

**Members of the West Horsley Parish Council Planning & Environment Committee,**

You are hereby summoned to attend the Meeting of the West Horsley Parish Council Planning & Environment Committee to be held on **Monday 22<sup>nd</sup> April at 5pm in the Rubin Room, West Horsley Village Hall**, where the following business will be transacted. Apologies with reason must be given to the Deputy Clerk in writing.

Please note that members of the public and press are invited to be present at the meeting. Please notify the Deputy Clerk by 12pm on 22<sup>nd</sup> April 2024 if you would like to attend. Any questions for the Planning Committee should be sent to the Deputy Clerk no later than 12.00pm on 22<sup>nd</sup> April 2024.

**AGENDA**

24.PE.053 **Apologies for Absence:** To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.

24.PE.054 **Declarations of Interest:** Declaration of Interests by Councillors on any of the agenda items.

24.PE.055 **To approve the Minutes of the last Planning Committee Meeting** held on 26<sup>th</sup> March.

**Public Forum** – at the Chairman’s discretion the meeting may be briefly adjourned to allow visitors to comment or ask questions on relevant matters on the agenda. Each speaker may have up to 3 minutes to speak.

24.PE.056 **Significant Correspondence** received since last planning committee meeting held on 26<sup>th</sup> March.

24.PE.057 **Consideration of applications** received since last planning committee meeting held on 26<sup>th</sup> March:

- a) **Planning Application: 24/P/00298: Grove Fruit Farm, Epsom Road**  
Variation of condition 2, 3, 4, 5, 6, 9 and 10 of planning permission 22/P/01965 approved 13/04/2023 for conversion of barn to residential use. Variation in external ground levels to maintain a level floor level in the main barn. Roofing material variations from the existing shingles & metal to cedar shingles. Various glazing changes as illustrated on updated plans & elevations P101-105. Style of windows updated to from modern casement to Crittall style framed windows. Variations to the elevation treatments as illustrated on the updated elevations P104 & P105.
- b) **Planning Application: 24/P/00416: Oak Tree Corner, Silkmore Lane**  
Proposed front porch, single storey side and rear extensions, raising the roof including five dormers and seven rooflights, and changes to fenestration (amended scheme following refused 23/P/01105)
- c) **Planning Application: 24/P/00464: 48 Northcote Crescent**  
First floor extension over existing garage/family room, single storey rear extension together with alterations to front elevation.
- d) **Planning Application: 24/P/00474: Agricultural buildings, Wix Hill, Epsom Road**  
Erection of 3no. new dwellings with associated landscaping, parking and vehicular access following demolition of the existing agricultural buildings on the site.
- e) **Planning Application: 24/P/00520: Sheepleas House, Epsom Road**  
Erection of 5 detached dwellings with associated access, parking and landscaping
- f) **Discharge of Conditions: 23/D/00035/4: Manor Farm, East Lane**  
Discharge of Condition 21 (SANG Mitigation) of planning permission 20/P/02067 approved 15/02/2022

- g) **Discharge of Conditions: 23/D/00121/2: 87 The Street**  
Discharge of Condition 15 (Landscape plan) of planning permission 22/P/01293 approved 20/2/2023
- h) **Discharge of Conditions: 24/D/00043: The Paddock, Wix Hill**  
Discharge of Condition 4 (Charging Point) & 5 (Bicycle Storage) of planning permission 23/P/01204 approved 26/10/2023
- i) **Discharge of Conditions: 23/D/00035/3: Manor Farm, East Lane**  
Discharge of Condition 32 (Drainage Verification) of planning permission 20/P/02067 approved 15/02/2022
- j) **Certificate of Lawfulness: 24/P/00258: 28 The Street**  
Certificate of lawfulness for proposed development to establish whether the solar panels to the south facing garage roof would be lawful
- k) **Treeworks: 24/T/00091: 4 Walnut Tree Gardens**  
(T1) Leylandi- Fell, replacing with red robin. West Horsley conservation area.
- l) **Treeworks: 24/T/00092: Willow Pond, Silkmore Lane**  
(T1) Oak -2m reduction of the overall crown with balanced reduction. TPO 8 of 2013
- m) **To determine if prior approval required: 24/W/00026: Blakes Lane Farm, Blakes Lane, East Clandon**  
Application to determine if prior approval is required under Schedule 2 Part 6 class E (Agricultural and Forestry) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for an access track to a new agricultural building

24.PE.058 **Decisions Reported by Guildford Borough Council** between 21<sup>st</sup> March 2024 to 17<sup>th</sup> April 2024  
(Appendix 1)

24.PE.059 **Appeals Open and Closed as of 17<sup>th</sup> April 2024:** (Appendix 1)

24.PE.060 **Enforcements Open and Closed at 1<sup>st</sup> April 2024:** (Appendix 2)  
To consider and agree any further action in respect of Open and Closed Enforcements.

24.PE.061 **Local Plan Update:**

- a) Site A36 – Land at, and to the rear of, Bell & Colvill, West Horsley
- b) Site A37 – Land to the West of West Horsley (Manor Wood)
- c) Site A39 – Land to the North of West Horsley (Waterloo Farm Area)
- d) Site A38 – Land near Horsley Railway Station, Ockham Road North, East Horsley (Lollesworth Fields)

24.PE.062 **Special Projects:**

- Site A35 – Wisley Airfield
- Surrey Hills National Landscape

24.PE.063 **To agree any requirement for external advice in relation to applications considered**

24.PE.064 **To approve the date of the next meeting of the Planning Committee:**  
Wednesday 22<sup>nd</sup> May at 4pm in the Rubin Room, West Horsley Village Hall

Meeting agendas and minutes are available on the WHPC website and village noticeboards.  
Minutes are also available in the WHPC folder at East Horsley Library.

Signed: Karen Young, Deputy Clerk to the Parish Council, 17<sup>th</sup> April 2024  
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