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**NOTICE**  
MEETING OF THE **EWHURST PARISH COUNCIL**  
**PLANNING COMMITTEE**  
To be held at EYSC (first floor)  
RECREATION GROUND BROOMERS LANE EWHURST  
**Minutes 19th July 2016 7pm**

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1. Present: Councillors: Ian Davis (Vice chair); Richard Cleaves; Elaine Benson; Mike Turner; Rob Matthews; Tim Bloomfield.
2. Apologies for Absence had been received from Councillors: Julie Francis; Tom Fawcett; Val Henry.
3. Declarations of Interest – Elaine Benson, pecuniary interest in WA/2016/1209
4. Open forum –

Comments on WA/2016/1257 - Father of applicant spoke regarding the need for the extension to accommodate a growing family.

Comments on WA/2016/1209 - 7 members of the community spoke raising the following issues; density, size in relation to listed building, urbanising effect, neighbour amenity, hedges (potential for cutting-back by new residents and deciduous nature of the screen), comparison with Swallowhurst, status of Community Land Trust, impact upon Schools.

5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration –

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<b>WA/2016/1257</b>	<b>Oak Tree House, Furzen Lane, Rudgwick Application for Certificate of Lawfulness S192 for the erection of a single storey extension.</b>
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**No Comments**

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<b>WA/2016/1262</b>	<b>Marylands, Pitch Hill, Ewhurst Listed building consent for internal and external alterations.</b>
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**.No Objection**

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6. Any other matters, or applications subsequently received

**WA/2016/1209: Land south of Cranleigh Road, Ewhurst**

It was reported that this application was considered by the Committee at the meeting of 5/7/2016, at which there was a resolution to Object. Further discussion at the PC meeting of 18 July resulted in the PC Chair referring the matter back to Planning Committee.

It was proposed (by the VC) that the Parish Council Should **object** to this application on the following grounds:

1. Ewhurst Parish Council is now well advanced in the preparation of its Neighbourhood Plan (NP). This application is premature to the adoption of the NP and granting permission at this time would have a severe impact upon the hard work, enthusiasm and credibility of the many members of the local community who have given their time and dedication to the production of the Plan. The Parish Council firmly supports the aims of the Localism Act 2011, and engaging with the local community in evolving a widely supported strategy for the long-term sustainability of the area. This application is unwelcome in this context.
2. The mix of housing units proposed is contrary to Policy H4 of the Local Plan and the West Surrey Strategic Housing Market Assessment, December 2015. There is a strong bias within the proposals towards large units which is not in line with local needs.
3. The density of the proposed development is too great and is out of character with the area.
4. The applicant has presented an unviable drainage strategy for the site which will exacerbate an already untenable situation for local residents. The proposal to introduce surface water into the foul drainage system is unsustainable.
5. The proposed development of two large, five bedroom houses on Gadbridge Lane presents a contrast in height and character with the area and would cause substantial harm to the setting of Gadbridge Farm, a designated heritage asset.

The Applicant should be advised to conduct a speed survey along the Cranleigh Road as many local residents believe that actual traffic speeds are in excess of the 30mph speed limit. This may impact on the proposed sight lines for the point of vehicle access, in the interests of road safety.

The Borough Council should be advised that the Parish Council has an aspiration to provide and manage affordable housing for local residents through a Community Land Trust.

Loss of the hedge fronting Cranleigh Road would have a detrimental and urbanising effect upon the street scene. The landscape integrity of the site should be maintained.

The proposal was seconded by TB and carried by a majority (EB abstained)

Extraordinary Meeting of the Parish Council:

RC advised that there would be an Extraordinary Meeting of the Parish Council on Monday evening, 25<sup>th</sup> July 2016 at 7.45 to ratify the decisions of the Planning Committee and discuss one or two matters in connection with the Neighbourhood Plan.

Date of next scheduled Planning Meeting, Tuesday 2<sup>nd</sup> August

**Current Planning documentation** available to view at –

- Waverley Borough Council website : [www.waverley.gov.uk](http://www.waverley.gov.uk)

Parish Council meetings – next meeting: **Monday 25<sup>th</sup> July 2016** at the EYSC, Ewhurst