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**MEETING OF WEST HORSLEY PARISH COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held on Thursday 28th April 2022**

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|  | **Present** Chairman, Cllr G Murray; Cllrs E Best, C Young, F King; J McKenzie, Deputy Clerk.  |
| 22.025 | **Apologies**Cllr Padfield Wilkins |
| 22.026 | **Declarations of Interest**Cllr Young: declared an interest in her role as Borough Councillor for Clandon & Horsley and as Sub on GBC Planning Committee.J McKenzie: IRO 17 Heatherdene Application. |
| 22.027 | **Minutes of the last Planning Committee Meeting** held 28th March 2022, approved and signed. |
| 22.028 | **Consideration of Applications Received Since the Previous Meeting**:1. Two storey front entrance extension and changes to appearance.

Planning Application – Two Beeches, Shere RoadRef: 22/P/00413**NO COMMENT**1. Two storey side extension, single storey rear.

Planning Application – 34 Nightingale CrescentRef: 22/P/00328**COMMENT ON SIGNIFICANT INCREASE IN FOOTPRINT OF PROPERTY**1. Part existing, part proposed garden outbuilding, pool plant, pool and paving.

Planning Application – Stable Rise, Wix HillRef: 22/P/00500**OBJECTION** 1. Two storey front and side extension, conversion of roof space and rear dormer.

Planning Application – Hawthorns, Nightingale AvenueRef: 22/P/00486**NO OBJECTION**1. Single storey rear, first floor rear dormer, front porch and changes to the roof.

Certificate of Lawfulness – 120 The StreetRef: 22/P/00419**NO COMMENT**1. Single storey side extension following demolition of garage.

Certificate of Lawfulness – Leas View, Epsom RoadRef: 22/P/00167**NO COMMENT**1. Conversion of agricultural building into three dwellings with associated building works.

Prior Notification – Agricultural building, Wix Hill, Epsom RoadRef: 22/W/00039**NO COMMENT**1. Removal of false garage doors and replacement with window.

Non-material Amendment - 17 Heatherdene, West HorsleyRef: 22/N/00032**NO COMMENT** |
| 22.029 | **Enforcements Open and Closed at 1st April 2022** |
| 22.030 | **Recent Guildford Borough Council Decisions**:* Dovedale, Long Reach – WHPC no objection, GBC approved. Ref: 21/P/02336
* Hillside Manor – Discharge of Cond – WHPC n/a, GBC approved. Ref: 21/D/00086/1
* Britains Farm – Discharge of cond 3&4 – WHPC n/a. GBC approved. Ref: 20/D/00160/3
* 17 Heatherdene, Non-material amendment – WHPC n/a, GBC approved.Ref: 22/N/00032
* Cranmore School – WHPC no objection, GBC approved. Ref: 21/P/02231
* Ripley Lane, Communication Mast – WHPC objection, GBC approved. Ref: 21/P/02373
* Silkmore – Discharge of Cond – WHPC no comment, GBC approved. Ref: 22/D/00036
* Meadow Cottage, Wix Hill – WHPC no comment, GBC part approved/part refused. Ref: 20/D/00030
* Round Tree Farm - Prior notification – WHPC no comment, GBC approved. Ref: 22/W/00007
* Silkmore – Variation of cond – WHPC no objection, GBC approved. Ref: 21/P/02460
* Land Adjacent to Wix Hill Stables – WHPC no objection, GBC approved. Ref: 21/P /00710
* 82 The Street – WHPC objection, GBC approved revised elevations. Ref: 21/P/02543
* Manor Farm – Discharge of Cond. 15, 41 – GBC approved. Ref: 22/D/00024, 24/1
* Manor Farm – Discharge of Cond 30 – GBC refused. Ref: 22/D/00024/3
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| 22.031 | **Local Plan Update:** |
|  | 1. Site A36 – Land at, and to the rear of, Bell & Colvill, West Horsley

No update.Site A37 – Land to the West of West Horsley (Manor Farm)Meeting with Thakeham Site Management Team early May. Minutes will be uploaded to WHPC website.1. Site A39 – Land to the North of West Horsley (Waterloo Farm Area)

No news re Persimmon application.Oaklands Farm development –no update.Site A38 – Land near Horsley Railway Station, Ockham Road North, E Horsley (Lollesworth Fields).Meeting with Taylor Wimpey, EHPC and WHPC took place, revised submission going to GBC and community engagement to commence.1. Site A35 – Former Wisley Airfield, Ockham

Community Consultation event took place in April.Planning Committee have received approval to engage Planning Expert in anticipation of application. |
| 22.032 | **Other Matters****Windfall Developments:**1. Britains Farm

Cllr Murray in communication with developer re changes to layout. 1. Silkmore

Site completed and properties now occupied.1. Champneys Cottage

Site works nearing completion, residents moving in. Deputy Clerk in communication with developer re repairs to bridleway. 1. Goodhart Rendell Hall and Land

Development progressing. Councillors liaising with GBC and Surrey CC re Transport Management Plans.1. 164 The Street

Appeal refused.1. 168 The Street

Plans for one dwelling to be submitted to GBC imminently.1. Bell & Colvill Showroom

Await GBC response. **Projects**:1. Listing of the Pump Station

Application submitted to Historic England for Listed status. Await response.1. Planning Application Stats

Cllr Best requested slides for the Annual Parish Meeting.1. Planning Web Pages Updates

To be updated monthly by Deputy Clerk, post Planning Committee meeting.  |
| 22.033 | **Ripley Lane Meadows Dog Walking Facility.**Deputy Clerk to submit enforcement notice re use of agricultural area for business.Appeal application currently awaiting assignment to an officer. Official notice to follow in due course. |
| 22.034 | **20 The Street – Scheme Planting.**Portuguese Laurels not on agreed planting list. Enforcement notice to be reported. |
| 22.035 | **Planning Application Stats –** GM to produce stats for APM**.** |
| 22.036 | **Horsley Meadows –** Meeting with Surrey Wildlife Trust to discuss change of location for kissing gate and community involvement with maintenance and improvement projects. Deputy Clerk to liaise with Climate Change Task Group volunteers and local schools re upcoming SWT events. SWT not keen to move kissing gate or put in additional fencing.  They did agree to consider further hedgerow planting to bolster the area around the Kissing Gate. (CY to contact Tom Childs, GBC SANGs Officer for advice). |
| 22.037 | **Date of Next Meeting:**Tuesday 31st May at 7pm in the Cedar Room, West Horsley Village Hall, The Street, West Horsley. |
|  | The meeting was closed at 8.15pm. |