

# 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 13<sup>th</sup> November 2023 at 7.30pm.

**Present:** Robert Taylor (chair), Andrew Franklin, Colin Carmichael, Hilary Cullen, Steven Punshon.  
Two members of the public attended for Item 5.2.

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. Cllr Franklin was conflicted for Item 5.2.
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 30<sup>th</sup> October 2023**  
Approved.
4. **To Approve the Date of the Next Meeting of the Committee**  
The next meeting for the Planning & Environment Committee is scheduled for **Monday 27<sup>th</sup> November 2023** 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 Proposed garage extension and part conversion to habitable accommodation, ground floor rear extension...](#)

Planning Application

Deers Leap, Pine Walk, East Horsley, Leatherhead, KT24 5AG

Ref. No: 23/P/01770

**Decision:** NO OBJECTION

#### [5.2 Proposed single storey front extension, two single storey rear extensions, roof enlargement to in...](#)

Planning Application

The Croft, Heathway, East Horsley, Leatherhead, KT24 5ET

Ref. No: 23/P/01736

**Decision:** OBJECTION

**Reasons:**

**a) Bad design**

The vertical right-hand side wall of the proposed extension, reaching up to the full ridge height of the roof, will give a very square and therefore unbalanced appearance to the frontage of this dwelling given the angled roof on the left side. This will represent bad design and have a harmful impact on the local street scene;

**b) Adverse impact on residential amenity**

The first-floor window of the new extension, positioned on the site boundary, will overlook the rear garden, terrace and rear living room of the adjacent property of Tsala, causing material loss of privacy to its residents. (NB: *There is an error in the submitted plans since the ground floor windows of this left-hand side wall have been omitted from the elevation plans.*)

#### [5.3 Demolition of existing dwelling and erection of new detached dwelling and associated landscaping ...](#)

Planning Application

Breton House, Heathway, East Horsley, Leatherhead, KT24 5ET

Ref. No: 23/P/01647

**Decision:** OBJECTION

**Reason: Excessive scale, bulk and mass**

The proposed development is excessively large in terms of scale, bulk and mass given the context of this private road at the edge of the settlement, bordering Effingham Common. We note in particular the considerable ridge height of 9.65 metres which we believe is significantly taller than other properties in this locality. This will have an adverse impact on the local street scene and not be in keeping with the character of the area.

#### [5.4 Two-storey front and side extensions, partly under cat-slide roof with rooflights, together with ...](#)

Planning Application

Forest Cottage, Forest Road, East Horsley, Leatherhead, KT24 5BB

Ref. No: 23/P/01748

**Decision:** NO OBJECTION

[5.5 Proposed erection of a two storey replacement dwelling with retention of existing garage together...](#)

Planning Application

Woodlands, The Warren, East Horsley, Leatherhead, KT24 5RH

Ref. No: 23/P/01774

**Decision:** NO OBJECTION

[5.6 Proposed loft conversion with rear dormer.](#)

Planning Application

Brackenford, Forest Lane, East Horsley, Leatherhead, KT24 5HU

Ref. No: 23/P/01783

**Decision:** NO OBJECTION

[5.7 Proposed first floor rear extension.](#)

Planning Application

Freshfields, Chalk Lane, East Horsley, Leatherhead, KT24 6TH

Ref. No: 23/P/01808

**Decision:** NO OBJECTION

[5.8 Variation of condition no 2 \(drawing numbers\) and 6 \(arboricultural method statement\) of applicat...](#)

Planning Application

Maple Tree, Woodland Drive, East Horsley, Guildford, KT24 5AN

Ref. No: 23/P/01815

**Decision:** OBJECTION

**Reason:** Over-development of plot

The proposed extension will result in significant over-development of this plot. The approved development is already of considerable scale relative to the limited plot size available within this former rear garden of the adjacent property, Trequites. The addition of a large garage to the side of the new house will take up a significant part of the remaining open space and give a congested urban appearance which is out of keeping with the character of this private road.

[5.9 New sliding gate, piers and pedestrian gates to existing driveway \(retrospective application\).](#)

Planning Application

The Copse, Ockham Road South, East Horsley, Leatherhead, KT24 6SG

Ref. No: 23/P/01839

**Decision:** OBJECTION

**Reason:** Road safety

The now installed sliding gates represent a material road safety risk given their close proximity to the public highway. The submitted plans indicate the gates are positioned some 1.75 metres away from the carriageway of Ockham Road South, which at this location is relatively narrow and has a significant bend in front of Willows, two houses south of the Copse, which limits road visibility to and from this direction.

There is insufficient space in front of the gates for an arriving vehicle to wait directly in front of them until they are opened, meaning that it will protrude out into Ockham Road South for a significant time. Even if the arriving vehicle halted on the carriageway, there will still be a significant road safety risk given the reduced visibility due to the bend.

The only safe solution is for these gates to be set further back from the highway sufficiently to allow a vehicle to stop in front of them without its rear protruding out into the highway.

[5.10 Land east and west of Hatch Lane, Ockham GU23 6NU](#)

Planning Application

Ref. No: 23/P/01607

**Decision:** OBJECTION

**Reason:** This application is premature

This application represents 10% of the larger proposed development for a new settlement of up to 2000 homes at the former Wisley airfield allocated under Site Policy A35 of the Local Plan.

The main part of the site is proposed to be developed by Taylor Wimpey with some 1730 homes as well as all of the main infrastructure to support the fully developed site, including the main access roads into and within the site. This present Harris application 23/P/01607 is entirely dependent upon Taylor Wimpey to provide all of its basic infrastructure, including vehicular access. Without Taylor Wimpey's application going ahead, the Harris application cannot proceed.

Taylor Wimpey's outline application for their part of the Wisley airfield development (22/P/01175) is presently the subject of a planning appeal with the public inquiry due to close on 1<sup>st</sup> December 2023. The timing for the planning inspector to issue her report is undefined, but it would appear likely during Q1 of 2024.

In our opinion this present application cannot realistically be determined until the appeal inspector gives her decision on 22/P/01175. As such we believe this present Harris application should be withdrawn. The alternative would be for GBC to immediately refuse the application on the grounds that access is not secured.

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

High Park, Glendene Avenue, East Horsley, KT24 5AY – EHPC No Objection, GBC Approved  
Ref. No: 23/P/00314

Carnanton Mawes, Green Dene, East Horsley, KT24 5RG – EHPC Objection, Withdrawn  
Ref. No: 22/P/00304

Greenacres, Forest Road, East Horsley, KT24 5BT – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01446

Woodland Edge, Cobham Way, East Horsley, KT24 5BH – EHPC No Objection, GBC Approved  
Ref. No: 23/P/01500

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