

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 16 October at 7.30pm in the Rubin Room, West Horsley Village Hall

Present Cllr Murray, Cllr King, Cllr Mattock, Cllr Walker, Deputy Clerk K Young, Bor Cllr Young, 9 Residents

25.PE.140 **Apologies for Absence:** Cllr Rogers

25.PE.141 **Declarations of Interest:** None

25.PE.142 **Minutes of the last Planning Committee Meeting** held 22 September 2025 were approved and signed.

Public Forum:

25/P/01245: Hornbeam, 174 The Street: Residents addressed Members about their concerns in relation to this planning application which included: sustainability of the development site, vehicle movement and the safety of pedestrians, building line, landscaping, drainage especially with ongoing problems with standing water and surface water run-off, impact of construction work and noise, loss of amenity and the harm caused by the proposed development to the open countryside.

25/P/01355: Foxbury, Epsom Road: Residents addressed Members about their concerns in relation to this planning application which included: harm to established wildlife and plants, loss of amenity, obstruction of light, transport and concerns as to the scale and height of the proposed properties. Bor. Cllr Young will speak with a local badger expert regarding the movement of badgers throughout the proposed site.

24/P/01626: Glenview, Epsom Road: Resident addressed Members about their ongoing concerns with the amended plans and, in particular, transport.

The Parish Council are a statutory consultee for planning applications in West Horsley and can only consider planning applications using planning policies (e.g. National Planning Policy Framework, Guildford Local Plan and West Horsley Neighbourhood Plan) however the decision to approve or refuse is made by Guildford Borough Council. If 20 objections are received, a planning application should be referred to the GBC Planning Committee. However, Bor Cllr Young can request that applications are considered by the Committee even if this criterion is not met which has already been done for both 25/P/01245 and 25/P/01355.

25.PE.143 **Significant Correspondence** (not covered by other Agenda items or Public Forum):

- A meeting took place with SCC, East Horsley PC, County Cllr Booth, Bor Cllr Young, Cllr Rogers and Deputy Clerk to discuss road matters affecting both West and East Horsley. It is hoped that this will allow joined up thinking when considering road schemes rather than looking at each project in isolation.
- Cllr King and Deputy Clerk attended a meeting with Beechcroft Developments Ltd and Igloo Care Ltd to receive details on the amendments to planning application 24/P/01626 Glenview, Epsom Road.
- Next Flood Forum is taking place on 24th October and will be attended by Cllr King and Deputy Clerk

25.PE.144 **Consideration of applications received since the planning committee meeting** held on 22 September (Agenda items 25.PE.144 b, c and h were considered first following on from the Public Forum):

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

Date: _____

- a) **Planning Application: 25/P/01270: 28 Mount Pleasant**
WHPC Response: No objections
- b) **Planning Application: 24/P/01626: Glenview, Epsom Road**
WHPC Response: A recommendation will be submitted to Full Council for consideration at the meeting on Tuesday 21 October. It was agreed by Members that the recommendation will be not to object but to raise issues which could be listed as discharge of conditions and to highlight ongoing concerns relating to transport.
- c) **Planning Application: 25/P/01245: Hornbeam, 174 The Street**
WHPC Response: Objection
It was agreed that a Planning consultant would be instructed.
- d) **Planning Application: 25/P/01320: Hornbeam, 174 The Street**
WHPC Response: Objection
- e) **Planning Application: 25/P/01329: 1 West Horsley Place Cottages, Epsom Road**
WHPC Response: No Objection
- f) **Planning Application: 25/P/01328: Bell & Covill**
WHPC Response: No objection but a comment will be submitted with regards to the footpath and vehicular access/egress.
- g) **Planning Application: 25/P/01218: Arcot, Cranmore Lane**
WHPC Response: No Objection
- h) **Planning Application: 25/P/01355: Foxbury, Epsom Road**
WHPC Response: Objection
It was agreed that a Planning Consultant would be instructed.

- 25.PE.145 **Consideration of Other Applications** (Appendix 1) Noted
- Certificate of Lawfulness 25/P/01227 Leas View: Bor. Cllr Young has spoken with the case officer and so no further comment is required by the Parish Council.
 - Tree works 25/T/00223 20 Walnut Tree Close: Bor. Cllr. Young will speak with the GBC Arboricultural Officer.

- 25.PE.146 **Appeals Open and Closed as of 10 October 2025:** (Appendix 2) Noted

- 25.PE.147 **Local Plan Update:** Nothing to report

- a) **Site A37** – Land to the West of West Horsley
 - Confirmation of when the village noticeboard will be installed is awaited.
 - There has been an escalation of antisocial behaviour which is being addressed at the Full Council Meeting on 21 October.
 - The planning application for an acoustic barrier for the padel courts is still outstanding whilst further noise related reports are being obtained. This will delay the opening for public use.
- b) **Site A39** – Land to the North of West Horsley – nothing to report
- c) **Site A38** – Land near Horsley Railway Station, Ockham Road North, East Horsley
An update is awaited from SCC Flood Teams regarding outstanding drainage matters.

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

25.PE.148 **Special Projects:**

- **Site A35 Land at former Wisley Airfield:** Cllr Walker and Deputy Clerk are attending a meeting on 17 October with East Horsley PC, SCC Highways and the Taylor Wimpey project team who are responsible for implementing the safe cycle route from Wisley to East Horsley Station.
- **Site A25 Land at Gosden Hill Farm:** responses to the outline planning application are still being submitted.

25.PE.149 **To agree any requirement for external advice in relation to applications considered:**

It was agreed that a planning consultant will be instructed for:

- 25/P/01245 Hornbeam, 174 The Street (25.PE.144c)
- 25/P/01355 Foxbury, Epsom Road (25.PE.144h)

25.PE.150 **Date of the Next Meeting Agreed:** Thursday 13 November at 7.30pm in the Rubin Room, West Horsley Village Hall.

Meeting Closed: 9pm

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

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

Date: _____