

# EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Nicholas Clemens  
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## Minutes of the East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on Monday 31<sup>st</sup> March 2025 at 7.30pm.

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

- 1. To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**  
Anna Mitchell, 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 17th March 2025**  
Approved
- 4. To Approve the Date of the Next Meeting of the Committee**  
The next meeting scheduled for the Planning & Environment Committee will be held on **Monday 14th April 2025** 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: -**

### 5.1 Two storey front extension including bay window, first floor rear/side extension over existing gr...

Planning Application

Woodhill, Farm Lane, East Horsley, Leatherhead, KT24 5AB

Ref. No: 25/P/00279

**Decision:** NO OBJECTION

### 5.2 Construction of a single storey L-shaped garden pool house and pergola positioned at the rear of ...

Planning Application

Hazel Dene, High Park Avenue, East Horsley, Leatherhead, KT24 5DD

Ref. No: 25/P/00273

**Decision:** NO OBJECTION, subject to comment

The proposed ridge height of 3.95 metres is relatively high for this outdoor facility which is not seeking approval as living accommodation. At this height this structure is likely to be visible to the owners of houses in Woodland Drive backing on to Hazel Dene, an unsightly intrusion within this rural-feeling location. Accordingly, we recommend that GBC should seek to agree a planning variation with the applicant to reduce the pool house ridge to a more acceptable height.

#### [5.3 The erection of a dwellinghouse with parking, bin and bicycle storage following demolition of the...](#)

Planning Application

Store Rear Of 4, 4 Station Parade, East Horsley, Leatherhead, KT24 6QN

Ref. No: 25/P/00316

**Decision:** NO OBJECTION

#### [5.4 Erection of an outbuilding for use as a home office/games room following removal of shed.](#)

Planning Application

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

Ref. No: 25/P/00319

**Decision:** NO OBJECTION

#### [5.5 Demolition of existing conservatory and replacement with a brick and timber orangery, like for li...](#)

Planning Application

Glendene, Glendene Avenue, East Horsley, Leatherhead, KT24 5AY

Ref. No: 25/P/00338

**Decision:** NO OBJECTION

#### [5.6 Erection of two storey rear extension following demolition of conservatory](#)

Planning Application

The Bothy, Forest Road, East Horsley, Leatherhead, KT24 5ER

Ref. No: 25/P/00337

**Decision:** NO OBJECTION

#### [5.7 Erection of a two storey, detached, self-build dwelling \(plot 44\).](#)

Planning Application

12 Chestnut Way (Plot 44), Ada Gardens, East Horsley, KT24 6PU

Ref. No: 25/P/00329

**Decision:** OBJECTION

**Reasons:**

##### **a) Excessive scale, bulk and mass**

The proposed development has a significantly greater footprint than that approved in the outline planning application 21/P/02394, and exceeds the boundaries established by that approval on all

four sides. Consequently, the proposed house is of a considerably greater scale than that approved at the outline stage. Given the very high ridge height of 9.15 metres, it is clearly anticipated that further rooms will also be added by the owner in future at the third level with the potential to turn this home into a 7-bed property. Accordingly, the scale, bulk and mass of this property will be excessive for this location.

#### **b) Failure to comply with the outline planning application**

The original masterplan approved at the outline site stage (19/P/01541) had proposed a fundamentally different layout for this part of the Ada Gardens development. The area in the south-west corner of the site was shown with five self-build houses loosely arranged at different angles and with significant open spaces between each house. Based upon the two self-build houses with planning applications now submitted, it seems that what is now being proposed instead is fundamentally different: it is a hard linear row of tall housing with minimal separation between each of them. From a distance this will appear as a single terrace block of considerable height and bulk.

#### **c) Failure to respect the transitional edge of a village settlement**

The south-west corner of the Ada Gardens site lies at the very edge of the village settlement beside an area of ancient woodland. GBC Local Plan Policy D8 in relation to developments within villages requires in Paragraph 5(b) that developments must ensure “the transitional character of edge of village/settlement areas is not lost and that hard urban forms are not introduced in semi-rural environments”. This is plainly not the case with this application.

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

Pippins, Park Corner Drive, East Horsley, KT24 6SE – EHPC Objection, GBC Refused  
Ref. No: 24/P/01507

Daimar, 18 Parkside Close, East Horsley, KT24 5BY – EHPC Objection, GBC Approved  
Ref. No: 24/P/01538

Stemming, Oakwood Drive, East Horsley, KT24 6QF – EHPC Objection, Withdrawn  
Ref. No: 24/P/01555

Honeysuckle Cottage, Honeysuckle Bottom, East Horsley, KT24 5TD – EHPC No Objection, GBC Refused

Ref. No: 24/P/01739

6 Yew Close, East Horsley, KT24 6FX – EHPC No Objection, GBC Approved

Ref. No: 25/P/00089

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