Planning Committee
21 October 2026

Updates/Amendments/Corrections

Item 5 Planning and Related Applications

5.1 - 25/P/01245 - Hornbeam, 174 The Street, West Horsley, Leatherhead, KT24 6HS (Pages 33 - 64)

Planning Considerations:

Impact on the public footpath

Public Footpath 95 runs to the rear of the site.

There are existing trees and hedging along the full length of the rear boundary of the site which adjoins the footpath. This is proposed to be retained as part of the proposed development.

The proposed new dwellings would be sited a considerable distance away from the rear boundary of the site with the public footpath and it is considered that the proposed development would not result in any adverse impacts on the footpath.

With regard to surface water flood risk, a condition is recommended to ensure that a drainage strategy is submitted to the LPA for approval, prior to the commencement of development. It is considered that the imposition of this condition would require an appropriate drainage strategy to be implemented as part of the development to ensure that the proposed development would not result in increased surface water run off from the application site to surrounding land, including the adjacent public footpath.

Equality, diversity, and human rights

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.

Section 149 provides that the Council must have due regard to the need to -

eliminate discrimination, harassment, victimization
advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have had due regard to these matters when assessing this application and have concluded that neither the granting nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.

Consideration has also been given to Articles 1 and 8 of the of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any persons rights under the Convention.

5.2 - 25/P/01664 - Robins View, The Street, West Clandon, Guildford, GU4 7TE (Pages 65 - 92)

Consultations:

Head of Environmental Health and Licensing:

Updated to correct typos:

No objection if the proposed ASHP complies with the criteria of the Microgeneration Certification Scheme, but if it is not compliant then a BS 4142:2014 +A1:2019 assessment must be undertaken in order to assess the impact of any noise on nearby premises. It is requested that the applicant submit additional information regarding the ASHP make and model so that this can be checked. [Officer note: A condition is recommended regarding the noise levels of the proposed ASHP]

Additional condition:

Any air source heat pump to be installed in association with the development, shall be installed, sited and operated so that its noise emissions comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14, Class G. The installation shall be designed to ensure that the sound pressure level does not exceed 42 dB(A) at 1 metre from the nearest habitable room window of any neighbouring residential property, when assessed in accordance with MCS 020 or any equivalent replacement standard.

Reason: In the interests of neighbouring amenity.

5.3 - 26/P/00208 - Whitegate Copse, lying to the north of, Ash Green Lane East, Ash Green, GU12 6JA (Pages 93 - 118)

- No Updates/Amendments/Corrections.