

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Monday 2nd September at 7pm in the Rubin Room, West Horsley Village Hall

Present Cllr King, Cllr Mattock, Cllr Skinner, Deputy Clerk K Young

24.PE.108 **Apologies for Absence:** Cllr Murray, Cllr Rogers

24.PE.109 **Declarations of Interest:** Cllr King in respect of 24.PE.111 relating to 24/P/01015.

24.PE.110 **Minutes of the last Planning Committee Meeting** held 29th July 2024 were approved and signed.
Public Forum: None

24.PE.111 **Significant Correspondence:**

- Residents disturbed by construction noise at the Raleigh School outside of recognised working hours on the weekend. WHPC corresponded with contractors who issued an apology and confirmed that recognised hours would be strictly kept. Concerns also raised that the correct planning approval had not been obtained. It has been advised that the work being done is covered by permitted development rights (which for schools was altered in April 2021) and therefore planning approval is not required.
- 24/P/01009 Disappointment expressed by applicant who was unable to address the Planning Committee at their last meeting as the date had to be changed at short notice. The Committee can only meet if the required quorum of 3 Councillors and the Deputy Clerk can be met in accordance with standing orders. Additional wording has been added to the WHPC website to encourage anyone wishing to attend a meeting to inform the Deputy Clerk who can then update if a meeting is altered.
- Residents sought advice regarding a tree causing damage to a neighbour's property. GBC's Arboriculturalist met with the residents to inspect the tree and provide advice.
- 24/P/01015: Concerns raised regarding noise nuisance and the impact of construction work severely affecting the health and wellbeing of elderly residents. The Parish Council are not permitted to report noise nuisance on behalf of residents. Residents can report noise nuisance online direct to GBC via the following link: [Report a noise nuisance - Guildford Borough Council](#) The Parish Council can support where there are breaches of planning approval. Approval of planning applications and any conditions to be imposed on a planning application can only be done by GBC in accordance with planning policy.
- Grass verges along East Lane damaged by parked vehicles (predominantly where building work is taking place). Reported to SCC requesting for the verges to be reinstated following completion of the work.
- Flood Forum: the next meeting is to be held on Friday 20th September at East Horsley Village Hall. This will be attended by West Horsley PC and neighbouring parish councils to discuss ongoing flood issues and to share information/strategies to resolve them.
- Article 4 Request on behalf of West Horsley and Ockham PCs has been submitted to GBC.

24.PE.112 **Consideration of applications received since the previous planning committee meeting** held on 29th July 2024

a) **Planning Application: 24/P/01151: The Wheelhouse, Hall, East Lane**

b) **Planning Application: 24/P/01152: St Mary's Church, Epsom Road**

In view of the significance to the village of these 2 planning applications, they will be considered at the Full Council Meeting on Tuesday 17th September.

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

Date: _____

c) **Planning Application: 24/P/01178: 8 Woodside**
WHPC Response: No objections but comment submitted requesting the distance of the side extension is a minimum of 1 metre from the boundary with neighbours.

d) **Planning Application: 24/P/01197: 19 East Lane**
WHPC Response: Objection

24.PE.113 **Consideration of Other Applications:** (Appendix 1)

24.PE.114 **Decisions Reported by Guildford Borough Council between 24th July 2024 to 27th August 2024**
(Appendix 2)

24.PE.115 **Appeals Open and Closed as of 27th August 2024:** (Appendix 2)

24.PE.116 **Local Plan Update:** Nothing to report

a) **Site A37** – Land to the West of West Horsley: Site Celebration took place on 21st August and was attended by Cllrs. King and Mattock. There are ongoing discussions regarding concerns of potential noise nuisance arising from use of the padel courts.

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: Ongoing investigations into the drainage ditch network and flooding from surplus surface water. This is currently being considered by SCC Flood Team.

24.PE.117 **Special Projects:**

• **Site A35** – Land at Wisley Airfield, Hatch Lane, Ockham (including Land adjacent to Ockham Lane, Ockham & Land at Bridge End Farm, Ockham): Request for a Judicial Review still under consideration.

• **Surrey Hills National Landscape:** The 2023 Boundary Review consultation presented the opportunity to include additional land (Land in East Hampshire). Under the Countryside and Rights of Way Act 2000, a second statutory and public consultation will be launched in the week commencing 16th September 2024 (for 12 weeks) to consider additions and deletions to the proposed extension areas.

24.PE.118 **To agree any requirement for external advice in relation to applications considered:** None

24.PE.119 **To consider the Government consultation on proposed changes to the NPPF (National Planning Policy Framework) and agree recommended responses for consideration and approval by Full Council** (Appendix 3). In view of the size and complexity of the consultation and the time constraints of the meeting, it was agreed that Councillors would consider responses to the proposed changes and submit their answers to the Deputy Clerk to collate for approval by the Full Council at their next meeting on 17th September.

24.PE.120 **To consider and agree the proposed guidelines document in relation to Pre-Application Discussions relating to a planning proposal for submission to Full Council for approval (Appendix 4).**

The guidance document was agreed by Councillors. This will be submitted to the Full Council for approval.

24.PE.121 **Date of the Next Meeting Agreed:** Thursday 26th September at 7.30pm in the Rubin Room, West Horsley Village Hall.

Meeting Closed: 7.55pm

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: _____