

EWHURST PARISH COUNCIL with Ellen's Green

Clerk of the Council – Joanna Cadman

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MINUTES OF THE MEETING OF THE EWHURST PARISH COUNCIL

PLANNING COMMITTEE

held in the EYSC

Monday 19th June 2023 7.30PM

- 1. Present:** Cllr V Henry (in the Chair), Cllrs J Bloomfield, T Bloomfield, M Higgins J Lilley, L Tingley, M White.
1 member of the public
In attendance: The Clerk, Mrs J Cadman
- 2. Apologies for absence:** were received from Cllrs N Clowes and J Mitchell
- 3. Declaration of Interests:** Cllr Tingley declared a non pecuniary interest in WA/2023/01021 31 Downhurst Road.
- 4. Open forum – public speaking:** The resident of Slythehurst addressed the Council on WA/2023/01136 and 01138, setting out his concerns.
- 5. APPLICATIONS & CORRESPONDENCE RECEIVED for consideration –**

WA/2023/01021 31 Downhurst Road

Extensions and alterations to single dwelling to provide 2 flats with associated works

Members were in support of this application.

WA/2023/01110 Four Winds, Mapledrakes Road

Erection of extensions and alterations and erection of detached ancillary outbuilding with associated landscaping.

No objection.

WA/2023/01127 Land at Ewhurst Brickworks (SCC ref SCC_Ref_2023_0040/WA/MO

Details of a scheme of working and restoration for phase 1b pursuant to condition 18 goods vehicle traffic and route management plan pursuant to condition 27 scheme of groundwater and surface water investigation pursuant to condition 36 dust management plan pursuant to condition 54 noise management plan pursuant to condition 65 of planning permission ref WA/2017/1466 & MO/2017/1432 dated 27 Sept 2022.

Members acknowledged that they did not have the specialist knowledge to enable them to comment on this application and agreed to rely on SCC, WBC and MBC to act in the interests of the local community.

WA/2023/01138 Maple Stud Equestrian Centre, Cranleigh Road

Erection of 4 dwellings with associated parking and landscaping following demolition of existing outbuildings (revision of WA/2023/0089) (alternative proposal option 1)

And

WA/2023/01136 Maple Stud Equestrian Centre, Cranleigh Road

Erection of 4 dwellings with associated parking and landscaping following demolition of existing outbuildings (revision of WA/2023/0089) (alternative proposal option 2)

Members objected to these applications for the following reasons, set out in the letter attached.

- The Parish's Neighbourhood Plan, made in 2022, specifically states that there is no requirement for further housing in Ewhurst, as the parish has far exceeded its quota of 100 houses.

- ii. To comply with the NPPF, any new building has to be within the settlement boundary. This site is some distance from the settlement boundary. It is also in Countryside within the Green Belt, AGLV, and in close proximity to ancient woodland.
- iii. The made Neighbourhood Plan also states that the undeveloped gap between Ewhurst and Cranleigh should be maintained.
- iv. This development will overlook the other property on the site, on all sides.
- v. This proposal constitutes an over development of the site and threatens the rural aspect of the area.
- vi. The development will be in close proximity to a Grade II listed building.
- vii. There is no mains water and appears to be no plan for the disposal of foul sewage.
- viii. There is an inaccuracy between the plans and the narrative: the red lined area shows an area of less than 1000 metres, but the narrative makes it clear that the development will be over 1000 metres and thus eligible for affordable housing or a payment in lieu
- ix. Access onto the busy Ewhurst Cranleigh Road will be very difficult. The track is only single width, and very long. This will result in vehicles having to back onto the main road, where there are poor sight lines.

We request that this application is called in for consideration by the Planning Committee.

WA/2023/01168 Land at Ewhurst Brickworks

Details of the management of stockpiling areas and screening bunds pursuant to condition 21 and details of a scheme for the storage and handling of fluids pursuant to condition 77 of planning permission ref WA/2017/1466 and MO/2017/432 dated 27 September 2022

Members acknowledged that they did not have the specialist knowledge to enable them to comment on this application and agreed to rely on SCC, WBC and MBC to act in the interests of the local community.

WA/2023/01234 Furzenhurst, Furzen Lane

Construction of an access track and bridge over culvert

No objection, but concerns voiced regarding potential flooding must be addressed.

WA/2023/01238 Garlands, The Street

Erection of extension and alterations and demolition of external stairway

No objection

CA/2023/01079 Oak Trees, Shere Road

Ewhurst Conservation Area removal of tree

No objection

6. Chairman's Report: deferred to main meeting.