

Planning Committee

6 November 2019

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 6 – Planning Applications

19/P/00275 – (Page 9) – Onslow Park and Ride, Richard Meyjes Road, Guildford

One letter of representation supporting the application

19/P/01210 - (Page 61) – 20 The Street, West Horsley, Leatherhead, KT24 6AX

It is noted that some Committee Members may have received correspondence from a resident which alleges that the Officer report fails to properly address the impact of the proposal on the heritage assets in the surrounding area (i.e. the West Horsley Conservation Area and listed buildings).

In general terms, it is noted that the Officer report assess the impact of the proposal on surrounding heritage assets in accordance with the NPPF. It is acknowledged on page 83 of the agenda that the proposal would result in 'less than substantial' harm to both West Horsley Conservation Area and the setting of 28 The Street (grade II listed building). Once 'less than substantial' harm has been identified, the NPPF (paragraph 196) states that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The identified harm was weighed against the public benefits of the proposal on pages 90-91 of the agenda and on this occasion, Officers have concluded that the public benefits do outweigh the identified harm. Therefore, it is noted that the Officer report fairly and properly assesses the impact of the proposal against the relevant NPPF provisions.

The correspondence also alleges that:

- Conservation Area Consent is required for the demolition of the existing dwelling and the removal of the hedge [Officer Note: This is incorrect. The demolition of the existing building is considered as part of the planning application. There is no longer the need for a separate Conservation Area Consent. No permission is required to remove a hedge, even if it is located in a conservation area];
- the Officer has not accepted any of the West Horsley Neighbourhood Plan (WHNP) policies as being valid [Officer Note: This is incorrect. The report clearly sets out the WHNP policies which are relevant to this proposal and there is no attempt to suggest that they are 'invalid']; and
- the building line has not been addressed [Officer Note: Officers have assessed the building line fronting onto The Street on page 82 of the agenda].

19/P/01311 – (Page 93) – Foxbury, Epsom Road, West Horsley, Leatherhead, KT24 6AR

Third party comments: (page 98)

One additional letter of objection has been received. The additional concerns raised are summarised below:

- Access to Ancient Woodland has led to loss of habitat
[officer comment: no encroachment proposed, see page 100]
- Inappropriate in the Green Belt
- Risk to highway safety from construction traffic
[officer comment: there would be some minor disruption and due to the scale of the proposed works would be for a temporary period, further details on Page 100]