

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Monday 29th July at 7pm in the Rubin Room, West Horsley Village Hall

Present Cllr Murray, Cllr King, Cllr Mattock, Cllr Skinner, Deputy Clerk K Young, two residents

24.PE.093 **Apologies for Absence:** Cllr Rogers

24.PE.094 **Declarations of Interest:** Cllr King in respect of 24.PE.096h) 24/P/01015 Green Mead, Silkmore Lane

24.PE.095 **Minutes of the last Planning Committee Meeting** held 24th June 2024 were approved and signed.

Public Forum:

Two residents attended the meeting in respect of item 24.PE.096f) 24/P/00520: Sheepleas House, Epsom Road where revised plans have been submitted. Concerns were voiced in respect of this application setting a precedent, the negative impact on traffic flow on A246 (particularly when refuse bins are emptied), boundary treatments and noise pollution. Cllrs also provided factual information on the planning process.

24.PE.096 **Significant Correspondence:**

- Residents have raised concerns regarding the impending installation of the 2 padel courts in Manorwood which were approved under 22/P/01023 in respect of potential noise pollution – see update under 24.PE.101 a) Site A37.
- Update from GBC Planning Enforcement in respect of EN/24/00218. This case has now been closed as a new planning application has been submitted: 24/P/01015 (24.PE.096 h)
- Following a report to Network Rail, a culvert under the railway line which allows surplus water to flow northwards into the ancient woods adjoining Ada Gardens development site has been unblocked. However, a resident has highlighted that there are additional culverts needing attention so Deputy Clerk has requested that Network Rail undertake a survey of all the culverts along that stretch to undertake any necessary maintenance/clearing.
- Residents have reported early morning noise from construction work being undertaken at The Raleigh School. Deputy Clerk has contacted the caretaker requesting that workers are considerate to neighbours and do not commence work before 8am.

24.PE.097 **Consideration of applications received since the previous planning committee meeting** held on 24th June.

- a) **Planning Application: 24/P/00974: 23 Nightingale Crescent**
WHPC Response: No Objections
- b) **Planning Application: 24/P/00985: Dambrezi, Shere Road**
WHPC Response: No Objections
- c) **Planning Application: 24/P/01009: The Barn at, Hornbeam, 174 The Street**
WHPC Response: Objection
- d) **Application under section 73 of the Town and Country Planning Act 1990 (as amended):**
24/P/01013: Hillside Manor, Shere Road
WHPC Response: No Objections

Signed by the Chairman as a true and accurate record: _____

Date: _____

- e) **Planning Application: 24/P/01033: 8 The Street**
WHPC Response: No Objections
- f) **Planning Application: 24/P/00520: Sheepleas House, Epsom Road (revised plans)**
WHPC Response: Objection
- g) **Application under section 73 of the Town and Country Planning Act 1990 (as amended): 24/P/01063: Stumps Grove Farm, Whitehill Lane**
WHPC Response: Objection
- h) **Planning Application: 24/P/01015: Green Mead, Silkmore Lane**
WHPC Response: No Objections but comment requesting contractors show consideration with regards to noise and working hours.
Cllr King left the room whilst the remaining Councillors considered and agreed their response.

24.PE.098 **Consideration of Other Applications:** (Appendix 1) No Comments

24.PE.099 **Decisions Reported by Guildford Borough Council between 18th June 2024 to 23rd July 2024**
(Appendix 2) No comments

24.PE.100 **Appeals Open and Closed as of 23rd July 2024:** (Appendix 2) No comments.

24.PE.101 **Local Plan Update:** Nothing to report

a) Site A37 – Land to the West of West Horsley: Cllr Murray and Deputy Clerk had a meeting with Thakeham on 11th July. The concerns regarding noise levels from the padel courts were raised and residents (see significant correspondence) were updated. Thakeham are still responsible for the maintenance of Ben’s Wood until the final transfer date is agreed. Steady progress is being made and the development site should be completed by Summer 2025. Overflowing dog waste bins were reported to GBC to empty and were subsequently emptied.

b) Site A39 – Land to the North of West Horsley: No update

c) Site A38 – Land near Horsley Railway Station, Ockham Road North, East Horsley: Taylor Wimpey provided a response to matters raised during the meeting last month with regards to drainage ditches, deer fencing and boundary fences with adjacent residents. Concerned residents have been updated. Further investigation is now being undertaken with SCC relating to drainage ditches and with Network Rail regarding culvert maintenance.

24.PE.102 **Special Projects:**

- **Site A35** – Land at Wisley Airfield, Hatch Lane, Ockham (including Land adjacent to Ockham Lane, Ockham & Land at Bridge End Farm, Ockham): S.288 papers have been filed to request a Judicial Review following the decision in APP/Y3615/W/23/3320175 where the planning application was allowed.

- **Surrey Hills National Landscape:** a partial decision has been reached by Natural England and can be viewed via the following link: [Surrey Hills Area of Outstanding Natural Beauty Boundary Variation Project - Defra - Citizen Space](#) There are locations which still need to be considered (not in West Horsley) which should take place in August. A second consultation will then need to be undertaken which is anticipated to be launched in September 2024 and will last for 12 weeks.

24.PE.103 **To agree any requirement for external advice in relation to applications considered:**
None

Signed by the Chairman as a true and accurate record: _____
Date: _____

- 24.PE.104 **To consider Guildford Borough Council's Draft Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document (SPD) 2024 and agree any comment(s) to be submitted:** Cllrs had considered the draft planning document and agreed that no comment was required.
- 24.PE.105 **To consider a pre-application policy for West Horsley Parish Council and make recommendations for Full Council to consider:** It was agreed that it would be useful to have pre application guidance notes as this would make it clear what promoters/developers could expect from the Parish Council and also detail the procedures to follow when presenting at a Full Council meeting. Deputy Clerk to draft guidelines for circulation and consideration by the Planning Committee.
- 24.PE.106 **Following approval by Full Council at their meeting on 16th July, to consider details of Article 4 Direction.** Cllrs discussed and agreed what information needs to be covered by the Article 4 Direction request. Deputy Clerk to draft letter and circulate to Cllrs for approval before passing to Ockham Parish Council for their consideration.
- 24.PE.107 **Date of the Next Meeting Agreed: Monday 2nd September at 7pm in the Rubin Room, West Horsey Village Hall.** Due to a change in circumstances, the remaining meetings for 2024 will need to be re-arranged. Deputy Clerk to review availability of the Rubin Room (WHVH) and re-arrange meetings as appropriate.
Meeting Closed: 8.00pm

Appendices are available on the WHPC website: www.westhorsley.info
Electronic or hard copies of the appendices and the Parish Council's objections can be requested from the Deputy Clerk at: deputyclerk@westhorsley.info

Signed by the Chairman as a true and accurate record: _____
Date: _____