

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 Monday 14th April 2025 at 7.30pm.

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

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
Anna Mitchell
2. **Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items.**
None. Chris Hampson abstained from Item 5.1 being an affected party.
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 31st March 2025**
Approved
4. **To Approve the Date of the Next Meeting of the Committee**
The next meeting scheduled for the Planning & Environment Committee is to be held on **Monday 28th April 2025** at 7.30pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.
Approved
5. **Consideration of Applications received since last meeting: -**

[5.1 Application under section 73 of the Town and Country Planning Act 1990 \(as amended\) for the varia...](#)

Planning Application

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

Ref. No: 25/P/00352

Decision: OBJECTION

Reason: Failure to comply with Planning Condition 3

Other than standard conditions, there was just one specific Planning Condition stipulated in GBC's Decision Notice of 29th Jan 2025 relating to measures needed to address surface water flooding at this site within 30 days. However, the applicant has failed to undertake such measures, which are now 6 weeks overdue.

In the meantime, residents in properties close to the site including Appledore House, Woodlawn and Little Birches are experiencing unprecedented levels of surface water flooding across large parts of their rear gardens, making them effectively unusable.

This area of East Horsley is not normally subject to surface water flooding and is shown in the Environment Agency flood maps as being a 'low risk' area. However, during construction work at Greenacres large sections of hedgerows and many trees were removed by the owner, effectively clearing the rear garden of Greenacres, which was subsequently raised in height. We have no information as to exactly what materials were used to achieve this height-raising but it may well have included building rubble. In any event the outcome has apparently been to create an impermeable surface in the rear garden of Greenacres resulting in large quantities of surface water run-off being discharged into the adjacent neighbours' gardens.

In his submission to GBC of January 2025, SCC's Critical Drainage Specialist, Mike Burch, made no objections to the original planning application at Greenacres on the basis that "there is no change to the impermeable area". Unfortunately, this no longer seems to be the case.

Given the present harm suffered by the neighbours of Greenacres, we therefore object to this application for a planning variation and strongly recommend that GBC vigorously enforce the stipulated condition. However, we are sceptical the pump mechanism proposed by the applicant will be sufficient to address the surface water problems now arising at this site given the impermeable landscape created by the applicant. As such we strongly recommend GBC Planning Enforcement should review this case and take appropriate action since it may be that alternative solutions are required such as an attenuation pond or the removal of the impermeable ground cover.

[5.2 Single storey side and rear extension, first floor/roof extension, front entrance canopy, replace...](#)

Planning Application

Field Cottage, Bluebell Lane, East Horsley, Leatherhead, KT24 6RH

Ref. No: 25/P/00046

Decision: NO OBJECTION

[5.3 Proposed replacement windows and doors on the east and west elevations.](#)

Planning Application

Bluebell Cottage, Bluebell Lane, East Horsley, Leatherhead, KT24 6RH

Ref. No: 24/P/01499

Decision: NO OBJECTION

[5.4 Listed Building Consent for the replacement windows and doors on the east and west elevations.](#)

Planning Application

Bluebell Cottage, Bluebell Lane, East Horsley, Leatherhead, KT24 6RH

Ref. No: 24/P/01500

Decision: NO OBJECTION

[5.5 Erection of rear conservatory.](#)

Planning Application

10 Maple Lane, East Horsley, KT24 6FT

Ref. No: 25/P/00384

Decision: NO OBJECTION

[5.6 Change of use of building from agricultural to dwellinghouse with roof alterations to create addi...](#)

Planning Application

Drift Barn, The Drift, East Horsley, KT24 6NU

Ref. No: 25/P/00387

Decision: NO OBJECTION

[5.7 Replacement of rear conservatory.](#)

Planning Application

13 Old Lane, Ockham, Guildford, Cobham, KT11 1NW

Ref. No: 25/P/00422

Decision: NO OBJECTION

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

Chartwood, Chalk Lane, East Horsley, KT24 6TH – EHPC No Objection, GBC Approved

Ref. No: 25/P/00155
