

EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Mr Nicholas Clemens
East Horsley Parish Council Office, Kingston Avenue, EAST HORSLEY, Leatherhead KT24 6QT
www.easthorsley.info Telephone: (01483) 281148 e-mail parishcouncil@easthorsley.pc.org

Minutes of East Horsley Parish Council Planning & Environment Committee

Held by Video Conference on Monday 11th January 2021 starting at 7.30pm.

Present: Robert Taylor (chair), Andrew Franklin, Antony Etwell, Colin Carmichael, Steven Punshon, Nicholas Clemens (Parish Clerk).

- 1 To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch12, 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 remotely on 14/12/2020.**

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 25th January 2021** at 7.30pm by video conference.

- 5 Consideration of Applications received since the previous meeting**

- 5.1 Removal of a window on the side elevation and replace with a letterbox window and to the rear, re...**

Planning Application

Halloween Cottage, Forest Road, East Horsley, Leatherhead, KT24 5ES

Ref. No: 20/P/02090

Decision: NO OBJECTION

- 5.2 Hybrid application for a) Outline planning application for 7 self-build/custom build dwellings wi...**

Planning Application

Manor Farm, East Lane, West Horsley, Leatherhead, KT24 6HQ

Ref. No: 20/P/02067

Decision: OBJECTION (See separate letter submitted)

5.3 Detached garage to front driveway and trellis to existing boundary.

Planning Application

Cedar House, Lark Rise, East Horsley, Leatherhead, KT24 6TN

Ref. No: 20/P/02114

Decision: OBJECTION

Reasons:

a) Inappropriate development in the Green Belt

The proposal will create a substantial new detached structure of some 36 square metres in area in a prominent position within this Green Belt setting. Contrary to NPPF policy and Local Plan Green Belt Policy P2 no “very special circumstances” have been demonstrated to justify such development. The proposal is also contrary to the Spatial Development Policy EH-S1 of the Neighbourhood Plan, since there is also no demonstration as to how the proposed development would “conserve the rural landscape” in this area.

b) Loss of openness at this Green Belt setting

The substantial scale and frontal positioning of the proposed garage, as well as the excessive shielding resulting from a material increase in boundary fence heights around the property, will clearly represent a significant loss of openness to the Green Belt setting, contrary to Local Plan Policy P2(3).

5.4 Ground floor rear extension, enlargement of front porch and exterior finish alterations.

Planning Application

Mellstock, Longhurst Road, East Horsley, Leatherhead, KT24 6AF

Ref. No: 20/P/02143

Decision: NO OBJECTION

5.5 Existing front porch removed and replaced with larger front porch. Folding doors to replace windo...

Planning Application

Ryecroft, Surrey Gardens, Effingham Junction, Leatherhead, KT24 5HF

Ref. No: 20/P/02151

Decision: NO OBJECTION

5.6 Proposed part single storey front extension with replacement windows & doors.

Planning Application

Petwood, Forest Road, East Horsley, Leatherhead, KT24 5BL

Ref. No: 20/P/02148

Decision: NO OBJECTION

5.7 Construction of a quadruple garage structure following the demolition of two existing double gara...

Planning Application

Chalk Pit Rise, Chalk Lane, East Horsley, Leatherhead, KT24 6TL

Ref. No: 20/P/02150

Decision: NO OBJECTION

5.8 Single/double storey front extension, including conversion of existing garage to habitable accomm...

Planning Application

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

Ref. No: 20/P/02174

Decision: OBJECTION

Reasons:

a) Material frontal extension

The proposed development involves a material frontal extension to the dwelling of 3 metres in depth, contrary to GBC's SPD 'Residential Extensions & Alterations' which states in Section 3.1 that: "*there is a general presumption against extensions at the front of a property.*"

b) Detrimental impact on local street scene

In this locality the frontages of surrounding properties have a clearly defined alignment. The proposed frontal extension would take the dwelling's frontage to a position significantly in advance of its neighbours, causing a detrimental impact to the local street scene and having a material adverse impact on the character of the locality, contrary to Policy EH-H7(a)i of the Neighbourhood Plan.

c) Impact on neighbouring amenity

The proposed extension will also impact on the amenity of neighbouring properties, potentially causing significant shading effects to the front side of the right-hand neighbour. Risks of air pollution from the introduction of two wood-burning flues and of flooding impacts given the scale of a previous extension also need to be properly assessed.

We have no particular issues with the side and rear extensions as proposed as part of this application.

6. Recent GBC decisions

Yew Cottage, Forest Lane, East Horsley, KT24 5HU EHPC No Objection GBC Approved
20/P/01705

The White House, The Highlands, East Horsley, KT24 5BQ No Objection GBC Approved
20/P/01831

Stanage, Glendene Avenue, East Horsley, KT24 5AY EHPC No Objection GBC Approved
20/P/01803

9 Parkside Place, East Horsley, Leatherhead, KT24 5BZ No Objection GBC Approved
20/P/01886

Stirling House, The Warren, East Horsley, KT24 5RH EHPC No Objection GBC Approved
20/P/01651

Banchory, Woodland Close, East Horsley, KT24 5AR Objection GBC Refused
20/T/00344

Woodland Glen, Green Dene, East Horsley, KT24 5RD EHPC No Objection GBC Approved
20/P/01874

7. Appeal decision:

Buren, Surrey Gardens, Effingham Junction, KT24 5HF 19/P/02222
EHPC Objected, GBC Approved. Appeal Refused