

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

You are hereby summoned to attend the Meeting of the West Horsley Parish Council Planning Committee to be held on **27 March at 7.30pm 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. It would be helpful if you could notify the Deputy Clerk at [deputyclerk@westhorsley.info](mailto:deputyclerk@westhorsley.info) by 12pm on 27 March if you would like to attend or submit any questions for the Planning Committee on any items detailed in the agenda.

**AGENDA**

25.PE.040 **Apologies for Absence:** To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.

25.PE.041 **Declarations of Interest:** Declaration of Interests by Councillors on any of the agenda items.

25.PE.042 **To approve the Minutes of the last Planning Committee Meeting** held on 27 February.

**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.

25.PE.043 **Significant Correspondence** received since planning committee meeting on 27 February.

24.PE.044 **Consideration of applications** received since planning committee meeting on 27 February:

- a) **Planning Application: 24/P/01009: The Barn At, Hornbeam, 174 The Street**  
Extension and alteration of existing annex, garage and store to create a single storey dwelling including conversion of roof space to habitable accommodation with two rear dormers, changes to fenestration and including construction of new access to existing dwelling
- b) **Planning Application: 25/P/00241: 79 Northcote Crescent**  
Part single-storey and part two-storey rear extension together with conversion of loft space to habitable accommodation with front and side rooflights, two pitched-roof rear dormer windows and changes to fenestration and proposed outbuilding to rear garden
- c) **Planning Application: 25/P/00211: Manor Farm, East Lane**  
Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 6 (Approved Drawings) to add roof coverings and an acoustic barrier along the south-west boundary of planning permission 22/P/01023, approved on 31/08/2022 for Variation of conditions 4 (outline application - drawing numbers) and 6 (full planning application - drawing numbers) of planning permission 20/P/02067, approved on 15/02/2022, to allow for a revised location of the proposed substation.
- d) **Planning Application: 25/P/00321: Wren Cottage, Silkmore Lane**  
Proposed part single, part two storey rear extension, single storey side extension, partial garage conversion to habitable accommodation, repositioning of front entrance and changes to fenestration following demolition of conservatory and side garage

- e) **Planning Application: 25/P/00305: Land at Wisley Airfield, Hatch Lane, Ockham**  
Reserved Matters Application for details of access, appearance, landscaping, layout, and scale (pursuant to Condition 39 of the Outline permission 22/P/01175) of Phase 3: Neighbourhood 1 (NH1) and Phase 4 (INF1c). Phase 3 comprises 459 dwellings (Residential (Class C3), a Commercial unit (Class E), a Secondary Mobility Hub, and the western section of Stratford Park. Phase 4 comprises the Sustainable Movement Corridor through Phase 3 (NH1). The outline application 22/P/01175 included an Environmental Impact Assessment. This Application is accompanied by an Environmental Statement Compliance Note for the purposes of the Environmental Impact Assessment under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (As Amended).

25.PE.045 **Consideration of other Applications** validated since planning committee meeting on 27 February (Appendix 1)

25.PE.046 **Consideration of Decisions Reported by Guildford Borough Council** between 22 February and 21 March (Appendix 2)

25.PE.047 **Consideration of Appeals Open and Closed as of 21 March 2025** (Appendix 2)

25.PE.048 **Local Plan Update:**

- a) Site A37 – Land to the West of West Horsley
- b) Site A39 – Land to the North of West Horsley
- c) Site A38 – Land near Horsley Railway Station, Ockham Road North, East Horsley

25.PE.049 **Special Projects Update:**

- Site A35 – Former Wisley Airfield
- Surrey Hills National Landscape

25.PE.050 **To agree any requirement for external advice in relation to applications considered.**

25.PE.051 **Land Use Consultation**

To agree responses to the Government's consultation on a new strategic approach to managing land use in England

25.PE.052 **Date of Next Meeting:**

**To note that the next Planning Committee meeting will be on Thursday 24 April 2025 at 7.30pm,** in the Rubin Room at West Horsley Village Hall.

Meeting agendas and minutes are available on the WHPC website and village noticeboards.

Appendices are available on the website or please contact the Deputy Clerk to obtain electronic or hard copies.

Minutes are also available in the WHPC folder at East Horsley Library.

Signed: Karen Young, Deputy Clerk to the Parish Council, 21 March 2025

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