**EWHURST PARISH COUNCIL**

**with Ellen’s Green**

Clerk of the Council – Joanna Cadman Email: Clerk@ewhurstellensgreen-pc.gov.uk

MEETING OF THE **EWHURST PARISH COUNCIL**

**PLANNING COMMITTEE**

held at the EYSC

 **Monday 18th March 2024 at 7.15pm**

1. **Present:** Cllr J Bloomfield (in the chair), Cllrs M Higgins, J Lilley, M White

County Cllr L Townsend

 3 members of the public

In attendance: The Clerk, Mrs J Cadman

1. **Apologies for absence:** were received from Cllrs T Bloomfield, N Clowes, V Henry, L Tingley
2. **Declaration of Interests:**

Cllr J Bloomfield declared a non pecuniary interest in **WA/2024/00458 Friendly Cottage,** as a neighbour.

Cllr Higgins declared a non pecuniary interest in **WA/2024/00385 Rake Mallow**

1. **Open forum – public speaking:**

**WA/2024/00403: Pollingfold Farm:** Mr Rapley, a resident of Ellens Green for 43 years, spoke to this application. He noted that the application to extend operational hours increased the working hours from 56 a week to 65, an increase of 15% on current hours. The request to operate outside restricted hours did not mention Sundays or bank holidays. He pointed out that Ellens Green is a rural hamlet, not an industrial estate and that there are residential properties next to this property. There are also noise issues.

The existing lighting on the road side, and the driveway lights, are on all night. He questioned whether this use of lighting should have received planning permission.

1. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration

**WA/2024/00260 Great Longmeadow, The Green**

*Change of use of land from equestrian to additional residential curtilage*

Members **Objected** to this application, as there is insufficient information regarding the change of designation to make an informed decision possible.

**WA/2024/00268 Land co-ordinates 508781 139928 Cranleigh Road**

*Hybrid application: creation of access from the public highway and internal access road; outline application for 5 self-build dwellings with all matters reserved including associated landscaping and drainage infrastructure*

Members **objected** to this application at it is at variance with the Neighbourhood Plan, is outside the settlement boundary and is immediately adjacent to Sayers Croft Field Centre, with a Grade II Listed building on the site.

**WA/2024/00365 Mullard Space Laboratory**

*Installation of external staircase to access external oil tanks*

No objection

**WA/2024/00385 Rake Mallow, The Street**

*Erection of entrance gates and fence following demolition of existing wall*

Members had no objection in principle, but pointed out that the gates are less than 4.5 metres from the highway, which will necessitate a car accessing the property having to wait on the road while they open.

**WA/2024/00386 Lemans Barn Farm Wykehurst Lane**

*Application under Section 73 to vary conditions 2, 8 and 14 (approved plans) and discharge pre commencement conditions 3, 4, 5, 6, 7, 9, 10, 11, 112, 13 & 15 of WA/2020/1853 allowed under appeal reference App/R3650/W/21/3283914 to allow for a new siting and design of the dwelling and associated landscaping works.*

Has been withdrawn.

**WA/2024/00403 Pollingfold Farm, Horsham Road**

*Application under Section 73 to vary condition 3 of WA/2022/01345 (restrictions on operational hours) to extend operational hours and allow movement of equipment outside of restricted hours to no more than 3 times a month.*

Members **Objected** to the exceptional operation element of the application. This is not essential to the operation of the site and is intrusive to residential neighbours in a rural community.

Regarding operational hours, members requested that they be altered so that operation on the site does not start before 8am, and finishes at 7pm, Monday to Friday.

**WA/2024/00452 Coophurst Farm, Coophurst Lane**

*Erection of a detached single storey outbuilding following demolition of existing outbuilding (revision of WA/2023/01376)*

No objection

**WA/2024/00455 Coophurst Farm, Coophurst Lane**

*Certificate of Lawfulness under Section 191 for existing detached outbuilding used for residential storage purposes in connection with Coophurst Farm*

Noted

**WA/2024/00458 Friendly Cottage, Horsham Lane**

*Certificate of Lawfulness under Section 191 for single storey extension and loft extension works completed June 2017*

No objection

**PRA/2024/00438 Slefold, Wykehurst Lane**

*Erection of a single storey rear extension which would extend 8m beyond the rear wall of the original house for which the height would e 3.19m and for which the height of the eaves would be 3.19m*

Members objected to this application, as the extension would result in over-development of this site.

1. ***APPEAL:*** 43 Downhurst Road: *Erection of an attached dwelling following demolition of existing detached garage.*

Appeal to proceed as written.

1. Chairmans report:

PLANNING APPLICATIONS DETERMINED

*Tm/2024/00074 The Links* MAPLEDRAKES Road GRANTED Removal of oak tree subject to TPO. Conditions on the replacement tree, size, sighting etc

*WA/2023/02029 The Firs*, Cranleigh Rd GRANTED Erection of first floor extension to provide a 2-storey building. A condition to safeguard the amenity of the adjoining properties

*NMA/2023/02296 2 Old School, Furzen Lane,* Ellens Green Change of roof REFUSED. The amendments proposed have not been included in full, on the application form/proposed description. The proposal would involve an increase in height of the rear, extension the implications of which have not been considered. As such, this is considered to be a material change from the proposed plans.

*WA/2024/00023 The Barn, Brookhurst Grange* Alterations to existing Barn to form a residential dwelling and erection of an outbuilding to provide garage and studios together with landscaping and associated works following demolition of existing outbuildings GRANTED. No. conditions and informatives

Planning Committee Meeting – 15th April 2024

Parish Council Meeting – 15th April 2024