

EAST HORSLEY PARISH COUNCIL

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Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Tuesday 16th April 2024 at 7.30pm.

Present: Robert Taylor (chair), Andrew Franklin, Hilary Gullen, Sylvia Igglesden

- 1. To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**
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 Tuesday 2nd April 2024**
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 29th April 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 to vary condition 2 \(appro...](#)

Planning Application

Ramada Jarvis Hotel, Guildford Road, East Horsley, Leatherhead, KT24 6TB

Ref. No: 24/P/00415

Decision: OBJECTION

Reason: **Unsympathetic design variation**

The approved design details for this new apartment block (20/P/01443) were very sympathetic with the adjacent Thatcher's Hotel, echoing the 'Chown style' of that 1930's hotel building. Such detailing included the selective use of latticed windows, arched tops for gable windows, prominent black timber framing, a wooden arch for the central entry door and distinctive window gables at the third level within the sloping roof. All of these have now vanished in this newly proposed planning variation.

This change has significance because of the very prominent position of the site at what is effectively the main entry into East Horsley village and the East Horsley Conservation Area. The location is marked by three significant heritage assets in close proximity: the 16th Century Duke of Wellington pub, the 19th century Horsley Towers gatehouse twin towers (probably the most photographed structure in East Horsley) and Thatcher's Hotel, built by Frank Chown who was also responsible for much of the residential development in East Horsley during the 1920's and 1930's and whose distinctive architectural style continues to define the look and feel of East Horsley village today.

The design details shown in the approved plans successfully complemented the Chown-style of the adjacent hotel building. However, what is now being proposed in the planning variation is an entirely plain urban-looking apartment block that might be seen at any location anywhere in the country. In this particular location they are out of keeping, out of character and highly inappropriate.

As such the proposed design variation will be detrimental to the local street scene at a particularly sensitive and prominent location. The new plans are therefore contrary to Design Code Policy EH-H7(a)i of the East Horsley Neighbourhood Plan, contrary to Local Plan Policy D3 on Historic Environment and contrary to Local Plan Policy D23 on Non-Designated Heritage Assets. Accordingly, we believe the application should be refused.

[5.2 Single storey rear extension.](#)

Planning Application

Lower Widgery, Heath View, East Horsley, Leatherhead, KT24 5EA

Ref. No: 24/P/00428

Decision: NO OBJECTION

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

Carrington, Pennymead Drive, East Horsley, KT24 5AH EHPC No Objection, GBC Approved

Ref. No: 24/P/00222
