

EAST HORSLEY PARISH COUNCIL

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

Held by Video Conference on Tuesday 23rd March 2021 starting at 7.30pm.

Present: Robert Taylor (chair), Andrew Franklin, Antony Etwell, Colin Carmichael, Steven Punshon, Nicholas Clemens (Parish Clerk). One member of the public attended for Item 6.

1 To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch12, Para 40.

None

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 remotely on 8/02/2021.

None

4 To Approve the Date of the Next Meeting of the Committee

The next meeting scheduled for the Planning & Environment Committee will be on **Tuesday 6th April 2021** at 7.30pm by video conference.

5 Consideration of Applications received since the previous meeting

5.1 Proposed erection of a detached two storey four bedroom dwelling with integral garage following d...

Planning Application

Trewidland, Pine Walk, East Horsley, Leatherhead, KT24 5AG

Ref. No: 21/P/00250

Decision: NO OBJECTION

5.2 **T1 (Mature Oak) - reduce limb-length by 1.5m to minimum of 3m limb-length and remove lower epicor...**

Planning Application

11 Falconwood, East Horsley, Leatherhead, KT24 5EG

Ref. No: 21/T/00069

Decision: NO OBJECTION

5.3 **Proposed erection of an attached single garage and conversion of existing garage to habitable acc...**

Planning Application

Saulire, Guildford Lodge Drive, East Horsley, Leatherhead, KT24 6RJ

Ref. No: 21/P/00097

Decision: NO OBJECTION

5.4 **Single storey front extension and full roof replacement to provide first floor accommodation, cha...**

Planning Application

Ray-Mar, Forest Road, East Horsley, Leatherhead, KT24 5ES

Ref. No: 21/P/00462

Decision: NO OBJECTION

5.5 **Alteration to roof over conservatory and rear extension.**

Planning Application

24 The Ridings, East Horsley, Leatherhead, KT24 5BN

Ref. No: 21/P/00448

Decision: NO OBJECTION

5.6 **Proposed erection of a sales pod for a temporary period of 18 months and formation of four parkin...**

Planning Application

Land rear of Chicane and Quintons, Ockham Road North, East Horsley, KT24 6PU

Ref. No: 21/P/00494

Decision: OBJECTION

Reasons:

a) Adverse impact on Street Scene

The proposed "Sales Pod" will be situated in a highly visible location very close to the village centre of East Horsley, with a busy pedestrian entrance leading to Horsley Station just a few metres away. This temporary structure of considerable size, being 14 metres long and 3.8 metres high, will be visually very intrusive and have a significant detrimental impact on the local street scene in a location that is passed by hundreds of pedestrians every day. Given that the Lollesworth Fields site

is over 5 hectares in size, it would not seem to be impossible for a location to be found on the site for this “Sales Pod” which is somewhat less visually intrusive for the passing public.

b) Adverse impact on the setting of a listed building

Directly opposite the proposed position of the “Sales Pod” are two Grade II listed structures, the Malt House walls and the Little Malt House. Given this proximity, such a large and unsightly structure as the proposed “Sales Pod” will inevitably have an adverse impact on the setting of these listed structures.

c) Prematurity

The Lollesworth Fields development has to date received outline planning consent for “access only”. No detailed plans for this development have yet been submitted, nor any Site Management Plan provided for the site, including details of how the building work will be screened at this sensitive village centre location. In our opinion, seeking permission for a “Sales Pod” at the very front of the site before such plans have been submitted is highly premature, since the proposed application can only be properly assessed once a full planning application for the site as a whole has been made.

5.7 Variation of condition 2 (drawing numbers) of planning application 18/P/01335 approved 24/08/2018.

Planning Application

Bramble Cottage, Ockham Road North, East Horsley, Leatherhead, KT24 6NT

Ref. No: 21/P/00504

This item is deferred until the next Planning Committee

5.8 Proposed creation of an access ramp to the rear and changes to fenestration.

Planning Application

10 Station Parade, East Horsley, Leatherhead, KT24 6QN

Ref. No: 21/P/00569

Decision: NO OBJECTION

6. **Construction of one additional storey on the existing dwelling**

Permitted Development Prior Approval

Carnanton Mawes, Green Dene, East Horsley, Leatherhead, KT24 5RG

Ref. No: 21/W/00027

Decision: OBJECTION

Reasons: Impact on the amenity of the adjoining premises due to:

a) Overlooking

The proposed development will result in a dwelling with a ridge height of 9.495m which will make it into one of the tallest houses in all of East Horsley. With three large rear bedroom windows on the first floor, this considerable height will result in very clear overlooking of the rear gardens of both immediate neighbours, Russets on the left and Springfold Cottage on the right. It will also give direct views into the rear garden of the house at the back of the site, Timberlee in Rowbarns Way - due to limited screening between the two properties anyone looking out of the new bedroom windows of the enlarged Carnanton Mawes house will enjoy a birds-eye view over the Timberlee's rear garden and its swimming pool.

b) Loss of privacy

As a result of the overlooking described in (a) above, the residents living in each of these three properties will suffer a significant loss of privacy from the proposed development.

There is a material adverse impact on the amenity of three adjoining premises due to overlooking and loss of privacy. Accordingly, as stipulated under the General Permitted Development Act 2020, Condition 3(a).i, we request that GBC should REFUSE prior approval for this proposed Permitted Development.

We also note that in the event this Permitted Development should be approved it would result in an approximately 100% increase in the floor area of this particular Green Belt dwelling, an interesting outcome in the context of NPPF Paragraph 145 which restricts disproportionate additions to properties within the Green Belt.

7. Recent GBC decisions

Woodside, The Highlands, East Horsley, KT24 5BG EHPC Objection GBC Approved
20/P/02174

Drift Golf And Country Club, East Horsley, KT24 5HD EHPC No Objection GBC No Objection
21/CON/00014

High Park, Glendene Avenue, East Horsley, KT24 5AY EHPC No Objection GBC Approved
21/P/00106

Banchory, Woodland Close, East Horsley, KT24 5AR EHPC No Objection GBC Approved
21/T/00020

Wildcroft, Farm Lane, East Horsley, KT24 5AB EHPC No Objection GBC Approved
21/P/00112

10 Station Parade, East Horsley, KT24 6QN EHPC No Objection GBC Withdrawn
20/P/01988