

# EWHURST PARISH COUNCIL with Ellen's Green

Clerk of the Council – Joanna Cadman

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## MINUTES OF A MEETING OF THE EWHURST PARISH COUNCIL PLANNING COMMITTEE

held at the EYSC

**Monday 15<sup>th</sup> April 2024 at 7.15pm**

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1. **Present:** Cllr J Bloomfield (in the chair) Cllrs T Bloomfield, N Clowes, V Henry, M Higgins, L Tingley, M White  
1 member of the public  
In attendance: The Clerk, Mrs J Cadman
2. **Apologies for absence:** were received from Cllr Lilley
3. **Declaration of Interests:** Cllr Higgins, declared a non pecuniary interest in WA/2024/00530
4. **Open forum – public speaking:** no representations were made.
5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration

### **NMA/2024/00485 1 Mapledrakes Close**

*Amendment to WA/2023/01416 to replace front large window with a front door and side panel, as well as amend the roof on the rear extension from glass to tiled*

Already approved and no objections.

### **WA/2024/00486 Braehurst, The Avenue**

*Alterations to existing outbuilding to provide a gym/studio including additional windows*

Members noted that the plans did not show an existing building on the site. There is no clarity on how water from the shower and toilet will be disposed of, which is a concern, because of the historical problem of sewage in that area.

Members did not object, but asked for the following conditions to be attached to any approval:

- i. The building should not be used for commercial purposes.
- ii. A drainage report should be submitted, showing exactly how drainage will be dealt with.

### **WA/2024/00493 Four Winds, Mapledrakes Road**

*Erection of extensions and alterations and erection of a detached ancillary outbuilding with associated landscaping (revision of WA/2023/01110)*

No objection although concern was expressed regarding the height of the proposed building and its impact on neighbours.

### **WA/2024/00530 Barn Hill, Shere Road**

*Erection of a two storey extension*

Members objected to this application for the following reasons:

- i. The site is set in the Green Belt, AONB, AGLV and is outside the settlement boundary
- ii. The bulk and density is not appropriate in this setting
- iii. The proposed extension is not in keeping with the barn extension and is therefore out of character
- iv. This proposal amounts to over development of the site.

### **WA/2024/00631 Land at Firethorn Farm and 44 and 45 Larkfield**

*Application under Section 106 of the Town and Country Planning Act to discharge/modify the legal agreement relating to WA/2021/01509 to address issues with MP Clause*

Members agreed that it was impossible to comment on this application on the scarcity on the information provided, and the use of acronyms. They requested that this application be referred to WBC's legal department for further analysis

**TM/2024/00654 Coneyhurst on the Hill, Pitch Hill**

*Application for works to and removal of trees subject to tree preservation order 07/24*

Members objected strongly to this application.

- i. WBC had issued an enforcement action to prevent any further trees from being felled, after a number had been removed.
- ii. There is no reference in this application to works already carried out
- iii. The purpose of a TPO must surely be to protect trees against this nature of work
- iv. T1 has been ringed with a chain saw and so will die anyway.
- v. A great deal of damage has already been done, and without evidence that this work is necessary, the WBC arboreculturalist should be consulted before any more works are carried out.
- vi. The proposed replanting is completely insufficient.
- vii. Members questioned whether the tree surgeon had the necessary professional qualifications for his report.

**6. Appeal: WA/2022/02533 Land at Longmeadow Barn, 15 Hermongers Lane**

*Erection of a new dwelling, creation of a vehicular access, landscaping and associated works*

A written appeal

The Clerk will write to reinforce our previous objections.

**7. Chairmans report**

- i.* Great Long Meadow – granted
- ii.* Lake House – refused
- iii.* Oakdale, Gadbridge Lane- granted
- iv.* Space Laboratory – granted
- v.* High Broom – granted.

Planning Committee Meeting – 20<sup>th</sup> May 2024

Parish Council Meeting – 20<sup>th</sup> May 2024