this application in our letter dated 1st May 2024. Although some design changes are now being put forwarded in the planning variations recently submitted, they do not address the fundamental issues we have raised in that letter. Our reasons for objecting therefore remain as follows:

- a) The development fails to respect the transitional character of the settlement edge in a particularly sensitive location;
- b) There is a failure to comply with GBC Local Plan requirements on backland developments;
- c) There will be an adverse impact on local road safety unless addressed by new interventions including the creation of a safe pedestrian crossing over the A246;
- d) There will be an adverse impact on local residential amenity.

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

Honeysuckle Cottage, Honeysuckle Bottom, East Horsley, KT24 5TD – EHPC No Comment, GBC Approved,
Ref. No: 24/P/01071

Malindi, The Highlands, East Horsley, KT24 5BG – EHPC No Objection, GBC Approved
Ref. No: 24/P/01418

Land to the West of, Crocknorth Road, East Horsley, KT24 5TF – EHPC No Objection, Withdrawn
Ref. No: 24/P/00191

Longacre, Chalk Lane, East Horsley, KT24 6TJ – EHPC No Objection, GBC Approved

