

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 **Thursday 19 March 2026 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-pc.gov.uk by 1pm on 19 March if you would like to attend or submit any questions for the Planning Committee on any items detailed in the agenda.

AGENDA

26.PE.036 **Apologies for Absence:** To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.

26.PE.037 **Declarations of Interest:** Declaration of Interests by Councillors on any of the agenda items.

26.PE.038 **To approve the Minutes of the last Planning Committee Meeting** held on 19 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.

26.PE.039 **Significant Correspondence** received since planning committee meeting on 19 February.

26.PE.040 **Consideration of applications** received since planning committee meeting on 19 February.

- a) **Certificate of Lawfulness: 2 Wix Cottages, Shere Road**
26/P/00154 | Certificate of lawfulness for existing use of the dwelling at 2 Wix Cottages in breach of agricultural occupancy condition which has been on-going for more than 10 years. | 2 Wix Cottages, Shere Road, West Horsley, Leatherhead, KT24 6EH
- b) **Planning Application: 26/P/00173: Brinkwells, Pincott Lane**
26/P/00173 | Conversion of existing garage to habitable accommodation, the addition of a rear dormer window and changes to fenestration. | Brinkwells, Pincott Lane, West Horsley, Leatherhead, KT24 6JH
- c) **Planning Application: 26/P/00074 Brick Kiln Farm**
26/P/00074 | Erection of a forestry barn and hardstanding. | Brick Kiln Farm, Old Lane, Ockham, Guildford, Cobham, KT11 1NL
- d) **Planning Application: 26/P/00241: Church Cottage, 10 East Lane**
26/P/00241 | Proposed single storey orangery to rear elevation. | Church Cottage, 10 East Lane, West Horsley, Leatherhead, KT24 6HL
- e) **Planning Application: 26/P/000279: Horsley and Send Cricket Club, Pavilion, Ripley Lane**
26/P/00279 | Erection of 1 x uncovered and 2 x covered outdoor padel courts together with a single storey extension to existing clubhouse to provide WC with associated works, lighting and soft landscaping. | Horsley and Send Cricket Club, Pavilion, Ripley Lane, West Horsley, KT24 6JS

- f) **Treeworks Application: 26/T/00061: Sheepleas House, Epsom Road**
26/T/00061 | T 22 English Oak - Prune two lateral secondary branches heading west at 4 and 5m to structural limb, T 25 English Oak - Reduce three lateral branches to suitable growth points, by up to 2.5m leaving a minimum of 5m clearance from trunk on south side of tree. T34 English Oak - Prune two branches to main stem, 1.9m south-west and 3m north-west. Laterally reduce third branch 3m north-west to suitable growth point to leave a minimum distance of 3m from trunk. T35 English Oak - Prune two branches to main stem at 2m south-west and west. T39 English Oak ? Fell dead tree | Sheepleas House, Epsom Road, West Horsley, Leatherhead, KT24 6AL

- 26.PE.041 **Consideration of other Applications** validated since planning committee meeting on 19 February. (Appendix 1)
- 26.PE.042 **Consideration of Decisions Reported by Guildford Borough Council** between 14 February and 13 March (Appendix 2)
- 26.PE.043 **Consideration of Appeals Open and Closed as of 13 March 2026** (Appendix 2)
- 26.PE.044 **Local Plan Update:**
- a) Allocated Site A37 – Land to the West of West Horsley
 - b) Allocated Site A39 – Land to the North of West Horsley
 - c) Allocated Site A38 – Land near Horsley Railway Station, Ockham Road North, East Horsley
- 26.PE.045 **Special Projects Update**
- a) Site A35 – Wisley Acres
 - b) Site A25 – Gosden Hill Farm, Merrow Lane, Guildford GU4: **to consider the amended documents and agree any supplementary response.**
25/P/01156 | Outline planning application with all matters reserved except for means of access to the site, for the phased development of a residential-led mixed-use development comprising up to 1,800 dwellings (Class C3 Use), C2 use, 6 gypsy and travellers pitches, a mixed-use local centre (comprising some or all Use Class C2, C3, E, F2 and sui generis use), with associated public space, employment floorspace (comprising some or all Use Class B2, B8 and E), land for the provision of a primary school and a secondary school (Use Class F1), creation of a new junction onto the A3, new vehicular access from London Road and Merrow Lane, Park and Ride facility, green infrastructure (including allotments, playspace, amenity green space and sport pitches (Use Class F2(c) and pavilion), SANG, and associated infrastructure and earthworks, at land at Gosden Hill Farm. | Gosden Hill Farm, Merrow Lane, Guildford, GU4 7LE
- 26.PE.046 **To agree any requirement for external advice in relation to applications considered.**
- 26.PE.047 **To consider a new application made by Horsley Fish Bar to Regulatory Services to sell wine/beer bottles to take away and agree a response.**
- 26.PE.048 **To consider the suggestion of the local green space in Nightingale Crescent** (listed as Site 4: Recreational area at Nightingale Crescent in the West Horsley Neighbourhood Plan) **becoming a Village Green.**
- 26.PE.049 **Date of Next Meeting:**
To note that the next Planning Committee meeting will be on Thursday 9 April 2026 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, 13 March 2026
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