

# EWHURST PARISH COUNCIL with Ellen's Green

Clerk of the Council – Joanna Cadman

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## MEETING OF THE EWHURST PARISH COUNCIL PLANNING COMMITTEE

held at the EYSC

**Monday 20<sup>th</sup> January 2025 at 7.15pm**

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1. **Present:** Cllr V Henry (in the chair), Cllrs J Bloomfield, T Bloomfield, M Higgins, J Lilley, L Tingley, M White  
2 members of the public  
The Clerk, Mrs J Cadman  
The Assistant Clerk Mrs J Luker-Brown
2. **Apologies for absence:** were received from Cllr N Clowes
3. **Declaration of Interests:** Cllr Henry declared a non-pecuniary interest in CA/2024/02378 as a near neighbour
4. **Open forum – public speaking:** no representations were made
5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration

### **WA/2024/02354 Silverdale, Horsham Lane**

*Erection of extension including balcony, raising of roof ridge height to provide habitable accommodation*  
No objection, although concern was expressed regarding possible overlooking of neighbours.

### **WA/2024/02362 Woodlands Lodge, Ockley Road**

*Erection of a detached garage and workshop following demolition of existing*

No objection, but a condition should be imposed to ensure that the garage remains ancillary to the main house.

### **WA/2024/02392 Barn Cottage, The Green**

*Application under Section 73 to vary condition 1 of WA/22023/00796 (approved plans) to allow alterations in design.*

**Object.** These are substantial material changes , changing a 3 bedroomed house to a 5 bedroomed house on a small plot.

### **WA/2024/02407 9 Downhurst Road**

*Erection of a single storey extension*

No objection.

### **TM/2024/02307 The Oaks, 5 Lilyfields Chase**

*Application for removal of tree subject to tree preservation order 03/00*

Members agreed that they were happy to accept the recommendations of the WBC Tree Officer.

### **CA/2024/02378 Oakdale, Gadbridge Lane**

*Ewhurst Green Conservation Area works to and removal of trees*

Members agreed that they were happy to accept the recommendations of the WBC Tree Officer

**CA/2024/02411      Burstowes Croft, The Green**

*Ewhurst Green Conservation Area removal of tree*

**Object.** This is a lovely specimen of a healthy tree and should not be removed. Members requested that a TPO be applied to this tree

**SCC Ref 2024 0180/MO/WA Land at Ewhurst Brickworks**

*Installation of ground mounted solar photovoltaic array, underground cabling, ancillary plant, CCTV, cameras and fencing.*

Members supported this application.

**6. Appeal:**

**APP/R3650/W/24/3337539 Maple Stud Equestrian Centre**

*Redevelopment of previously developed land to provide to provide 4no dwellings, with associated parking and landscaping*

**Dismissed**

**APP/R3650/W/24/3347221/223 Land north of Cranleigh Road**

*Hybrid application – outline planning permission seeking the development of 5 self build dwellings, associated landscaping and drainage infrastructure. Full planning permission for access road.*

**Dismissed.** Due to the harm to the dining hall at Sayers Croft, in conflict to the Neighbourhood Plan Cllr J Bloomfield was thanked for representing the Parish Council at the appeal hearing.

These were noted

**7. Chairmans report**

**PC/2025/00057 Sailtops, Cox Green**

*Consultation from a neighbouring authority for variation of condition 1 of previously approved application dc/24/0462 (demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas car parking and turning together with hard and soft landscaping and new access) relating to site area vehicular access and minor elevational revisions to the new dwelling.*

**Objection:** this application ignores the concerns raised in the original application, which was rejected, as it seeks to amend the agreed approval in order to change the access so that it goes via the paddock land. The new access will also be on a dangerous bend.

The paddock incorporates the Public Right of Way (PROW) 449. This right of way leads across land designated as an Area of Great Landscape Value. The AGLV land has been cited by inspectors when dismissing appeals in 2019 and 2023 on neighbouring land that the footpath runs into.

NPPF paragraph 100 states that planning policies and decisions should protect and enhance public rights of way and access. This proposal again puts the PROW at risk.

Update on recent planning decisions

*Woodlands Farm Equestrian Centre – no objection*

*20 Larkfield- still pending*

*NMA Leemans Barn Farm – allowed*