

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

Clerk of the Council – Jane Bromley

01483 267646  
Email: clerk.epc@btinternet.com

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

**Minutes –Tuesday 3<sup>rd</sup> July 2018 7pm**

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1. Present: Parish Councillors: Val Henry, Mike Turner, Julie Francis, Elaine Benson and Mike White
2. Apologies for Absence had been received from Parish Councillors: Mike Benoy, Ian Davis and Tom Fawcett
3. Declaration of Interests: none
4. Open forum – public speaking. Yes, applicants of 0943
5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration –

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WA/2018/0942 Allington, The Street, Ewhurst. GU6 7QA

Erection of extensions and alterations following relevant demolition of an unlisted building in a conservation area along with insertion of roof lights to provide additional habitable accommodation in roof space

Happy to support

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WA/2018/0943 High Copse, Wykehurst Lane, Ewhurst GU6 7PF

Change of use of agricultural buildings along with extension and alteration to provide a dwelling with associated amenity space

In considering this application EPC Planning Committee have had the opportunity of a site visit –

1. Since members were unfamiliar with the location and the area, AND,
2. The quality of the photographs within the application were poor

Whilst EPC were unable to agree a unanimous response to the application, a number of concerns surfaced.

**Background Information – a short history**

Home Farm, the application site, was until the mid-1950's part of The High Wykehurst (built 1906) Edwardian Estate: it was The Farm to the estate. In the 1950's the entire estate was parcelled up and sold. Without exception, each individual parcel has undergone significant/radical redevelopment since the break-up of the estate.

The barn, cow stalls and pig stys were former agricultural buildings typical of the early 20<sup>th</sup> century - modest but serviceable.

**Matters arising from the site visit –**

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- Of particular importance, the setting, ANOB, Surrey Hills, Green Belt
  - Impact on neighbouring property, ie High Copse, following the division
  - The bulk, mass and character of the buildings would remain largely unchanged, even taking into account the proposed new infill and the use of modern cladding, *Marley cedar click boards*
  - The proposed recycling/use of reclaimed materials is to be commended
  - No change to the access
  - The curtilage to the front of the build would seem to be well defined although the plans do not include detail such as garaging/rear garden space, etc
  - Lack of information with regard to materials for doors/fenestration, down pipes, eco initiatives for example

Test - Could these disused buildings be readapted for modern living without substantial reconstruction and harm to the sensitive environs?

### **Summary**

Although there were differing views amongst the members of the EPC Planning Committee, these were limited to concerns re AONB/Surrey Hills and neighbour amenity. Overall, the application *could* be viewed as a conservation project for structures that might otherwise fall into neglect and eventually disintegrate and the historical element lost for all time.

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WA/2018/0952 Churchside The Street Ewhurst GU6 7QA Erection of extensions and alterations.

Happy to support

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6. Any other matters  
Update on planning matters