

# EAST HORSLEY PARISH COUNCIL

Clerk and Responsible Financial Officer: Hilary Gullen

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## Minutes of East Horsley Parish Council Planning & Environment Committee

Held in the Parish Council Office on **Monday 17<sup>th</sup> August 2026.**

**Present:** Robert Taylor (chair), Chris Jany, Chris Hampson.

Two members of the public attended for Item 5.4

1. **To Receive and Accept Apologies for Absence in accordance with the LGA 1972, Sch 12, Para 40.**  
Sylvia Igglesden
2. **Declaration of Disclosable Pecuniary Interests by Councillors on any of the agenda items.**  
None. Cllr Hampson was conflicted for Item 5.4
3. **To Formally Approve the Decisions of the Committee made at the previous meeting held on Monday 20<sup>th</sup> July 2026**  
Approved
4. **To Approve the Date of the Next Meeting of the Committee**  
The next meeting scheduled for the Planning & Environment Committee will be held on **Tuesday 1<sup>st</sup> September 2026** at 7.30pm in the Parish Council Office.
5. **Consideration of Applications received since last meeting: -**

### [5.1 Application for permission in principle for the erection of 3-4 dwellinghouses](#)

Planning Application

Land at Brick Kiln Farm, Old Lane, Ockham, Guildford, Cobham, KT11 1NL

Ref. No: 26/P/00959

**Decision:** OBJECTION

#### **Reasons:**

Although this site lies within the parish of Ockham, we are objecting to this application in view of the close proximity of East Horsley homes to this site, whose residents have endured many years of adverse environmental impacts arising from here previously.

The applicant is seeking Permission in Principle to erect 3 or 4 dwellings at the site and we believe GBC should refuse this request for the following reasons:

**a) The proposed site is unsustainable**

The site proposed for these 3-4 dwellings is located within a woodland area remote from the nearest settlement in the Effingham Junction area of East Horsley which is over 0.5km away. Effingham Junction railway station is around 1 km distant, and would need to be accessed along Old Lane, which has no pedestrian footways. Cycling to Effingham Junction would not be an option for most users due to the busy and dangerous nature of this road – we note that in the Wisley airfield public inquiry Taylor Wimpey accepted this road was not a safe cycle route for average-level cyclists. The nearest bus station to the proposed site is some 1km away outside Effingham Junction Station and offers only the Guildford 478 bus service which runs just three times per day.

We note the Highways Authority have already expressed their opinion that this site is not a sustainable location for new housing.

**b) The applicant has not demonstrated the site is suitable for residential development**

Brick Kiln Farm has a long history of environmental abuse stretching back over many years which has resulted in significant ecological harm to various parts of this location. However, the applicant has not submitted any information to demonstrate that this would be a safe and secure location for residential development.

[5.2 T1 \(Oak tree\) at Chimney Cottage - cut back 3 low-level overhanging branches on the south eastern...](#)

Planning Application

Kantara, Ockham Road South, East Horsley, Leatherhead, KT24 6RX

Ref. No: 26/T/00177

**Decision:** NO OBJECTION

[5.3 Erection of front porch canopy, part single/two storey side and rear extensions including replace...](#)

Planning Application

6 Bishopsmead Close, East Horsley, Leatherhead, KT24 6RY

Ref. No: 26/P/00925

**Decision:** NO OBJECTION

[5.4 Construction of a two storey four bedroom detached dwelling with solar panels to roof following d...](#)

Planning Application

Northcote, Hooke Road, East Horsley, Leatherhead, KT24 5DY

Ref. No: 26/P/00919

**Decision:** OBJECTION

**Reasons:****a) Over-development of site**

The division of the existing Northcote plot will result in the creation of two separate parallel plots each of which are very narrow within the context of this private residential road. The plot for the new dwelling is proposed to be approximately 14 metres in width, whilst most houses in this road have significantly wider plots. Ashton on the right side has a plot width of approximately 23 metres, a similar plot width as Knowle House on the left side. A consequence of this narrow width is that the proposed house will appear unduly cramped on the plot and out of keeping with the existing character of this private road. This is contrary to Policy EH-H7 of the East Horsley Neighbourhood Plan and contrary to Local Plan Policy D1.4 on distinct local character.

**b) Impact on the residential amenity of neighbours**

A further consequence of the constrained plot width will be the adverse impact on the residential amenity of nearby residents. We note in particular that the immediate neighbour at Knowle House on the left side of the new house will suffer noise disturbances arising from the main off-street shared parking area for both the new and current house of Northcote just 6 metres from their main living room. They will also have noise disturbances from the main patio area of the new house being located a similar distance away from their rear window. The close proximity of these two areas to Knowle House will therefore have a detrimental impact on the residential amenity of its residents, contrary to Local Plan Policy D5 on the Protection of Amenity.

**5.5 Erection of a first floor side and rear extension over existing garage with the addition of a sin...**

Planning Application

18 Parkside Place, East Horsley, Leatherhead, KT24 5BZ

Ref. No: 26/P/00982

**Decision:** NO OBJECTION

**5.6 The retention of a commercial estate encompassing uses falling within Use Class B8 and sui generi...**

Planning Application

Newmarsh Farm, Horsley Road, Effingham Junction, East Horsley, Cobham, KT11 3JX

Ref. No: 26/P/01005

**Decision:** OBJECTION with comment

**Reasons:**

The applicant's Planning Statement includes aerial photographs of the site taken over 17 years which appears to show the area being used for unauthorised storage of containers, vehicles and other hardware across this period. Previous attempts by the GBC Enforcement team would appear to have been unsuccessful in trying to curtail such activity. To seek retrospective planning approval now for these unauthorised activities seems to be simply condoning such long-term abuse of the planning system.

We note the East Horsley Neighbourhood Plan addresses this site under Policy EH-LE4 with the following:  
“Support will be given to proposals for the...change of use of existing facilities at Newmarsh Farm and for their utilization as small-scale businesses....Such support will be conditional on the relevant proposals being fully consistent with Green Belt policies and also providing material betterment by way of significant improvement to the current screening and appearance of the site.”

Today the various commercial activities being undertaken at Newmarsh Farm are very visible to passengers on passing trains on the busy Guildford to Waterloo line. East Horsley Parish Council therefore encourages GBC Planning to discuss with the owners of Newmarsh Farm potential solutions for improvements to the screening of their site along those boundaries most sensitive to public view. This could potentially become a planning condition to support the granting of retrospective approval for the requested change of use.

[5.7 Erection of a 5-bedroom dwelling, including a new swimming pool, ASHPs, PV panels, new garden room...](#)

Planning Application

Woodlands, Park Corner Drive, East Horsley, Leatherhead, KT24 6SF

Ref. No: 26/P/01023

**Decision:** NO OBJECTION

[5.8 Proposed single storey rear/side extension and rooflight to south side elevation.](#)

Planning Application

1 Forest Gate, East Horsley, Leatherhead, KT24 5AU

Ref. No: 26/P/01029

**Decision:** NO OBJECTION

[5.9 Creation of habitable accommodation in roofspace.](#)

Planning Application

12 Chestnut Way (Plot 44), Ada Gardens, East Horsley, KT24 6PU

Ref. No: 26/P/00941

**Decision:** NO OBJECTION

**6. Recent Guildford Borough Decisions since the previous the meeting: -**

De Vere Horsley Estate, Ockham Road South, East Horsley, KT24 6DU – EHPC No Objection, GBC Approved, Ref. No: 26/P/00719

De Vere Horsley Estate, Ockham Road South, East Horsley, KT24 6DU – EHPC No Objection, GBC Approved, Ref. No: 26/P/00718

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