



# EWHURST PARISH COUNCIL WITH ELLENS GREEN

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MINUTES of the EWHURST PARISH COUNCIL WITH ELLENS GREEN PARISH COUNCIL EXTRA ORDINARY MEETING held at **6.45 pm on Monday 27<sup>th</sup> March 2017** at the EYSC

Attendees: Parish Councillors: Mike Turner (Acting Chair) Val Dixon Henry (arrived during 72(2017)); Julie Francis; Elaine Benson; Tom Fawcett.

Jane Bromley, Parish Council Clerk

Approximately 20 members of the public.

70 (2017) APOLOGIES FOR ABSENCE. Parish Councillors: Richard Cleaves and Tim Bloomfield.

71 (2017) DECLARATIONS OF INTEREST. None (Cllr Valerie Dixon Henry declared no interests when she arrived)

72 (2017) CHAIRMAN'S STATEMENT. Unfortunately the NP has caused upset in the Village and the Council, this was not the intended outcome - the exact opposite in fact. Instead it was meant to unite the Parish and take us forearmed and ready for the coming years.

The appendix 1 was then read out to the meeting.

73 (2017) ADJOURNMENT: -

Residents spoke objecting to the Firethorn Land Planning application and raised the following factors detrimental to development.

Size and scale impacts on AONB, site can be seen from Holmbury Hill

Premature to Local and Neighbourhood Plan.

Access- vehicular movements could be an extra 300 a day at a dangerous junction.

Deliverability in question due to a covenant in existence to prevent development.

Ransom Strip exists around Larkfield partially owned by PC and partially by WBC

Alternative access via Plough Lane would also be dangerous and the bridge area along the lane is a high risk flood area and this access would be within The Green conservation area.

The progress of the Neighbourhood Plan was discussed and Cllr Mike Turner reassured all that the plan was progressing as fast as practically possible and warned that proper process had to be followed or the Plan would be rejected at a later stage.

74 (2017) THE PARISH COUNCIL TO CONSIDER AND RESOLVE TO APPROVE OR OTHERWISE AMEND THE PLANNING COMMITTEE PLANNING OBSERVATIONS ON APPLICATION:

WA/2017/0369-LAND AT FIRETHORN FARM AND 44 - 45 LARKFIELD, PLOUGH LANE, EWHURST.

(On a point of clarity, the address is The Green, Ewhurst, GU6 7QU. Horsham Lane commences about 1 mile south).

Outline planning application for 63 new dwellings, including 25 affordable dwellings, public open space and landscaping with vehicular access via The Green, Horsham Lane; following the demolition of No's 44 & 45 Larkfield. Access only to be determined at outline.

#### Recommended Planning Observations

Ewhurst Parish Council objects to this application. It is outside the village settlement boundary and in the countryside beyond the green belt. Moreover, EPC are developing their Neighbourhood Plan. Such a de-

velopment would have an adverse and damaging effect on the emerging plan and to those members of the community working on the plan.

#### **DENSITY**

Too many. 63 new homes is over and above the agreed number of homes proposed for Ewhurst, in the Local Plan, over the next 15 years.

#### **ACCESS**

Access is key to the application. There is only one way into the proposed development and that is via The Green, a "C" listed road that traverses the village North/South; Shere – Horsham. To achieve access two large homes on the Larkfield estate are to be demolished and much of the soft landscaping will go. The correlation between the proposed access, the access for Larkfield a little further south and the main street is cause for concern. See Highway Safety below.

#### **HIGHWAY SAFETY**

The proposed access would be very close to the T junction with The Green, The Street and Cranleigh Road – a three-way, uncontrolled junction with poor sight lines. The increase in the volume of traffic will only add to these concerns.

#### **LOSS OF TREES AND GREEN CORRIDOR**

This is a material concern. The loss of trees and the green corridor along the roadside and beyond together with the 43 metre visibility splays would create a significant alien and urban element to the rural scene.

#### **OTHER MATTERS**

**Open Space** – impact and effect on neighbouring properties

**Pond** – We consider would be incapable of dealing with the runoff and would create problems of flooding out on to Plough Lane.

For all the above reasons EPC does not support this application.

**Cllr Valerie Dixon Henry proposed the above observations be sent to Waverley Borough Council, seconded by Cllr Elaine Benson and all in favour.**