

EAST HORSLEY PARISH COUNCIL

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East Horsley Parish Council Planning & Environment Committee

Minutes of the Meeting of the East Horsley Parish Council Planning & Environment Committee held in the Parish Council Office on 23 June 2025 at 7.30pm.

Present: Robert Taylor (chair), Colin Carmichael, Chris Hampson, Sylvia Igglesden.
Four members of the public also attended.

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
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on 9 June 2025.**
Approved
4. **To Approve the Date of the Next Meeting of the Committee**

The next meeting of the Planning & Environment Committee will be held on 7 July at 7.30pm at the Parish Council Office, East Horsley Village Hall, Kingston Avenue, East Horsley KT24 6QT.

5. **Consideration of Applications received since last meeting: -**

Erection of a detached, two storey 4 bedroom self-build dwelling with basement parking and associ...

Planning Application

Stemming, Oakwood Drive, East Horsley, Leatherhead, KT24 6QF

Ref. No: 25/P/00767 | Received: Tue 27 May 2025 | Validated: Tue 27 May 2025 | Status: Registered

Decision: OBJECTION

Reasons:

a) Out of keeping with local character

The proposed development is fundamentally out of keeping with the local character of the area in four particular respects:

- i) The highly modernist structure proposed will be out of keeping with the character of housing currently in Oakwood Drive. Most houses in this road were built during the period 1930 - 1950 and follow the Chown style of housing seen in other parts of the village. Although each house is slightly different there is a commonality of overall design style which gives a positive and agreeable impression to Oakwood Drive as a whole. The starkly modernist design proposed for this site will be totally at odds with the existing local character.

- ii) The proposal to build a large basement area across the entire footprint of the dwelling, used for storing up to four motor vehicles and accessed by a car lift, is unique for East Horsley - as far as we are aware no other property in the village has such a feature. The insertion of this highly urban construction would therefore harm the semi-rural character of the locality.
- iii) The covered swimming pool area at the rear will protrude significantly into the back garden, well beyond the rear buildings of neighbours on either side of this house, Wolford and Hogarth, thereby also harming the local character.
- iv) The galvanized steel cladding proposed for upper-level facings will also be out of keeping with the tile hung cladding seen widely in houses along this road.

Failure to respect local character is contrary to Neighbourhood Plan policy EH-H7(a)i and to Local Plan Design Policy D1(4), providing strong grounds for refusing this application.

b) Excessive scale, bulk and mass

The total internal floor area of the property is quoted by the applicant as being 550 sq. metres. This is the size of a considerably large property on any reckoning, and almost certainly larger than any other property in Oakwood Drive. Within the context of a relatively modest plot such a large scale property must be considered highly excessive.

c) Impact on local residential amenity

The large rear balcony proposed will provide clear views over the patios and sitting areas of the adjacent neighbours at Wolford and Hogarth, adversely impacting their privacy, which is contrary to Local Plan policy Policy D5(1) on the Protection of Amenity.

d) Increased surface water flood risk

The development proposes a substantial increase in areas of hard-standing which are likely to materially increase the volume of surface water run-off from this site. No numerical details are provided with the application but from the plans submitted we estimate the total area of hard-standing will be doubled at least and potential significantly greater.

Whilst this site is classified by the Environment Agency as having a low risk of surface water flooding, there are other lower parts of Oakwood Drive which are classified as high risk. In times of heavy rainfall, surface water run-off channels down the slope of Oakwood Drive and adds to the accumulating flood water along Ockham Road North. The large increase in hard-standing areas proposed at Stemming is likely to exacerbate this flood problem further and as such the proposed plans should be refused.

Erection of a two storey side extension, single storey side and front extension together with a f...

Planning Application

Brook Cottage, Pine Walk, East Horsley, Leatherhead, KT24 5AG

Ref. No: 25/P/00808 | Received: Tue 03 Jun 2025 | Validated: Mon 09 Jun 2025 | Status: Registered

Decision: NO OBJECTION

Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (drawi...

Planning Application

Little Hatch, Forest Road, East Horsley, Leatherhead, KT24 5EY

Ref. No: 25/P/00848 | Received: Wed 11 Jun 2025 | Validated: Wed 11 Jun 2025 | Status: Registered

Decision: NO OBJECTION

Erection of a two storey side extension, single storey rear extension together with refurbishments.

Planning Application

Marchwood, High Park Avenue, East Horsley, Leatherhead, KT24 5DF

Ref. No: 25/P/00516 | Received: Wed 02 Apr 2025 | Validated: Wed 04 Jun 2025 | Status: Registered

Decision: NO OBJECTION

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

None to report