

WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 30 July at 7.30pm in the Main Hall, West Horsley Village Hall

Present Cllr Murray, Cllr King, Cllr Rogers, Cllr Mattock, Deputy Clerk K Young, 5 residents

26.PE.098 **Apologies for Absence:** Cllr Walker, Borough Cllr Young

26.PE.099 **Declarations of Interest:**

Cllr King 26.PE.102a) Planning Application 26/P/00871: Oakdene, Silkmore Lane.

26.PE.100 **Minutes of the last Planning Committee Meeting** held 2 July 2026 were approved and signed.

Public Forum:

Guildford Borough Council (GBC) Green Belt Assessment (see significant correspondence):

Concerns raised as to what this report means for potential development sites in West Horsley and surrounding Parishes. The Parish Council will consider the report, liaise with neighbouring Parishes and publish information on the website. Whilst sites maybe flagged as potential greybelt sites, this does not automatically mean that development on such sites will get approval as all planning policies must be considered in each case.

Amended Planning Application 25/P/01245 Hornbeam, 174 The Street (see 26.PE.107.f): It was raised that objections to the original application still stand including concerns relating to flooding (resident to forward photos of flooding to Deputy Clerk), traffic and pedestrian safety at vehicular access to The Street, unsustainable location and kerbside collection of refuse/recycling bins

Planning Application: 26/P/00871 Oakdene, Silkmore Lane (see 26.PE.107a): Residents addressed Members to provide additional information and address some of the comments on the planning portal including size of extension, the 45 degree rule, planning precedents set by surrounding properties and maintaining privacy for neighbouring properties with trees and hedgerow.

Hedges: It was requested that the Parish Council remind property owners of their responsibility to cut back any hedgerow, trees etc which protrude or obstruct pavements, road sights lines etc.

26.PE.101 **Significant Correspondence** (not covered by other Agenda items):

- **Housing Needs Survey** is closed and a report analysing the results is awaited.
- **Land to the north of Lower Road, Effingham and Berkley Homes:** A presentation on 16 July was given by Berkeley Homes on a new development proposal for up to 600 homes. A scoping application (26/S/00002) has been submitted to GBC Planning. It was agreed by Members a response should be sent to protect the interests of residents. The letter will be circulated to Full Council for a majority approval (due to imminent deadline of 1 August).
- **Green Belt Assessment:** GBC commissioned an independent review of the Guildford Green Belt Assessment, undertaken by AECOM. The review together with FAQs are available on the GBC website: [Green Belt Assessment 2026 - Guildford Borough Council](#).
- **Petition** <https://petition.parliament.uk/petitions/766093#main-content>
In response to concerns relating to the classification of greybelt by the government, a petition has commenced due to concerns that the planning rules are framed in such a way that high quality Green Belt can be lost to development. This petition is not connected with the Parish Council. Residents should make their own decision whether to sign.

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

Date: _____

26.PE.102 Consideration of applications received since the planning committee meeting held on 2 July:

- a) **Planning Application: 26/P/00871: Oakdene, Silkmore Lane**
WHPC Response: No objection.
Cllr King was excluded from the discussion and decision.
- b) **Planning Application: 26/P/00928: Roselands, Nightingale Avenue**
WHPC Response: No objection
- c) **Planning Application: 26/P/00898: 3 West Horsley Place Cottages, Epsom Road**
WHPC Response: No objection
- d) **Listed Building Consent: 26/P/00899: 3 West Horsley Place Cottages, Epsom Road**
WHPC Response: Defer to the case officer
- e) **Planning Application: 26/P/00937: Rosedale, Shere Road**
WHPC Response: No objection, subject to comments.
- f) **Amended Planning Application: 25/P/01245: Hornbeam, 174 The Street**
WHPC Response: Objection

26.PE.103 Consideration of Other Applications between 29 June to 24 July (Appendix 1). Noted

26.PE.104 Consideration of decisions reported by Guildford Borough Council between 29 June to 24 July (Appendix 2). Noted

26.PE.105 Consideration of Appeals Open and Closed as of 26 June 2026 (Appendix 2). Noted

26.PE.106 Local Plan Update:

- a) **Site A37:** Land to the West of West Horsley: Nothing to report. Members asked how many properties were sold for affordable and social housing. Deputy clerk to make enquiries with GBC.
- b) **Site A39:** Land to the North of West Horsley: WHPC are meeting with the developers next week to begin building a positive working relationship.
- c) **Site A38:** Land near Horsley Railway Station, Ockham Road North, East Horsley: Nothing to report.

26.PE.107 Special Projects:

Site A35 Land of Former Wisley Airfield: School

WHPC Response: It was agreed that no response was required.

Site A25 Gosden Hill Farm: Nothing to report.

26.PE.108 To agree any requirement for external advice in relation to applications considered: None.

26.PE.097 Date of the Next Meeting Agreed: Thursday 3 September at 7.30pm in the Rubin Room, West Horsley Village Hall. **Meeting Closed:** 8.10pm

Appendices and objection responses are available on the WHPC website: www.westhorsley-pc.gov.uk
Electronic or hard copies of the appendices and 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: _____



WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Monday 17 August at 7.30pm in the Rubin Room, West Horsley Village Hall

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

26.PE.110 **Apologies for Absence:** Cllr Mattock

26.PE.111 **Declarations of Interest:** None

26.PE.112 **Minutes of the last Planning Committee Meeting** held 30 July 2026 were approved and signed.
Public Forum: None

26.PE.113 **Significant Correspondence** (not covered by other Agenda items):
Fireworks Consultation: The government is running a consultation (closing date 7 October 2026) seeking views on: restricting the availability of noisier fireworks to the general public, with louder products only available to professional users, adding products deemed to be carrying unacceptable risks to the list of existing banned pyrotechnic products and reviewing the regulations for fireworks and pyrotechnic products currently classified as lower risk to better reflect the different levels of risk they pose. [Fireworks and pyrotechnics in the UK - GOV.UK](https://www.gov.uk/government/consultations/fireworks-and-pyrotechnics-in-the-uk)
National Association of Local Councils are running a survey of the 2,850 parish and town councils which have recently developed neighbourhood plans. This will help inform NALC's evidence when lobbying the Ministry of Housing, Communities and Local Government ahead of its upcoming update to neighbourhood planning guidance. This will be an Agenda item at the next meeting.

26.PE.114 **Consideration of applications received since the planning committee meeting** held on 30 July:

- a) **Planning Application: 26/P/00991 Layston, Edwin Road**
WHPC Response: No objection
- b) **Certificate of Lawfulness: 26/P/01028: Waterloo Farm, Ockham Road North**
WHPC Response: No objection
- c) **Listed Building consent: 26/P/00723: 3 West Horsley Place Cottages, Epsom Road**
WHPC Response: No objection
- d) **Planning Application: 26/P/010138: Shepherds Cottage, Ockham Road North**
WHPC Response: No objection but comment relating to drainage
- e) **Planning Application: 26/P/01064: Land at Green Lane, Green Lane, Ockham**
WHPC Response: Objection
- f) **Application for permission in principle: 26/P/01055: Land to the south of Paddocks Ryse, Shere Road**
WHPC Response: No objection but comments submitted.
(Please note this item was incorrectly listed as 26.PE.114 e on the agenda)

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

26.PE.115 **To agree any requirement for external advice in relation to applications considered:** None

26.PE.116 **Parish Council's response to the Greenbelt Assessment**

Members of the Planning Committee approved the letter and agreed that it should be sent to: C Upton-Brown Assistant Director of Planning at Guildford and Waverley Borough Council, MP Zoe Franklin. Bor Cllrs C Young, D Bennett, R Brothwell, P Oven, M Rehorst-Smith and F White, and Cllr D Evans (West Surrey Shadow).

26.PE.117* **Members agreed to a public meeting for SCC to provide information to residents on road projects across West Horsley, East Horsley and Ockham.** This will be on Thursday 24 September at 2.30pm. Venue to be confirmed.

26.PE.118 **Proposed new 4G communications mast at Green Dene for emergency services**

A prior approval application has now been submitted to GBC Planning (26/W/00055). It was agreed that no response is required at this time.

26.PE.119 **Date of the Next Meeting Agreed:** Thursday 3 September at 7.30pm in the Rubin Room, West Horsley Village Hall.

Meeting Closed: 8.10pm

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*26.PE.117 – please note the roads meeting (focusing on the Wisley Cycle Routes) has now been postponed. Further details to follow.

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Date: _____



WEST HORSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Thursday 3 September at 7.30pm in the Rubin Room, West Horsley Village Hall

Present Cllr Murray, Cllr King, Cllr Mattock, Cllr Walker, Deputy Clerk K Young, 1 resident
(Cllr King joined the meeting at 7.40pm by prior arrangement)

26.PE.120 **Apologies for Absence:** Cllr Rogers

26.PE.121 **Declarations of Interest:** Cllr King in respect of 26.PE.124b) 26/P/01040 Green Mead, who was excluded from discussion and decision.

26.PE.122 **Minutes of the last Planning Committee Meeting** held 17 August 2026 were approved and signed.
Public Forum: Resident addressed Councillors regarding item 26.PE.124b. Concerns were raised regarding the position of the a/c unit and intrusive noise of the unit which is more persistent, frequent and louder than needed.

26.PE.123 **Significant Correspondence** (not covered by other Agenda items):

- Surrey County Council has given notice of its intention to commence preparation of the **Minerals and Waste Local Plan** under the Government's new plan-making system which sets the strategic vision and objectives, spatial strategies and planning policies to provide for a sufficient supply of minerals and enough facilities to manage Surrey's waste.
- **Housing Needs Survey:** Surrey Community Action are currently compiling the report but have advised that there were 346 responses, a return rate of 25.3%. Whilst the report is awaited, the Parish Council would like to thank all residents who took the time to complete the survey and assist in this important piece of work for the Neighbourhood Plan.
- **The New National Planning Policy Framework** has been published and is in force with immediate effect. An important change is the removal of Footnote 7 which is significant because this previously identified the specific policies that provide a clear reason for refusing development under the presumption in favour of sustainable development. It listed constraints such as Green Belt, Sites of Special Scientific Interest (SSSIs), heritage assets, areas at risk of flooding, and other protected designations. This effectively changes how those protections are referenced and applied in planning decisions.
- **GBC are undertaking a scoping consultation**, closing 14 October, which seeks views on the key issues, challenges and opportunities facing the borough and will help inform the direction of the Local Plan as it develops. It is one of the Council's most important document setting out a vision for how Guildford borough should grow and develop to 2045, guiding decisions on housing, employment, infrastructure, community facilities, the environment and heritage. It was agreed the consultation will be considered by the Planning Committee and suggested responses circulated to Full Council before submission.
- The **Roads Meeting on 24 September** has been **postponed** – further details to follow.

26.PE.124 **Consideration of applications received since the planning committee meeting held on 17 August:**

- a) **Application under Section 73 of the Town and Planning Act 1990: 26/P/01077: Tyrellswood, Shere Road**
WHPC Response: No objection

Signed by the Chairman as a true and accurate record: _____
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- b) **Application under Section 73 of the Town and Country Planning: 26/P/01040: Green Mead, Silkmore Lane**
WHPC Response: Objection to a/c unit only
- c) **Variation of Conditions (retrospective): 26/P/01074: Land adjacent to Orchard Cottage, Greta Bank**
WHPC Response: No objection
- d) **Planning Application: 26/P/01122: 125 East Lane**
WHPC Response: No objection

26.PE.125 **Consideration of Decisions Reported by Guildford Borough Council between 25 July and 27 August (Appendix 1) Noted**

26.PE.126 **Consideration of Appeals Open and Closed as of 27 August 2026 (Appendix 1) Noted**

26.PE.127 **Local Plan Update:**

- a) Allocated Site A37 – Land to the West of West Horsley: Community noticeboard now relocated to the front of the community sports hall for use by local residents.
- b) Allocated Site A39 – Land to the North of West Horsley: Cllr Murray, Deputy Clerk and Bor Cllr Young attended an online meeting with representatives from Persimmon, the developers for this approved site. Ground clearance of the site is expected to commence this month. Contact details for the site manager will be on a notice at the main entrance of the site if there are any issues e.g. excess mud on the road.
- c) Allocated Site A38 – Land near Horsley Railway Station, Ockham Road North, East Horsley: Still awaiting confirmation all drainage works have been completed. This will be raised again at the Eastern Villages Flood Forum on 25 September.

26.PE.128 **Special Projects Update:**

- a) Site A35 – Land of Former Wisley Airfield: Taylor Wimpey's Community Update Newsletter is attached as Appendix 3 on the PC's Planning Committee Meeting website page.
- b) Site A25 – Gosden Hill Farm, Merrow Lane, Guildford GU4: Stakeholders continue to submit documents, the most recent are from Active Travel England and Network Rail, who have listed improvements to be made to both Clandon and London Road (Guildford) Stations.

26.PE.129 **To agree any requirement for external advice in relation to applications considered. None**

26.PE.130 **To consider and agree response to NALC Survey on Neighbourhood Plans (Appendix 2) Responses were agreed and are included in an updated Appendix 2 on the PC's Planning Committee Meeting website page.**

26.PE.131 **Date of the Next Meeting Agreed: Thursday 24 September at 7.30pm in the Rubin Room, West Horsley Village Hall.**
Meeting Closed: 8.15pm

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