

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 17 February 2021, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 17 February 2021 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Interim Head of Paid Service

6. **Any other urgent business** (Pages 3 - 6)

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.

- Meath Green Conservation Area

For enquiries regarding this addendum;

Contact: 01737 276182

Email: democratic@reigate-banstead.gov.uk

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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 February 2021
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	John McInally
	TELEPHONE :	01737 276204
	EMAIL:	john.mcinally@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Horley West and Sidlow

SUBJECT:	To consider designation of the Meath Green Conservation Area, Horley followed by consultation on the designation
PURPOSE OF THE REPORT:	For the Planning Committee to consider designation of the Meath Green Conservation Area followed by consultation on the designation.
RECOMMENDATION:	
<ol style="list-style-type: none"> 1. It is recommended that the proposed Meath Green Conservation Area as delineated on the plan in Appendix 1 is designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 2. Authorise officers to formally consult on the Meath Green Conservation Area following designation and report these views back to the Planning Committee for further consideration. 	
Planning Committee has authority to determine the recommendations.	

1.0 BACKGROUND

1.1 The Borough currently has 23 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. That programme of designations and extensions was completed in 2013. A review is currently taking place in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process. The potential for the inclusion of Meath Green, Horley as a Conservation Area has been identified during the ongoing review but is a priority for current consideration due to pressures for development in the area. One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to

Agenda Item 6

Planning Committee
17th February 2020

Agenda Item: 6

facilitate appropriate development and consider the existing buildings in the context of the character of the area.

2.0 STATUTORY PROVISION

2.1 Public attitudes in favour of the retention and enhancement of local character and distinctiveness within the built environment are reflected in statutory legislation and guidance. Historic buildings and conservation areas are, therefore, vitally important to the environmental quality of life in this country. Consequently, local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.

3.0 CHARACTER ASSESSMENT OF THE PROPOSED MEATH GREEN CONSERVATION AREA

3.1 The settlement of Meath Green consists of a number of farms, architecturally dating back to the 17th century or earlier, historically centred on the green where the pond still exists, which in the 19th century and early 20th century was strengthened by the building of a number of picturesque cottages and houses along Meath Green Lane and construction of farm buildings in local materials. Handmade tile roofs, tile hanging and handmade brick, sometimes with burnt headers are characteristic of the area as traditional windows including cast iron frames. The lane itself has a picturesque hedge lined character of a meandering nature with grass verges. The Lane has been protected from development in the north west sector by generally being set back at 15 metres and 20 metres or more where possible to retain the character of the lane as a country lane green corridor with hedgerows and tree lines strengthened. Footpaths have been placed behind the hedgerows where possible. The area was previously all in a rural designation but since the allocation of the North West Sector, this has changed and brings with it increased likelihood of development proposals. It is considered that the area forms a cohesive settlement of local wealden vernacular architecture centred around a hedged country lane threading through the urban area.

3.2 From south to north the following architectural elements can be noted. The 19th century Greenfields Farm forms the current Residential Area of Special Character on the east side and is characterised by local red brick with burnt blue headers. There is a large farm house (Greenfields and Greenleas) with a collection of estate cottages (Whipple Tree Cottages) and converted farm buildings including The Paddocks. Two farm buildings were converted by the notable local architect Blunden Shadbolt, Little Greenfields and Old Barn and he also designed Oakcroft. To the west is the former Meath Green where a large pond still exists and Landens Farm further west, a 17th century a listed farmhouse and 19th century model farm, cottage and granary, with blue header bricks. Cheswick Cottage is a 19th century cottage and Cheswick Farmhouse is 16th century farmhouse, a grade II listed building, with later wing including Thurgarton Cottage. To rear is the farm yard of Cheswick Farm. To the north is

Meath Green Farm, a 19th century blue header brick farmyard in need of repair. On the bend are a collection of 19th century and early 20th century cottages and houses in local materials including Wick Farmhouse, Meath Green House, The Cottage, Meath Paddock and Saxley Cottage, with the hedge line lane leading up to Cinderfield, a listed 16th century farmhouse with Blunden Shadbolt converted farmyard.

4.0 RESOURCE IMPLICATIONS

- 4.1 Whilst heritage resources are limited, the greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals. Conservation Areas carry with the greater responsibilities for local planning authorities, such as on application publicity but such costs are considered relatively small and outweighed by the benefits of the protective designation.

5.0 LEGAL IMPLICATIONS

- 5.1 The local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the exercise of their functions in respect of the designation of conservation areas, and to consider the designation of further parts of their area as conservation areas. The legal status of Conservation Areas is not expected to change in the near future.

6.0 CONCLUSIONS

- 6.1 It is considered that Meath Green is worthy of designation as a Conservation Area, as the group of buildings contribute significantly to the identity and character of the area. It is recommended that the Committee approve designation of the Conservation Area and consult on the designation, with report back to Planning Committee on the results of the consultation. There is no requirement to consult before designation and designation would provide interim protection whilst the consultation process takes place.

6.2

It is recommended that Meath Green, Horley as delineated on the plan in Appendix 1 be designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that public consultation be undertaken. .

Background Papers: None

