



EWHURST PARISH COUNCIL

WITH ELLENS GREEN

Deputy Clerk to the Council – Jane Luker-Brown

Email: assistant@ewhurstellensgreen-pc.gov.uk

Planning Committee Meeting held at EYSC on Monday 17th November 2025 at 7.15pm

- 1. Present:** Cllr V Henry (in the chair), J Bloomfield, T Bloomfield, N Clowes, M Higgins, J Lilley, L Tingley
1 member of the public
The Clerk, Mrs J Cadman
The Deputy Clerk, Mrs J Luker-Brown
- 2. Apologies for Absence:** were received from Cllr M White
- 3. Declaration of Interests**
- 4. Open Forum for Public**
- 5. Applications for Consideration**

WA/2025/01977 Land at Ewhurst Brickworks, Horsham Road

County Matter Application. Details of a Landscape and Ecological Management Plan (LEMP) pursuant to Condition 20 and a Detailed Aftercare Scheme pursuant to Condition 80 of Planning Permission Ref: WA/2017/1466 and MO/2017/1432 dated 27 September 2022 (This application is determined by Surrey County Council under their Ref SCC_Ref_2024-0059).

<https://planning360.waverley.gov.uk:4443/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=546523&KeyText=Subject>
Noted.

WA/2025/02071 Deepdene, Somersbury Lane

Erection of a two storey dwelling with basement level incorporating a swimming pool with associated landscaping following demolition of existing single storey dwelling and kennels building.

<https://planning360.waverley.gov.uk:4443/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=546613&KeyText=Subject>

Object - The Parish Council expressed grave concern about the scale of the build and questioned whether it is appropriate for a country lane as although there are a variety of builds along this lane there is nothing of this enormity. There will be a substantial visual change to the landscape, the amount of fenestration will cause considerable light pollution, the natural grey slate roof does not blend in with its surroundings. There were concerns about the basement as it would be below the water table. The Parish Council questioned whether the Bat Report was comprehensive enough as it seemed to focus on the old kennels and not the main dwelling.

WA/2025/02075 Barn between South Lodge & Jays Cottage, Horsham Road, Ellens Green

Alterations to existing barn to form a residential dwelling.

<https://planning360.waverley.gov.uk:4443/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=546617&KeyText=Subject>

Object - The Parish Council stand by their previous concerns about the original application in May 2019. The new residential unit will be located in countryside beyond the greenbelt and in an unsustainable location. The Parish Council raised concerns about whether the building is in a robust enough condition to be altered and may need to be demolished and re-built. They also raised concerns about adequate sight lines on this fast stretch of road as well as tree protection. The Councillors highlighted the importance of the appeal conditions being adhered to as they provide vital protections.

PRA/2025/02060 Coxland Farm, Somerbury Lane

General Permitted Development Order 2015, Schedule 2, Part 6 - Prior Notification Application for erection of extension to existing agricultural storage building.

<https://planning360.waverley.gov.uk:4443/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=546602&KeyText=Subject>
Permitted.

1. Appeals

APP/R3650/W/25/3359896 Land adjoining Pennings, Plough Lane

The application Ref is WA/2024/01686.

The development proposed is erection of a single detached dwelling with associated parking and amenity space.

<https://planning360.waverley.gov.uk:4443/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=543702&KeyText=Subject>

Dismissed.

2. Chairman's Report

Land at Old Ewhurst Brickworks

Waverley Borough Council have received six letters of objection and none in support. They are undertaking comprehensive reports and the decision will be made in January 2026

3. Date of Next Meeting

19th January 2026 at 7.15pm followed by the Parish Council Meeting at 8.00pm.