

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 5 December at 7.30pm in the Rubin Room, West Horsley Village Hall

Present Cllr Murray; Cllr King; Cllr Rogers; Cllr Skinner; Deputy Clerk K Young; 2 residents

24.PE.162 **Apologies for Absence:** Cllr Mattock

24.PE.163 **Declarations of Interest:**

Cllr King: Non-pecuniary interest in respect of 24.PE.165 a): 24/P/01633 The Old School House

Cllr Rogers: Non-pecuniary interest in respect of 24.PE.166: 24/P/01626 Glenview

24.PE.164 **Minutes of the last Planning Committee Meeting** held 14 November 2024 were approved and signed.

Public Forum:

The attending residents addressed the Committee in respect of 24.PE.165 d) and 24.PE.166. These 2 items were brought forward. The Chair reiterated that the Parish Council can only consider planning applications in respect of planning policies e.g. the National Planning Policy Framework, Guildford Local Plan and West Horsley Neighbourhood Plan. It was confirmed that these 2 sites are not allocated sites under the Local Plan.

There were a number of concerns raised including the accumulative effect of these 2 proposals as well as the application for a new church centre at St Mary's Church on infrastructure, A246 traffic and potential difficulties safely entering/exiting both sites, loss of amenity and privacy for neighbouring properties, the potential adverse harm to the adjacent Grade II listed building (Polepit Cottage). The need for age restricted housing in the area was also challenged. The additional traffic is of great concern especially with the increase in traffic recently due to the ongoing construction work being undertaken on the A3/M25. It would be necessary for WH Place to comment upon any covenants in place on either site.

24.PE.165 **Consideration of applications received since the previous planning committee meeting** held on 14 November:

a) **Planning Application: 24/P/01633: The Old School House, Tintells Lane**

WHPC Response: No objection but comment relating to logistic considerations to be strictly controlled to ensure that all properties in Tintells Lane have access at all times.

b) **Planning Application: 24/P/01585: West Horsley Place**

WHPC Response: No objections

c) **Planning Application: 24/P/01649: Weddington, Fairwell Lane**

WHPC Response: No objections

d) **Planning Application: 24/P/00520: Sheepleas House, Epsom Road**

WHPC Response: Objection reiterated

e) **Planning Application: 24/P/01708: 91 East Lane**

WHPC Response: No Objections if the 45 degree rule in respect of the adjoining property has been complied with as this is not shown on the submitted plans.

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

Date: _____

24.PE.166 **To consider and agree recommendations to present to Full Council in respect of planning application 24/P/01626 Glenview, Epsom Road**

The recommendation is to object. In addition to the points covered under the Public Forum, the scale of the proposal is not transitional from the settlement to the Green Belt as required by WHNP3 and in the light of the imminent changes to the Surrey Hills National Landscape boundary. It was however stated that there are residents who support the proposal. All residents are reminded that they can submit a response (support or objection) to a planning application but must consider planning policy. Guildford Borough Council provide guidance on planning at: www.guildford.go.uk/planning
Planning and building control - Guildford Borough Council

24.PE.167 **To consider and agree any further action relating to 22/P/01538 Land at Ockham Road, West Horsley KT24**

The Parish Council have previously submitted an objection to this application. It is noted that the Environment Agency do not support the application based on the information submitted to date. Revised plans are being submitted early next year. It was agreed that it would be premature to consider and/or seek external advice prior to consideration of the revised plans.

24.PE.168 **To agree any requirement for external advice in relation to applications considered: None**

24.PE.169 **Date of the Next Meeting:** It was agreed that a meeting on 12 December was no longer required and therefore the next meeting is **Thursday 9 January 2025 at 7.30pm** in the Rubin Room, West Horsey Village Hall.

Meeting Closed: 8.28pm

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: _____