

Horne Parish Council

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Clerk: Angela Baker

Minutes of Meeting of Horne Parish Council held on Monday 17th November 2025 7:30pm

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTERESTS OR PREDETERMINATION

None

3. PUBLIC QUESTIONS AND STATEMENTS

None – Public present but no comments made.

4. RECEIVED, ADOPTED AND SIGNED THE MINUTES OF THE MEETING HELD ON 15/10/ 2025 (previously distributed)

5. District and County Councillor Reports

There were no County Cllr reports. Lesley had confirmed via email that she was working on O Licence follow up queries – Clerk to follow up.

District Cllr Sue Farr gave a further update on the LGR and confirmed the enforcement and legal team were continuing to work hard regarding the unlawful developments in Horne. This was welcomed.

6. Parish Environment

6.1 A short verbal update regarding unlawful developments in the Parish was given by clerk. Including to note TPOs were gained promptly on land in the parish, and that the collaboration between the newly formed residents association was helping immensely in the on going work needed regarding the illegal developments.

6.2 For Noting - Asset transfer- It was confirmed HPC have now instructed a solicitor to allow TDC to transfer a pocket of land in parish to HPC ahead of Local government reorganisation.

7. PLANNING /APPEALS/ DECISIONS / ENFORCEMENT NOTICES & LICENSE APPLICATIONS

Application:	2025/746
Proposal:	Use of building for car repairs and renovation and storage and sale of cars in the open in the same planning unit. (Revised Application)
Location:	Land Adjacent To Heathview, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6LG
Not supported	

Planning Application 2025/746

Land Adjacent to Heathview, Eastbourne Road, Blindley Heath, RH7 6LG

Horne Parish Council objects to this application for the following planning reasons:

- **Inappropriate commercial use in a rural location:**

The proposed use for car repairs, renovation, and the open storage and sale of vehicles is unsuitable for this countryside setting and is inconsistent with the established rural character of Blindley Heath.

- **Detrimental impact on visual amenity:**

The open storage and display of vehicles would result in significant visual intrusion and harm to the landscape. The proposal fails to respect or preserve the openness of the surrounding area.

- **Unacceptable impact on neighbouring residential amenity:**

Noise, fumes, vehicle movements and general disturbance associated with repair and renovation activities would materially affect the quality of life of nearby residents.

- **Highway safety concerns:**

The A22 (Eastbourne Road) is already heavily trafficked. Additional vehicle movements, including deliveries and customer traffic, would increase congestion and elevate safety risks. The application does not sufficiently demonstrate safe access or adequate on-site vehicle management.

- **Environmental risk:**

The nature of the proposed activities raises concerns regarding the storage and handling of oils, chemicals, and waste products, with limited detail on appropriate mitigation measures.

- **Excessive intensification of commercial activity:**

This revised application represents a level of intensification beyond what is suitable for the site and raises concerns about potential future expansion of operations.

For these reasons, Horne Parish Council formally **objects** to Planning Application **2025/746** and requests that it be refused.

Application:	2025/1246
Proposal:	Demolition of one dwellinghouse and siting of one replacement dwellinghouse with a floor space less than 1,000m2.
Location:	Land To The South Of Perry Farm, West Park Road, Newchapel, RH7 6HT
	Not Supported

Horne Parish Council – Comments on Planning Application 2025/1246
Land to the South of Perry Farm, West Park Road, Newchapel, RH7 6HT
Proposal: Replacement dwellinghouse (Permission in Principle)

Horne Parish Council objects to this application for the following reasons:

- The site lies within the **Green Belt**, and the proposal would result in a replacement dwelling with a **greater scale and massing** than the existing building, causing harm to the openness of the Green Belt.
- The application does not clearly demonstrate the lawful status of the existing dwelling, and therefore the basis for a “replacement dwelling” is uncertain.
- The site does **not meet the criteria for ‘Grey Belt’ land** under NPPF paragraph 155, as it is an open field making a positive contribution to Green Belt openness, and not previously developed or surrounded by built form.
- The proposal constitutes **inappropriate development**, and no “very special circumstances” have been provided to justify the resulting Green Belt harm.
- The location is **unsustainable**, being remote from services and public transport, and would rely heavily on private car use.

For these reasons, Horne Parish Council **does not support** the proposal and requests that planning application **2025/1246** is **refused**.

7.1 LICENSE APPLICATIONS NONE

7.2 ENFORCEMENT NOTICES - For information purposes only.

ENF/2023/192	LAND AT GRID REFERENCE 535464 142432, BONES LANE, NEWCHAPEL, SURREY,	Horne	EN- Enforcement Notice Served
ENF/2023/340	BEWKES, WEST PARK ROAD, NEWCHAPEL, LINGFIELD, SURREY, RH7 6HT	Horne	EN- Enforcement Notice Served
ENF/2025/133	LITTLE FIELD FARM BONES LANE, NEWCHAPEL, LINGFIELD RH7 6HR	Horne	TSN- Temporary Stop Notice Served
ENF/2025/151	ACRE FARM, HARE LANE, BLINDLEY HEATH, LINGFIELD, SURREY, RH7 6JB	Horne	TSN- Temporary Stop Notice Served

<u>ENF/2025/165</u>	<u>Land lying to the southwest of Highfield Cottage, Bones Lane, Newchapel, Lingfield, RH7 6HR</u>	Horne	TSN- Temporary Stop Notice Served
<u>ENF/2025/184</u>	<u>Land to the East of East Park Farm, Lingfield RH7 6HS</u>	Horne	EN- Enforcement Notice Served

8.FINANCIAL & ADMIN

8.1 Members approved regular monthly payments for November. (Circulated)

8.2 Members approved the reports and bank rec for October - (Circulated)

Clerk reported work on the budget for 2026/27 has begun and a balanced budget would be presented at the December meeting.

8.3 The parish considered grant requests for 2025/26 - two grants were awarded

- £1000 to HRA to assist with running costs, admin, community events. Members noted the valuable work they do and hoped that this grant would enable some match funding from other sources.
- £200 to support the Bloomin Arts christmas event was donated.

9. Meeting Dates for 2025

15th December. 19th January 26