

PLANNING COMMITTEE

Councillor Fiona White (Chairperson)
* Councillor Vanessa King (Vice-Chairperson)

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| * Councillor Bilal Akhtar | * Councillor Patrick Oven |
| * Councillor David Bilbe | * Councillor Maddy Redpath |
| * Councillor Yves de Contades | * Councillor Joanne Shaw |
| * Councillor Lizzie Griffiths | * Councillor Howard Smith |
| * Councillor Stephen Hives | * Councillor Cait Taylor |
| * Councillor James Jones | * Councillor Sue Wyeth-Price |
| * Councillor Richard Mills | |

*Present

PL1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology was received from Councillor Fiona White and Councillor Jane Tyson attended as her substitute.

PL2 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

23/P/00679 – Garages, land to the rear of Bishopsmead Parade, East Horsley, KT24

Councillor David Bilbé declared a non-pecuniary interest in the above application owing to the fact that one of his son's lived in East Horsley. However, the site was not in close proximity to his son's place of address and would not affect his objectivity in the consideration of this application.

Councillor Jo Shaw declared a non-pecuniary interest in the above application owing to the fact that her father lived in East Horsley. However, the site was not in close proximity to her father's place of address and would not affect her objectivity in the consideration of this application.

PL3 MINUTES

The minutes of the Planning Committee held on 13 September 2023 were agreed and signed by the Chairman as a true and accurate record.

PL4 ANNOUNCEMENTS

The Committee noted the Chairman's announcements.

**PL5 23/P/00679 - GARAGES, LAND TO THE REAR OF, BISHOPSMEAD PARADE,
EAST HORSLEY, KT24**

The Committee considered the above-mentioned full application for proposed erection of two detached, two storey dwellings with associated parking, refuse and cycle store following the removal of thirteen purpose-built garages.

Prior to the consideration of the application, the following persons addressed the Committee with Public Speaking Procedure Rules 3(b):

- Mr Andrew Rowe (to object);
- Mrs Christine Hamilton (to object) and;
- Mr Jonathan Tan (Agent) (in support)

The Committee received a presentation from the Senior Planning Officer, Morgan Laird. The Committee noted that the application site was located to the rear of the shops and close by was a Theatre. To the north was pair of semi-detached dwelling houses. The site was also partially within the East Horsley Conservation Area which incorporated only one of the thirteen garages. TPO trees were located to the south and access to the site was through an archway between the shops.

The garages proposed to be demolished were used for storage only and were not sized in accordance with existing parking dimensions. The garages were not used for retail and therefore there would be no loss of retail space. Both dwellings proposed would have a roof terrace on the first floor, two car parking spaces and cycle storage. The row of trees by the garages were subject to a Tree Preservation Order (TPO).

The dwellings were contemporarily designed with articulated roofs using materials of flint and red brick. This was consistent with the architectural design that was common in East Horsley. The articulated roof design and use of materials would break up the bulk from the front elevation. The dwellings were moderate in height and below the ridge height of the dwellings to the rear. The dwellings had also been positioned to avoid any direct overlooking and would not face directly into the first-floor windows of these units.

In conclusion, it was the planning officer's view that the proposal would deliver the net increase of two dwellings in a sustainable location. The proposal would not be harmful or affect the character or appearance of the site or conservation area and would not result in an unacceptable adverse impact on neighbouring properties. There would not be a material impact on highway safety or operations and the design would provide sustainability and biodiversity enhancement measures. Subject to conditions, the application was therefore recommended for approval.

In response to comments made by public speakers, the Senior Planning Officer, Morgan Laird confirmed that condition three ensured the protection of the trees prior to the commencement of any works taking place.

The Committee discussed the application and noted that the design was very contemporary in comparison to the historic Lovelace style employed throughout much of East Horsley. It was also noted that there were in fact three entrances to the parade as well as via the archway in the centre. Access could therefore be achieved to the houses from Ockham Road North. An entrance at the north or south would assist increasing traffic flows caused by the proposal.

The Committee noted comments that the design was not attractive but was an insufficient reason to refuse the application given there were no statutory objections to the scheme. The Committee also noted comments that the proposal would be an improvement upon the garages that existed currently. The Theatre located nearby would already attract traffic and the additional two dwellings was not an onerous addition to traffic flows. The Committee commended the clever design which included outside space.

The Committee remained concerned about the protection of the trees which had a Tree Preservation Order (TPO). The Committee was assured that any works to be conducted to the trees during their lifetime were controlled by the TPO. If a tree were to die, then the landowner would require its replacement.

A motion was moved and seconded to approve the application which was carried.

RECORDED VOTE LIST				
		FOR	AGAINST	ABSTAIN
1	Patrick Oven	X		
2	Sue Wyeth-Price	X		
3	Yves de Contades			X
4	Stephen Hives		X	
5	Vanessa King	X		
6	Joanne Shaw	X		
7	James Jones	X		
8	Maddy Redpath	X		
9	Howard Smith	X		
10	David Bilbe	X		
11	Cait Taylor	X		
12	Lizzie Griffiths	X		
13	Bilal Akhtar	X		
14	Richard Mills	X		
15	Jane Tyson	X		
	TOTALS	13	1	1

In conclusion, having taken consideration of the representations received in relation to this application, the Committee

RESOLVED to approve application 23/P/00679 subject to the conditions and reasons as detailed in the report.

PL6 PLANNING APPEAL DECISIONS

The Committee considered and noted the appeal decisions.

The meeting finished at 8.00 pm

Signed

Date

Chairman