

EWHURST PARISH COUNCIL with Ellen's Green

Locum Clerk of the Council – Joanna Cadman

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NOTICE
MEETING OF THE **EWHURST PARISH COUNCIL**
PLANNING COMMITTEE

held in **EYSC**
Tuesday 19th February 2019 7pm

1. Present Cllr Ian Davis (in the chair), Cllrs E Benson, M Benoy, M Turner, M White
2. Apologies for Absence had been received from: Cllr T Fawcett, J Francis, V Henry
3. Declaration of Interests: none were made
4. Open forum – public speaking: two members of the public were present and spoke of their concerns regarding the Backward Point application.

5. APPLICATIONS & CORRESPONDENCE RECEIVED for consideration –

WA/2019/0106

Backward Point, Cherry Tree Lane, Ewhurst

Erection of 9 dwellings (3 affordable) with garaging, access, landscaping and Associated works following demolition of existing dwelling

The Parish Council wishes to object to this application.

There remains serious concern over the restricted access to the site which was raised in the original application for 31 units. This application (combined with the recent consent for an additional flat over garage) brings the development up to a total of 41 units, served by a narrow access with passing places, totally inadequate for the volume of traffic generated. Local residents have already reported conflicts at the shared bell-mouth onto the Cranleigh Road with several near-misses.

The additional proposal for 9 units creates a very cramped development, out of character with the prevailing density in the village. There is very little separation to the existing dwelling to the east, Sixpenny Buckle, which will be over-shadowed.

The eastern boundary currently has a reasonably dense tree screen but this will be impacted by the proximity of buildings and the overshadowing canopy to the proposed back gardens will create pressure for lopping/removal, impacting on neighbour privacy.

There is inadequate provision for visitor parking, with 4 spaces within the entire development. This will initiate on-street parking within the development's narrow access roadways and turning area, restricting access for emergency, servicing and delivery vehicles. The Parish Council is also concerned that future residents will utilise the nearby recreation ground car park and that users there will have nowhere to park.

The affordable units are described as 1-bed flats and the plans clearly show that all of the 3 units (2x 1 bed, 1x 2 bed) are houses. The 1 bed houses have no amenity space.

There is no CIL form to accompany the application and this may become a developer obligation.

CA/2019/0008 **Rake Mallow, The Street**
Ewhurst Conservation Area – works to and removal of trees

No comments

WA/2019/0137 **Kiln House, Horsham Lane**
Certificate of Lawfulness under Section 192 for erection of an outbuilding

No objection

WA/2019/0131 **Barn at Yard Farm Livery stables, North Breache Lane**
Change of use from equestrian stables to agricultural barn

The Parish Council wishes to object.

This appears to be a cynical application, as a precursor to another attempt to achieve a residential development in what the Appeal Inspector previously referred to as an unsustainable location. It would set an unwelcome precedent within the Borough.

Planning Committee Meetings – next meeting 5th March 2019 7pm EYSC (subject to applications)

Parish Council Meeting – next meeting: **Tuesday 19th March 2019 7.45pm** at the EYSC, Ewhurst

***THE PUBLIC AND PRESS ARE CORDIALLY INVITED TO BE PRESENT
and may speak during the Open Forum only***