

**EWHURST PARISH COUNCIL**  
with Ellen's Green

Clerk of the Council – Jane Bromley  
01483 267646

Email: clerk.epc@btinternet.com  
Foxways Pinkhurst Lane Slinfold

---

**NOTICE**

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

To be held at EYSC (first floor)  
RECREATION GROUND BROOMERS LANE EWHURST

**Tuesday 20<sup>th</sup> September 2016 7pm**

---

1. Present Val Henry, Ian Davis, Mike turner, Julie Francis and Elaine Benson
2. Apologies for Absence Tom Fawcett and Tim Bloomfield
3. Declarations of Interest EB 1209, MT1670 and 1694
4. Open forum – public speaking yes. Dozen members of the public in attendance
5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration –

---

**WA/2016/1209 Land South of Cranleigh Road and West of Gadbridge Lane**  
**Amended plans**

**WA/2016/1209- Outline application for the erection of 18 dwellings with associated works following demolition of stables at land south of Cranleigh Road and west of Gadbridge Lane, Ewhurst, GU6 7RW**

Ewhurst Parish Council objects to the application on the following grounds –

- Premature to the adoption of the Neighbourhood Plan
- Visual and overall impact on the neighbouring amenity
- Mix
- Impact upon the setting of a listed building
- Density
- Out of character with surroundings
- Urbanising effect upon the street scene
- Need of a Speed Survey
- Drainage strategy

Ewhurst Parish Council is now well advanced in the preparation of its **Neighbourhood Plan**. 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.

The **visual and overall impact** on the amenity of Sunset Cottage, in particular, as well as the adjoining properties of Gadbridge Farm and Windy Ridge. There are adverse impacts upon sunlight and daylight to these existing properties which have not been analysed by the applicant

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.

The **density** of the proposed development is too great and is **out of character** with the area.

The proposed development of two large, four 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 as a designated heritage asset. It is noted that the revised scheme indicates a reduced overall floor area for these two units although the maximum height remains the same as the previous elevations and the footprint of the houses appears larger with the building profile extending further forward. It is considered that the evident harm to the setting of the listed building remains. Concern is raised that the comments of the Conservation Officer have not been made available to the public and that this expert opinion should be fully considered.

The 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 applicant has given no assurances here and the proposed street scene shows a much reduced screen hedge to the Cranleigh Road frontage, indicating that the development will be highly visible in this sensitive Countryside location. It appears that the proximity of development to the Cranleigh Road frontage would preclude the full retention of the mature hedge screen, which is noted to be largely deciduous.

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 30 mph speed limit. This may impact on the proposed sight lines for the point of vehicle access, in the interests of road safety.

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.

Concern is raised about possible site contamination as it appears that significant areas have been used for builder's storage.

Concern has been voiced by local residents about the inconsistency in notification of the amended scheme proposals. Residents who adjoin the site and received initial notification were not all contacted about the revisions and consequently were given insufficient time to comment.

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.

---

**AG/2016/0007**      **Radnor Farm, Holmbury Road, Cranleigh. GU6 7SJ**  
**GPDO Part 6 erection of agricultural barn**

WBC had already replied on line that prior approval was not required

---

**WA/2016/1633**      **2 Sunnyside, Cranleigh Road, Ewhurst. GU6 7RN**  
**Erection of a single storey extension**

No objection

---

**WA/2016/1661**      **Weavers, The Green, Horsham Lane, Ewhurst. GU6 7RR**  
**Installation of replacement windows and doors**

No objection

---

**WA/2016/1662**      **Weavers, The Green, Horsham Lane, Ewhurst. GU6 7RR**  
**Listed building consent for the installation of replacement windows and doors.**

Happy to support Listed Building Consent

---

**WA/2016/1670**      **Pennings, Plough Lane, Ewhurst. GU6 7SG**  
**Erection of a conservatory following demolition of existing conservatory**

No objection

---

**WA/2016/1694**      **Claremount, Ockley Road, Ewhurst. GU6 7QF**  
**Erection of a detached double garage.**

There has been a significant number of similar applications this last year (this being the third) for the erection of a detached double garage since the original garage, integral to the residence, was adapted to be a part of the main house.

The parish council strongly objects to this current application –

- The proximity to the neighbouring boundary AND
- Moreover, the significant impact it would have upon Downhurst – the blocking of daylight and the overbearing aspect the new build would have upon this property.

---

**2016/0157/MO/**      **Land at Ewhurst Brickworks**  
**Scrubber Unit addition to existing brickmaking factory chimney on western**  
**façade pursuant to condition 3 of planning permission ref MO98/0539 06-08-1998.**

A well presented application. The Parish Council is very happy to support

---

**WA/2016/1720**      **Arranhurst, Somersbury Lane, Rudgwick.**  
**Erection of a single storey extension**

No objection.

- 
- 6.** Any other matters, or applications subsequently received:  
Update on previous planning applications.

Planning Committee Meetings – next meeting Tuesday 4<sup>th</sup> October (subject to applications)

Parish Council Meetings – next meeting: **Monday 17<sup>th</sup> October 2016** at the EYSC, Ewhurst

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