

# EAST HORSLEY PARISH COUNCIL

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

## Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Tuesday 9<sup>th</sup> January 2024 at 7.30pm.

**Present:** Robert Taylor (chair), Andrew Franklin, Hilary Gullen, Sylvia Igglesden.  
One member of the public attended for Item 5.4.

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**  
Steven Punshon, Colin Carmichael.
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 11<sup>th</sup> December 2023**  
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 22<sup>nd</sup> January 2024** at 7.30pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.
5. **Considerations of Applications received since the previous meeting: -**

### 5.1 Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variati...

Planning Application

Conifers, Fearn Close, East Horsley, Leatherhead, KT24 6AE

Ref. No: 23/P/02029

**Decision:** NO OBJECTION

### 5.2 Proposed side extension, ground floor rear extension, rear dormer following demolition of garage,...

Planning Application

Greenacres, Forest Road, East Horsley, Leatherhead, KT24 5BT

Ref. No: 23/P/01998

**Decision:** NO OBJECTION

### [5.3 Proposed two storey front extension, single storey side extension, roof extension to include side...](#)

Planning Application

Rockbeare, The Highlands, East Horsley, Leatherhead, KT24 5BQ

Ref. No: 23/P/01987

**Decision:** OBJECTION

**Reason:** **Insufficient boundary clearance on left-hand side**

The proposed development will result in an enlarged building that extends on its left-hand side right up to the boundary line with the neighbouring property of Hill Hatch. This is contrary to the established pattern of development in this private road where garden sizes are relatively generous, each house has a unique design and gaps are retained between houses, preventing terracing impacts.

The proposed development will therefore impact adversely on the local street scene and be out-of-keeping with the established character of the area, contrary to Neighbourhood Plan Policy Design Code EH-H7(a)i.

It will also be contrary to design guidance in GBC's Residential Extensions and Alterations SPD of 2018 which states on Page 21 that side extensions should "*retain a gap of one metre between the edge of the extension and the shared boundary.*"

If an adjustment is made to the proposed plans to comply with the SPD guidance, then we would have no further objection to the proposed development at this property.

### [5.4 Proposed two storey side extension, single storey rear extension, first floor addition and roof w...](#)

Amended Planning Application

Cherry Tree Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG

Ref. No: 23/P/01567

**Decision:** OBJECTION

**Reason:** **Unsympathetic development of a significant non-designated heritage asset**

In our submission of October 2023, we objected to the proposed extension on the grounds that it represented unsympathetic development of a significant non-listed heritage asset.

We note that the revised plans have made some changes which seek to address this criticism. Specifically, the design of the front porch and the right-hand ground floor window have both had new decorative detailing added which seek to echo the original Chown style. However, the proposed frontage at this dwelling contains eight windows in total and therefore such changes represent only a very modest scale of design revision – effectively a token gesture.

At the rear elevation, there has also been a change in fenestration with the three separated French windows being replaced with a single block of three adjacent picture windows. Whilst this modern design may be entirely appropriate in another location, here it represents a retrograde move in removing any semblance of the original Chown style from the rear elevation.

Overall, we believe the limited design revisions now submitted fail to address the unsympathetic development of this significant non-designated heritage asset and as such we maintain our previous objection to the proposed development.

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

Maple Tree, Woodland Drive, East Horsley, KT24 5AN – EHPC Objection, GBC Refused  
Ref. No: 23/P/01815

Chicane, Ockham Road North, East Horsley – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01257

Woodlands, The Warren, East Horsley, KT24 5RH – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01774

Brackenford, Forest Lane, East Horsley, KT24 5HU – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01783

Freshfields, Chalk Lane, East Horsley, KT24 6<sup>TH</sup> – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01808

Briar Cottage, Forest Road, East Horsley, KT24 5BB – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01865

The Croft, Heathway, East Horsley, KT24 5ET – EHPC Objection, Withdrawn  
Ref. No: 23/P/01736

Forest Cottage, Forest Road, East Horsley, KT24 5BB – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01748

Yewlands, Ockham Road South, East Horsley, KT24 6RX – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01545

High Brambles, Park Corner Drive, East Horsley, KT24 6SE – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01665

---



