

CHARLWOOD PARISH COUNCIL

Serving the communities of Charlwood, Hookwood and Norwood Hill

www.charlwoodparishcouncil.gov.uk

e-mail: clerk@charlwoodparishcouncil.gov.uk

NOTICE OF MEETING OF PARISH COUNCIL

Notice is hereby given that

Councillors and Members are summoned to a Meeting of Charlwood Parish Council PLANNING COMMITTEE to be held on TUESDAY 4TH FEBRUARY 2025 at the Pavilion, Charlwood, at 7:30pm.

THE PUBLIC AND PRESS HAVE A RIGHT AND ARE CORDIALLY INVITED TO BE PRESENT AND AN OPPORTUNITY WILL BE GIVEN TO ASK QUESTIONS OR MAKE STATEMENTS

AGENDA

1. APOLOGIES

2. DECLARATION OF INTEREST

3. MINUTES

The minutes from the meeting of the 7th January were signed as part of the Full Parish Council Meeting minutes of the 20th January 2025 therefore there are no minutes to sign.

4. PUBLIC QUESTIONS

4.1 To consider the emails received from a resident regarding concerns about activity at Glovers Wood and agree or otherwise whether to take any action and if so, what action to take.

5. CURRENT PLANNING ISSUES

5.1 **MO/2024/2104/PCL** – Charlwood County First School, Swan Lane, Charlwood, Horley, Surrey, RH6 0DA - Certificate of Lawfulness for a proposed development in respect of the erection of a log cabin for use as an after school club.

[Link](#)

5.2 **MO/2024/2144/PLAH** – Oaklands, Norwood Hill Road, Charlwood, Horley, Surrey, RH6 0EB – Erection of a detached garage.

[Link](#)

5.3 **MO/2024/2153/PCL** – Oaklands, Norwood Hill Road, Charlwood, Horley, Surrey, RH6 0EB - Certificate of Lawfulness for the proposed development in respect of the erection of a mobile home.

[Link](#)

5.4 **MO/2024/2160/AC** – Brittleware Farm, Norwood Hill Road, Charlwood, Horley, Surrey, RH6 0EB - Discharge of condition 3 and 4 of approved planning permission MO/2024/0539 for reserved matters application pursuant to outline permission

MO/2021/0561/OUT for the consideration of appearance, landscaping, layout and scale in respect of the erection of 8 No. dwellings with associated parking and amenity space following demolition of the existing buildings (part of the site is in Reigate and Banstead).

[Link](#)

5.5 **MO/2025/0026/AC** – Brittleware Farm, Norwood Hill Road, Charlwood, Horley, Surrey, RH6 0EB - Discharge of Condition 7 & 9 of approved planning application MO/2025/0026 for the outline application for the consideration of access in respect of the erection of 8 No. dwellings with associated parking and amenity space following demolition of the existing buildings.

[Link](#)

5.6 **MO/2024/2052/PLAH** – 8, Rectory Lane, Charlwood, Horley, Surrey, RH6 0EF - Erection of new detached garage to replace the existing, to be used as accommodation which would be allied and incidental to the main dwelling house.

[Link](#)

5.7 **MO/2024/2173/PLA** – Heffers Croft, Russ Hill, Charlwood, Horley, Surrey, RH6 0EW - Demolition of existing stables and erection of 1 No. dwelling with associated parking.

[Link](#)

5.8 **MO/2025/0031/PCL** – Oak Lodge, Reigate Road, Hookwood, Horley, Surrey, RH6 0HH - Certificate of Lawfulness for a proposed development in respect of erection No. 2 outbuildings.

[Link](#)

5.9 **MO/2025/0043/PCL** – Candleford, Stan Hill, Charlwood, Horley, Surrey, RH6 0EP - Proposed certificate of lawfulness in respect of the use of the land for parking motor vehicles.

[Link](#)

5.10 **MO/2025/0056/PNCE** – Brittleware Farm, Norwood Hill Road, Charlwood, Horley, Surrey, RH6 0EB - Prior Notification for the change of use of the existing commercial/Business/Service (Use Class E) to 2 No. dwelling (Use Class C3)..

[Link](#)

5.11 **MO/2025/0107/TFC** – Gatwick Aviation Museum, Vallance By Ways, Lowfield Heath Road, Charlwood, Horley, Surrey, RH6 0BT - Group of field maples: T1 + T2 maples crown lift 2 metres; T3 Maple remove - severe decay; T4 Maple, leaning over heavily, reduce side in 2-3 metres; T5 + T6 Maples, crown lift up to 2 metres. Major dead wood trees and general tree maintenance.

[Link](#)

5.12 **Other Planning Matters - e.g. recent determinations, appeals to committee (for discussion) or Parish permission (e.g. Trees)**

5.12.1 **Recent determinations, appeals etc.**

5.12.1.1 **Decision - MO/2024/1170/PCL** - The Lodge, Ridgefield House, Norwood Hill, Charlwood, Horley, Surrey, RH6 0ET - Certificate of Lawfulness for the proposed development in respect of the erection of a single storey rear extension.
APPROVED.

- 5.12.1.2 **Decision – MO/2024/1936/ECL** – 73, The Half Moon Public House, The Street, Charlwood, Horley, Surrey, RH6 0DS – Certificate of Lawfulness for an existing development in respect of a building having been in situ for more than 4 years – REFUSED.
- 5.12.1.3 **Decision – MO/2024/1859/PCL** – Verandah Cottage, Horse Hill, Hookwood, Horley, Surrey, RH6 0HN – Certificate of lawfulness for a proposed development in respect of the erection of a single storey rear extension, a single storey side extension, and front porch. REFUSED
- 5.12.1.4 **Decision – MO/2024/2038/PLAH** – 4, Holmwood Cottages, Glovers Road, Charlwood, Horley, Surrey, RH6 0EH - Erection of single storey rear extension. APPROVED WITH CONDITIONS.

6. MVDC DEVELOPMENT MANAGEMENT COMMITTEE MEETING

- 6.1 To note the opportunity to speak at the MVDC Development Management Committee meeting on the 5th February 2024 for regarding **Application No.MO/2024/1825**
Location: Five Oaks, Charlwood Road, Charlwood, Horley, Surrey, RH6 0AJ
Proposal: Variation of Condition 2 of approved planning application MO/2024/0400 for the demolition of existing buildings and erection of 3 No detached dwellings.
Access to development to be from modified existing eastern vehicular access to Charlwood Road with drive re-aligned to suit, to allow minor alterations to Plots 1, 2 & 3.

7. AMENDMENT TO PREVIOUS COMMENT

- 7.1 **MO/2024/1825/CC** – Five Oaks, Charlwood Road, Charlwood, Horley, Surrey, RH6 0AJ - Variation of Condition 2 of approved planning application MO/2024/0400 for the demolition of existing buildings and erection of 3 No detached dwellings. Access to development to be from modified existing eastern vehicular access to Charlwood Road with drive re-aligned to suit, to allow minor alterations to Plots 1, 2 & 3

To retrospectively approve or otherwise note the amendment to the original comment submitted to MVDC, amended comment as below:

‘The Parish Council objects, and is concerned as to the title of this application for variation of condition. This is a significant alteration from the application, and the Parish Council feels it should be submitted as a new application due to its materially altered significance. The Parish Council supports the comments of the local residents.’

8. PLANNING ENFORCEMENT

- 8.1 **Enforcement Appeal Decision – 2024/0028/ENF** - Berry Farm, Blanks Lane, Newdigate, Surrey - Material Change of Use and Operational Development. Follow link for full details [Link](#) DISMISSED

9. ANY OTHER BUSINESS

9.1 To note the letter received from MVDC regarding the appeal for planning application MO/2024/1708 - St Michaels, Charlwood Road, Charlwood, Horley, Surrey, RH6 0AJ - Proposed additional crossover 3.5 metres wide to the north of the current crossover to provide vehicular access to the dwelling situated behind St. Michaels.

9.2 To agree or otherwise whether to comment on the MVDC draft supplementary 9943 planning documents:

- Draft Affordable Housing SPD
- Draft Planning Obligations SPD
- Draft Design Guidance for House Extensions SPD

10. MATTERS FOR REPORTING OR INCLUSION ON FUTURE AGENDA

11. DATES OF FORTHCOMING MEETINGS

- **Services & Amenities Committee Meeting** – Wednesday 5th February 2025, Pavilion, Charlwood, 6:30pm
- **Full Parish Council Meeting** – Monday 17th February 2025, Tesco Community Room, Tesco, Hookwood, 7:30pm

Janette Coulthard

Clerk to the Council

Janette Coulthard

Issued 30th January 2025