

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 19 March at 7.30pm in the Main Hall, West Horsley Village Hall

Present Cllr Murray, Cllr King, Cllr Walker, Cllr Mattock, Cllr Best, Deputy Clerk K Young, 16 residents

26.PE.036 **Apologies for Absence:** Cllr Rogers, Bor Cllr Young

26.PE.037 **Declarations of Interest:** Cllrs King & Walker in respect of item 26.PE.040e

26.PE.038 **Minutes of the last Planning Committee Meeting** held 19 February 2026 were approved and signed.

Public Forum: All attending residents were interested in item 26.PE.040e. This application was brought forward in the agenda running order. Both Cllr King and Walker left the room whilst the Public Forum and consideration of this application took place.

26.PE.039 **Significant Correspondence** (not covered by other Agenda items):

- Residents have contacted the Parish Council (PC) regarding significant concerns of flooding and sewage spillage in Green Lane. This was highlighted at the Eastern Village Flood Forum on 6 March chaired by MP Zöe Franklin. Thames Water have been requested to carry out an onsite investigation. If anyone living at this location has experienced similar problems, please contact Deputy Clerk if you have not already done so.
- Resident has contacted the PC asking for drainage ditches along Ripley Lane to be cleared to reduce flooding. The managing agents of the Estate have been contacted to request the work is carried out.
- Network Rail advise from 30 March to an anticipated completion date of 31 July; work will be undertaken along the train line from Effingham to Guildford to cut back vegetation and carry out tree works where necessary. Save Surrey Countryside have objected stating this work should not be undertaken during bird nesting season. Clerk has passed the correspondence to Friends of Horsley Station for their consideration.
- Cllr King attended the Annual Surrey Biodiversity & Planning Conference on 17 March. There were keynote speakers, practical workshops and the latest insights on planning and biodiversity. Presentation slides will be circulated to the Planning Committee. It was noted that the use of standard reports in planning applications and the current practise to only look at the site and not beyond the boundaries needed to change.

26.PE.040 **Consideration of applications received since the planning committee meeting** held on 19 March:

a) **Certificate of Lawfulness: 26/P/00154: 2 Wix Cottages, Shere Road**

WHPC Response: Defer to case officer

b) **Planning Application: 26/P/00173: Brinkwells, Pincott Lane**

WHPC Response: No objection

c) **Planning Application: 26/P/00074: Brick Kiln Farm**

WHPC Response: Objection

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

Date: _____

d) **Amended Planning Application: 26/P/00241: Church Cottage, 10 East Lane**

WHPC Response: No objection

e) **Planning Application: 26/P/00279: Horsley and Send Cricket Club, Pavillion, Ripley Lane**

(Cllrs King and Walker left the room). Public Forum: Several residents addressed the Committee to voice concerns and objections to this application. These included excessive lighting, unacceptable noise pollution daily throughout the year, unacceptable impact on amenity, proposed building out of place in size and design, adverse harm to landscape and loss of trees, increase in traffic and parking. Also, concern was raised that the location of the padel courts would encroach land owned by the Parish Council. Disappointment was expressed as to how the cricket club had engaged with some residents and not others. There was support for the cricket club as a great community asset but not for the addition of padel courts.

WHPC Response: Objection

f) **Tree works: 26/T/00061: Sheepleas House, Epsom Road**

WHPC Response: Defer to the case officer

26.PE.041 **Consideration of other applications** validated since planning committee meeting on 19 February – noted.

26.PE.042 **Consideration of decisions reported by Guildford Borough Council** between 14 February and 13 March – noted.

26.PE.043 **Consideration of Appeals Open and Closed** since planning committee meeting on 19 February – noted.

26.PE.044 **Local Plan Update:** Nothing to report

- a) **Site A37** – Land to the West of West Horsley: Thakeham advise that the village noticeboard for the community sports hall is expected this month. A completion date for the development is now May 2026.
- b) **Site A39** – Land to the North of West Horsley: Documents and responses continue to be submitted, the most recent being from Surrey Highways, Environmental Health and SCC Flood Risk, Planning and Consenting Team.
- c) **Site A38** – Land near Horsley Railway Station, Ockham Road North, East Horsley
Awaiting an update from SCC Flood Teams that Taylor Wimpey has undertaken the required drainage works. Residents local to the development site have been contacted to see whether there has been any reduction in surface water flooding.

26.PE.045 **Special Projects:**

• **Site A35 Land at Former Wisley Airfield**

Taylor Wimpey have run a consultation on the primary school and educational provision for the development. Cllr Rogers, Bor Cllr Young and Deputy Clerk are meeting with SCC to review the Wisley Safe Cycle route along Long Reach and consider what road issues could be addressed prior to the cycle route works commencing.

• **Site A25 Gosden Hill Farm (25/P/01156)** Amended Plans have been submitted. The PC has already submitted an objection on those matters which could affect residents.

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Date: _____

- 26.PE.046 **To agree any requirement for external advice in relation to applications considered:** none required
- 26.PE.047 **To consider a new application made by Horsley Fish Bar:** The Horsley Fish Bar has applied to Guildford Borough Council (GBC) to be allowed to sell wine/beer in addition to takeaway fish and chips. Cllrs agreed to submit a response in support of the application.
- 26.PE.048 **To consider the suggestion that the green at Nightingale Crescent becomes a Village Green:** West Horsley has a Village Green which is home to the veteran oak tree. The Green at Nightingale Crescent is a local green space and listed in the West Horsley Neighbourhood Plan. The PC has considered what benefit there would be for residents if it applied to transfer this community asset from GBC to the PC. This is not considered necessary as the Green has protection against development under planning policy. There are also additional matters e.g. maintenance costs and whether the road would also be considered part of the asset which would require clarification and funding. A Village Green does have greater protection as this is covered by statute. At the Full Council meeting on 17 March (26/052) traffic and parking concerns linked to school drop off and pick up were discussed with agreed actions detailed in the Meeting Minutes. It was therefore agreed that consideration will be deferred until these matters are resolved.
- 26.PE.049 **Date of the Next Meeting Agreed:** Thursday 9 April at 7.30pm in the Rubin Room, West Horsley Village Hall.
Meeting Closed: 9.10 pm

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: _____