

**MEETING OF WEST HORSLEY PARISH COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the meeting held on Monday 27<sup>th</sup> February 2023**

**Present**

Chairman, Cllr G Murray; Cllrs C Young, C King, P Colborne-Baber; J McKenzie, Deputy Clerk.

23.012 **Apologies**

Cllr Rogers

23.013 **Declarations of Interest**

Cllr Young: declared an interest in her role as Borough Councillor for Clandon & Horsley and as Sub on GBC Planning Committee.

23.014 **Minutes of the last Planning Committee Meeting** held 23<sup>rd</sup> January, approved and signed.

23.015 **Significant Correspondence**

- Concerns have been brought to the Parish Council's attention relating to a parcel of land in Green Lane. Concerns reported to GBC and Councillors to monitor the situation.
- 168 The Street to be considered at GBC Planning Committee Wednesday 1st March. Cllr Young speaking as Ward Councillor. Applicant has submitted a detailed response to previous objections. West Horsley Parish Council to submit a summary of key issues that we feel apply.
- Cllr Young recently visited B&C in capacity as Guildford Borough Council

23.016 **Consideration of Applications Received Since the Previous Meeting:** (See attached Appendix 1)

23.017 **Recent Guildford Borough Council Decisions** (See attached Appendix 1)

23.018 **Enforcements Open and Closed at 1<sup>st</sup> February 2022** – (See Appendix 2)

No changes since January but we expect to be updated in early March.

23.019 **Local Plan Update:**

- a) Site A36 – Land at, and to the rear of, Bell & Colvill, West Horsley  
No update
- b) Site A37 – Land to the West of West Horsley (Manor Farm)  
Boundary lines and landscaping proposals have been shared by Thakeham. Residents affected by any hedge/vegetation removal have been contacted and consulted individually by Thakeham. Any hedgerow removal to take place prior to bird nesting season.
- c) Site A39 – Land to the North of West Horsley (Waterloo Farm Area)  
GBC Urban Designer has submitted a report on design. Cllr Young to consider whether WHPC should respond.
- d) Site A38 – Land near Horsley Railway Station, Ockham Road North, E Horsley (Lollesworth Fields).  
EHPC are developing a working relationship with Taylor Wimpey and will continue to monitor going forward.

23.020 **Special Projects:**

- **Site A35 Wisley Airfield**  
Local Ward Councillors attended a briefing re the Wisley development. There is a significant amount of information still required from Taylor Wimpey. Consultees have requested additional time to respond to the consultation and 56 days have been approved.  
Smaller parcels within the site:
  - Harris Land – A scoping assessment is being carried out.
  - Hallam Land – No update to report.
- **AONB Extension**  
AONB Extension - Cllr King and Cllr Rogers attending webinar early March. Councillors to attend presentation at Witley and Reigate during March.

23.021 **Dog Walking Facility – Land North of Ripley Lane**

Concerns raised that the first field is being used, which is outside of any agreed application. Significant noise pollution being experienced by residents of Long Reach and Silkmore and WHPC have concerns regarding the extended operating hours agreed by the Planning Inspectorate. Cllr King to write to Planning Inspector and

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Guildford Planning, and residents of Long Reach/Silkmore to be encouraged to record instances of noise disturbance.

23.022     **87 The Street**

Councillors visited the site with resident to discuss the application and concerns raised in WHPC objection.

23.023     **Date of the Next Meeting:**

Wednesday 29<sup>th</sup> March, 7.30pm, St Mary's Wheelhouse, East Lane.

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### Planning & Environment Committee Report

New Planning Applications Considered by the Committee Between  
18<sup>th</sup> January 2023 and 22<sup>nd</sup> February and dealt with under delegated authority.

Application	Committee Response
Appin, Ricksons Lane, KT24 6HU Ref: 22/P/02188 – Planning Application	Objection
Manor Wood, East Lane Ref: 23/P/00073 – Planning Application	No objection
Wellpittton, Little Cranmore Lane KT24 6HZ Ref: 23/P/00035 – Planning Application	No objection
2 Yew Tree Cottages, Cranmore Lane KT24 6BU Ref: 23/T/00013 – TPO Tree Works	No comment
Brentnor, Cranmore Lane KT24 6BU Ref: 23/T/00023 – TPO Tree Works	No comment
Lansdowne, Silkmore Lane KT24 6BJ Ref: 22/P/02060 – Discharge of Conditions	No objection
Land at Oakland Farm Ref: 22/D/00072/9 – Discharge of Conditions	No comment
Fox Hollow, 130 East Lane KT24 6LQ Ref: 23/T/00042 – TPO Tree Works	No comment
Oak Tree Corner, Silkmore Lane KT24 6JB Ref: 23/P/00167 – Certificate of Lawfulness	No comment
Land at Britains Farm KT24 6AX Ref: 23/P/00014 Discharge of Conditions	No comment

### Decisions Reported by Guildford Borough Council Between 18<sup>th</sup> January 2023 and 22<sup>nd</sup> February 2023

Reference	Location	App Type	WHPC Response	GBC Decision
22/D/00072/20	Land at Oakland Farm	Discharge of Conditions	No comment	Approved
22/D/00072/4	Land at Oakland Farm	Discharge of Conditions	No comment	Approved
22/N/00113	Manor Farm	Non Material Amendment	No comment	Approved
22/T/00303	128 East Lane	TPO Tree Works	No comment	Approved
22/D/00024/15	Manor Farm	Discharge of Conditions	No comment	Approved
22/P/01719	Halladale, Silkmore Lane	Planning Application	Objection	Approved
22/D/00072/2	Land at Oakland Farm	Discharge of Conditions	No comment	Approved
22/P/00898	1 Hill Rise, Shere Road	Planning Application	No objection	Approved
21/P/02513	Lower Hammonds Farm	Planning Application	Objection	Approved
22/D/00072/3	Land at Oakland Farm	Discharge of Conditions	No comment	Refused
21/D/00015	20 The Street	Discharge of Conditions	Comment re S278	Refused
22/P/01854	24 Northcote Crescent	Planning Application	No objection	Approved
22/D/00072/5	Land at Oakland Farm	Discharge of Conditions	No comment	Approved

### Appeals Open and Closed as of 22<sup>nd</sup> February 2023

NONE TO REPORT

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