

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 24 September at 7.30pm in the Rubin Room, West Horsley Village Hall

Present Cllr King, Cllr Rogers, Cllr Mattock, Cllr Walker, Deputy Clerk K Young,

26.PE.132 **Apologies for Absence:** Cllr Murray

26.PE.133 **Declarations of Interest:** Cllr Walker 26.PE.146b Certificate of Lawfulness: 26/P/01159

26.PE.134 **Minutes of the last Planning Committee Meeting** held 3 September 2026 were approved and signed.
Public Forum: None

26.PE.135 **Significant Correspondence** (not covered by other Agenda items):

- **Surrey Hills Area of Outstanding Natural Beauty (National Landscape) Boundary Variation Project:** On 7 September, Natural England submitted proposals to the Defra Secretary of State for an extension of the Surrey Hills Area of Outstanding Natural Beauty (a 30% increase in size). The Secretary of State will review the submitted evidence and decide whether to confirm all or part of the Orders.
- A resident has informed the Parish Council about the **presence of an extremely rare bat in the location of Shere Road**. This information has been passed to the Planning officer handling 26/P/01055 Land to the South of Paddocks Ryse, Shere Road. In addition, a resident has informed the Parish Council of the presence of **traffic monitors in Shere Road** and expressed concerns that the data captured would not be accurate due to the current road closure. This information will also be passed to the Planning officer for 26/P/01055.
- **Housing Needs Survey:** Surrey Community Action are still waiting for Guildford Borough Council to provide the Housing Register figures so that the report can be completed.
- **National Planning Policy Framework, Green Belt Assessment Report and GreyBelt Land:** EHPC has organised a public meeting on 9 October at 7.30pm at East Horsley Village Hall to help understand the Green Belt changes and what this means for our villages. The panel includes Zoe Franklin MP, Cllr C Young West Surrey Council, Cllr Fiona White Planning Lead GBC, Cllr George Potter GBC and Cllr Paula Moss, Effingham PC. The following link will take you to the ticket page for this free event should you wish to attend:
[Rural ROAR - Green not Grey at Main Hall event tickets from TicketSource](#)
A parliamentary petition (reference 780361) has been launched by Cllr Moss calling for a rural proofing view of the government's grey-belt use in villages to be suspended while the review takes place. The following link will take you to the petition which closes on 21 March 2027 if you wish to find out more:
[Launch a rural proofing review & suspend the use of the grey-belt test - Petitions](#)
- **White markings on Ockham Road:** Residents have contacted the Parish Council wishing to know the purpose of the white lines and symbols painted on Ockham Road North. This was raised with Surrey Highways who are not aware of any major works being undertaken. A further update is awaited from the SCC works communication team.

26.PE.136 **Consideration of applications received since the planning committee meeting** held on 17 August:

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

Date: _____

- a) **Application under Section 73 of the Town and Country Planning Act 1990: 26/P/01140 and 79/P/01965: Rosedale, Shere Road**

WHPC Response: Defer to the planning officer

- b) **Certificate of Lawfulness: 26/P/01159: Stonechat, Silkmore Lane**

WHPC Response: No objection

Cllr Walker was excluded from the discussion and decision.

- c) **Planning Application: 26/P/01213: Hornbeam, 174 The Street**

WHPC Response: Objection

26.PE.137 Consideration of other Applications validated since planning committee meeting on 3 September (Appendix 1)

b) 22/D/00024/26: Manor Farm, East Lane: It was agreed that the Parish Council would contact the Planning officer regarding the opening times listed in the proposed community agreement and the omission of Glenesk School.

c) 26/D/00137: Oak Tree Corner, Silkmore Lane: It has been noted that work has commenced at the property prior to this condition being discharged. The Planning officer has been informed.

26.PE.138 Consideration of Decisions Reported by Guildford Borough Council between 28 August and 18 September (Appendix 2: Noted

26.PE.139 Consideration of Appeals Open and Closed as of 18 September 2026 (Appendix 2): Noted

26.PE.140 Local Plan Update:

- a) **Allocated Site A37** – Land to the West of West Horsley
Thakeham have confirmed that all homes at Manorwood have now been completed with 90% sold.
- b) **Allocated Site A39** – Land to the North of West Horsley
Nothing to report.
- c) **Allocated Site A38** – Land near Horsley Railway Station, Ockham Road North, East Horsley
SCC Flood Teams undertook a site visit on 22 September to assess the impact of the drainage work undertaken to date. Although there was some leaf litter and tree debris in the watercourse, it was found to be largely clear and does not currently require further maintenance. As Taylor Wimpey is no longer on site, maintenance of the watercourse is now with the management company.

26.PE.141 Special Projects Update:

- a) **Site A35** – Land of Former Wisley Airfield
Communications from Taylor Wimpey (TW) have been quiet as it is understood that the Comms person has changed roles. TW are unable to meet the deadline for the discharge of condition relating to the cycle route from Wilsey to East Horsley which has now been pushed back to the 120th occupancy at the new development.
- b) **Site A25** – Gosden Hill Farm, Merrow Lane, Guildford GU4.
Latest submitted document is letter from Environment Agency requiring the hydraulic model review to be updated before commenting further.

26.PE.142 To agree any requirement for external advice in relation to applications considered: None

26.PE.143 To consider and agree response to GBC Local Plan Scoping Consultation (Appendix 3)

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

Date: _____

It was agreed that Cllr Walker will collate the information from Member Councillors for Deputy Clerk to circulate to the Full Council for approval prior to submission before the consultation deadline on 14 October.

- 26.PE.144 **To consider and agree response to the minor variation application for Squires Garden Centre to alter opening times for the restaurant.**
Members had no objections to this application and agreed that a response supporting the application be submitted.
- 26.PE.145 **Planning Committee Budget for 27/28:**
Members considered the possible expenditure of the Planning Committee including the use of planning consultants and the review of the Neighbourhood Plan (covered by EMR) so it was agreed that a budget of £5000 should be sufficient.
- 26.PE.146 **Date of the Next Meeting Agreed:** Thursday October at 7.30pm in the Rubin Room, West Horsley Village Hall.
Meeting Closed: 8.23 pm

Appendices and objection responses are available on the WHPC website: www.westhorsley-pc.gov.uk
Electronic or hard copies can be requested from the Deputy Clerk at: deputyclerk@westhorsley-pc.gov.uk

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

Objections and/or Comments submitted by the Parish Council in response to the following applications. Please note that there may be a delay in these responses being uploaded to the GBC Planning Portal.

26.PE.136 c) Planning Application: 26/P/01213: Hornbeam, 174 The Street

West Horsley Parish Council objects to the above application.

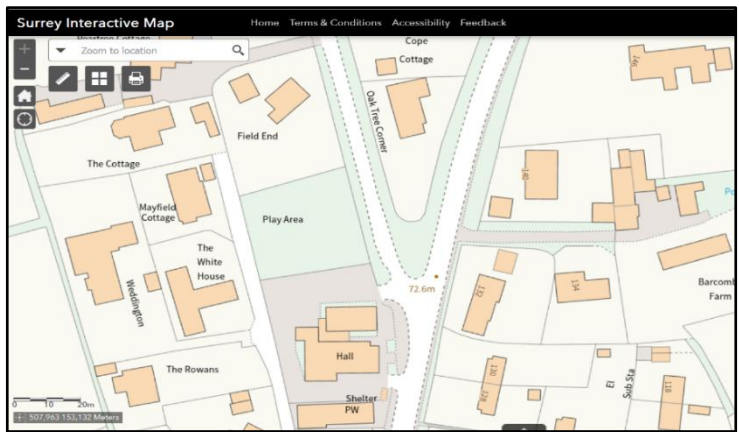
It is noted that the Appeal against the original application, 25/P/01320, was dismissed. It is accepted that the applicant was made a reduction in size in the current application compared to the design plans in 25/P/01320 but concerns are still raised with regards to the height of the proposed garage and the adverse impact this will have on the established street scene.

Position of the Proposed Garage

The proposed garage remains in front of the strong building line along this stretch of The Street conflicting with WH2 of the West Horsley Neighbourhood Plan which states: ‘Parking provision should not overly dominate the street scene, and garages should be subservient to the host dwelling. East of The Street buildings should conform to the existing stronger building lines and building heights and form’.

The applicant refers to Tintalow, 140 The Street, where the garage is in front of the property. However, this garage is in line with the property next door, Eversley 132 The Street where it benefits from both a wide verge and a hedge where, for most of the year, the garage is screened from the road.

The positioning of the garage for 140 The Street can be seen on this screenshot of the Surrey Interactive Map.



The photo below, taken from Streetview, shows how the garage is screened for much of year and is set to one side rather than immediately to the front of the property i.e. it is subservient to the main property.



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Point 9 of the Appeal decision Section 3.5 of Guildford Borough Council Residential Extensions and Alterations Supplementary Planning Document advises that garages should be sited to the side or rear of the property. When dividing the original plot this should have been foreseen.

However, the Parish Council is mindful of the comments made by the Planning Inspector with regards to the position of the proposed garage and so this information is to give context to the main objection:

Height of the Proposed Garage

The proposed garage, although reduced in bulk, has the overall height being reduced to 4.7m. This is considerably higher than the hedge bordering the pavement which is estimated at about 2.5m. Being in a prominent position in front of the main residence, this will be highly visible and dominant, causing harm to the established street scene.

If the position of the proposed garage is to be accepted, the Parish Council requests that the height of the proposed building is further reduced to prevent harm to the established street scene of The Street as the main road through the village.

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Date: _____