

HORLEY TOWN COUNCIL

Planning and Development Committee

A meeting of the above-named Committee will be held at the Albert Rooms,
Albert Road, Horley on **Tuesday 5 February 2019 at 7.30 pm**

**All correspondence and papers referred to in the public part of the agenda are available to view
in the Town Council Offices during normal office hours.**

A G E N D A

1. **Apologies and Reasons for Absence**
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
4. **Approval of Minutes**
Planning & Development Committee held on 8 January 2019.
5. **Planning Updates**
Planning & Development Committee held on 8 January 2019.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group:** To receive an update.
 - ii) To receive reports of attendance at any other recent meetings.
7. **Determined Planning Applications**
To consider the list of applications determined for the period 4 to 31 January 2019.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 4 to 31 January 2019.
9. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
10. **Ongoing Planning Matters**
To receive an update on any matters.
11. **North East Sector (The Acres) / North West Sector (Westvale Park)**
To receive an update on any matters.
12. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any matters.
13. **Railway Matters**
To receive an update on any matters.
14. **Highways Matters**
To receive an update on any matters.

Continued .../...

15. **Airport Matters**

- i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
- ii) **Aviation 2050 – The Future of UK Aviation (DfT Green paper) – [Consultation closes on 11 April 2019]** – To note information received.
- iii) To receive an update on any other matters.

16. **Application for the Retention and extension of an existing well site at Horse Hill, Horley,**
– to ratify this Council’s response.

Application No:	RBBC Ref 18/02667/CO SCC Ref 2018/0152
LOCATION:	Land Parcel 2 West of Horse Hill Horley Surrey
DESCRIPTION:	Retention and extension of an existing well site, HH1 and HH2 wells, and vehicular access to allow: the drilling of four new hydrocarbon wells and one water reinjection well; the construction of a process and storage area and tanker loading facility; new boundary fencing; well maintenance workovers and sidetrack drilling; and ancillary development enabling the production of hydrocarbons from six wells, for a period of 25 years.

17. **Reigate and Banstead Borough Council Development Management Plan updates**
– to note information received.

18. **Letters Received.**

19. **Diary Dates.**

20. **Items for Future Consideration.**

21. **Press Release.**
To agree items for inclusion.

Date of next meeting: 5 March 2019



Signed: Town Clerk

Dated: 31 January 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 3 to 31 January 2019

To see plans please CTRL+click on the application number to follow the link .

1. RBBC Letter Dated: 4/01/19	Application No: 18/02658/HHOLD
LOCATION:	26 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date : 25/01/19; Determination Deadline: 12/02/19; pdf: 1</i>	
History	18/02131/CLP - Single storey rear extension.
Decision	Refused
HTC Comments	There have been no consultations requested for this application.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	No objection.
2. RBBC Letter Dated: 4/01/19	Application No: 18/02571/HHOLD
LOCATION:	30 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Proposed single storey rear/side extension including creation of a doorway to the rear of the existing garage and the change of a window to full height glazed panel.
<i>Cons Expiry Date : 25/01/19; Determination Deadline: 13/02/19; pdf: 10</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	No objection.
3. RBBC Letter Dated: 4/01/19	Application No: 18/02392/ADV
LOCATION:	Gran Che 67 Massetts Road Horley Surrey RH6 7EB
DESCRIPTION:	In built letter box within a wall pillar with a natural slate plate advertising the house name and number of the property.
<i>Cons Expiry Date : 25/01/19; Determination Deadline: 12/02/19; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	No objection.

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4. RBBC Letter Dated: 4/01/19		Application No: <u>18/02496/F</u>
LOCATION:		The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:		Construction of two detached houses with associated landscaping and access to Meath Green Lane.
<i>Cons Expiry Date : 28/01/19; Determination Deadline: 13/02/19; pdf: 5</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		No objections

5. RBBC Letter Dated: 8/01/19		Application No: <u>18/02529/S73</u>
LOCATION:		23 Crescent Way Horley Surrey RH6 7LW
DESCRIPTION:		Proposed double storey side & single storey front extensions. Variation of condition 1 of permission 18/01723/HHOLD.
<i>Cons Expiry Date : 29/01/19; Determination Deadline: 13/02/19; pdf: 5</i>		
History	18/01723/HHOLD - Proposed double storey side & single storey front extension	
Decision	Approved with conditions	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		No objections

6. RBBC Letter Dated: 8/01/19		Application No: <u>18/02458/S73</u>
LOCATION:		Sangers Mews Horley Row Horley Surrey RH6 8DH
DESCRIPTION:		Conversion of existing buildings to provide 8 flats. Amendment to entrance/exit access details: variation of condition 4 of permission 15/02681/F.
<i>Cons Expiry Date : 29/01/19; Determination Deadline: 13/02/19; pdf: 2</i>		
History	15/02681/F - Conversion of existing buildings to provide 8 flats. As amended on 15/02/2016. Additional plans were received on 17/02/2016	
Decision	Approved with conditions	
HTC Comments	No objections, subject to requirements of Conservation Officer being met, plus we continue to have concerns re any access from Horley Row which is off a busy road may be subject to frequent queuing and near to a busy junction with the A23.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		No objections subject to the requirements of the Conservation Officer being met.

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7. RBBC Letter Dated: 9/01/19		Application No: <u>18/02686/HHOLD</u>
LOCATION:		1 Littlefield Close Horley Surrey RH6 8GD
DESCRIPTION:		Single storey rear extension and loft conversion including the addition of 3no. dormer windows and a small increase in ridge height
<i>Cons Expiry Date : 30/01/19; Determination Deadline: 21/02/19; pdf: 5</i>		
History	18/00896/HHOLD - Single storey extension to rear of property and increasing the ridge height by 1340mm to provide loft conversion with additional bedroom & ensuite. As amended on 09/08/2018.	
Decision	Refused / Appeal Dismissed	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		Ridge height is still high but we did not object last time Cannot see any significant changes to the reasons for refusal of a previous application. HTC raised no objections so for consistency we should raise no objections to this application. No objections
8. RBBC Letter Dated: 9/01/19		Application No: <u>18/02691/HHOLD</u>
LOCATION:		27 Parkway Horley Surrey RH6 7HY
DESCRIPTION:		Part two, part single storey side and rear extension.
<i>Cons Expiry Date : 30/01/19; Determination Deadline: 28/02/19; pdf: 7</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		The Town Council objects to the first floor extension on the grounds of massing & creation of terracing, having a negative impact on the street scene.
9. RBBC Letter Dated: 9/01/19		Application No: <u>18/01963/HHOLD</u>
LOCATION:		Devon Cottage 47 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:		To erect a 4.5m x 8.8m timber building described as a garage workshop on a concrete base in the rear garden of our house.
<i>Cons Expiry Date : 30/01/19; Determination Deadline: 1/03/19; pdf: 3</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		No objection.

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10. RBBC Letter Dated: 10/01/19	Application No: <u>18/02159/F</u>
LOCATION:	Land Parcel At 527442 143303 Gower Road Horley Surrey
DESCRIPTION:	Erection of 2 semi-detached houses.
<i>Cons Expiry Date : 31/01/19; Determination Deadline: 14/02/19; pdf: 9</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	No objections, however the Town Council queries whether this plot of land has been designated an urban open space under the Development Management Plan as requested by the this council.

11. RBBC Letter Dated: 10/01/19	Application No: <u>18/02568/F</u>
LOCATION:	Mole End 1 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Proposal for 2 new semi detached 2 bedroom chalet style dwellings to rear plot on 1 Church Road. Alterations to existing host dwelling including demolition of existing garage and proposed two storey rear extension over existing ground floor projection.
<i>Cons Expiry Date : 31/01/19; Determination Deadline: 22/02/19; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	The Town Council objects on the following grounds: - i)Inappropriate backland development ii)Cramped design with limited amenities. iii)Overdevelopment iv)Requires part demolition of existing, possibly Edwardian, property to create access v)Negative impact to neighbour amenities.

11 A. SCC Letter Dated: 10/01/19 SCC Ref 2018/0143	Application No: <u>RE18/02666/CON</u>
LOCATION:	Langshott Primary School, Smallfield Road, Horley, Surrey RH6 9AU
DESCRIPTION:	Permanent retention of two modular buildings to the south-west of the main school building.
<i>Cons Expiry Date : 4/02/19; Determination Deadline: 14/02/19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)	No objections

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12. RBBC Letter Dated: 16/01/19		Application No: <u>18/02198/HHOLD</u>
LOCATION:		South View 105 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:		Replacement bay to front; new porch; 2 storey / single storey side extension; 2 storey / single storey rear extension; changes to finishes / roof line. As amended on 15/01/2019.
<i>Cons Expiry Date : 30/01/19; Determination Deadline: 18/12/18; pdf: 3</i>		
History	Previously before the committee at the meeting held on 6 November 2018 when the Town Council had no objections to the proposal	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/02/19)		No objections.

13. RBBC Letter Dated: 16/01/19		Application No: <u>18/02710/HHOLD</u>
LOCATION:		57 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:		Two storey rear extension & loft conversion. Raise ridge height and front facing dormer windows
<i>Cons Expiry Date : 6/02/19; Determination Deadline: 21/02/19; pdf: 7</i>		
History	18/02129/HHOLD - Rear and side extensions. Raise ridge height, front and rear facing dormer windows and rooms in the roof to form first floor	
Decision	Withdrawn by the Council	
HTC Comments	The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. The elevation would be out-of-character with surrounding properties; iii. The proposal would have a detrimental effect on the street scene	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		

14. RBBC Letter Dated: 16/01/19		Application No: <u>18/02671/HHOLD</u>
LOCATION:		75 Castle Drive Horley Surrey RH6 9DD
DESCRIPTION:		Proposed single storey rear extension. New side facing dormer window.
<i>Cons Expiry Date : 6/0219; Determination Deadline: 7/03/19; pdf: 3</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		

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15. RBBC Letter Dated: 21/01/19		Application No: <u>19/00018/S73</u>
LOCATION:		Rosemead Guest House 19 Church Road Horley Surrey RH6 7EY
DESCRIPTION:		Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 – 60 Masetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments. Variation of condition 2 of permission 18/00969/S73.
<i>Cons Expiry Date :11/02/19; Determination Deadline: 28/02/19; pdf: 4</i>		
History	<u>18/00969/S73</u> - Variation of condition 2 of permission ref no 17/01057/F.	
Decision	Approved	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		

16. RBBC Letter Dated: 21/01/19		Application No: <u>19/00052/HHOLD</u>
LOCATION:		2 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:		Erection of Orangery to rear of property.
<i>Cons Expiry Date : 11/0/219; Determination Deadline: 6/03/19; pdf: 5</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		

17. RBBC Letter Dated: 21/01/19		Application No: <u>19/00051/HHOLD</u>
LOCATION:		11 Gower Road Horley Surrey RH6 8SH
DESCRIPTION:		Erection of 1st floor side extension
<i>Cons Expiry Date : 11/02/19; Determination Deadline: 6/03/19; pdf: 4</i>		
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18. RBBC Letter Dated: 23/01/19	Application No: <u>18/02659/ADV</u>
LOCATION:	Portland Vets 8 Sangers Mews Horley Row Horley Surrey
DESCRIPTION:	Re-use of 1 existing sign, with changed business description and 1 new sign to provide visual indication of business premises. This sign to be identical to the other sign.
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 27/02/19; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	
19. RBBC Letter Dated: 23/01/19	Application No: <u>19/00090/HHOLD</u>
LOCATION:	Syoan 19 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Single storey rear and side extension.
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 11/03/19; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	
20. RBBC Letter Dated: 23/01/19	Application No: <u>19/00091/HHOLD</u>
LOCATION:	30 Rutherwick Close Horley Surrey RH6 8RD
DESCRIPTION:	Proposed porch
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 11/03/19; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	

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21. RBBC Letter Dated: 23/01/19	Application No: <u>19/00080/HHOLD</u>
LOCATION:	107 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Demolition of the existing pantry and outside WC. Erection of single storey rear kitchen and dining room
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 11/03/19; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	
22. RBBC Letter Dated: 23/01/19	Application No: <u>18/02478/F</u>
LOCATION:	Gatwick Castle 28 Massetts Road Horley Surrey RH6 7DF
DESCRIPTION:	A new single storey rear annexe with roof-space accommodation containing seven new en-suite bedrooms, office, linen store and lobby, access stairs and landing plus eight additional parking spaces. A new replacement guest dining room linking the annexe to the main building. A new ground floor owners apartment formed by rearranging existing accommodation. Two new first floor extensions at the side and rear of the main property over existing single storey sections to provide six new en-suite bedrooms and a store room.
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 11/03/19; pdf: 10</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	
23. RBBC Letter Dated: 23/01/19	Application No: <u>18/02695/ADV</u>
LOCATION:	Waitrose 26 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	A freestanding, single sided 6 sheet display.
<i>Cons Expiry Date : 13/02/19; Determination Deadline: 8/03/19; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	

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24. RBBC Letter Dated: 24/01/19	Application No: <u>18/02628/F</u>
LOCATION:	To The Rear Of 48 Brighton Road And Rear Of 10 Church Road Horley
DESCRIPTION:	Two proposed dwellings to the rear of 48 Brighton Road.
<i>Cons Expiry Date : 14/02/19; Determination Deadline: 13/03/19; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	

25. RBBC Letter Dated: 28/01/18	Application No: <u>18/02182/F</u>
LOCATION:	Edgewood 28 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:	Erection of a single detached dwelling. (Amended Plans)
<i>Cons Expiry Date : 11/02/19; Determination Deadline: 28/01/19; pdf: 3</i>	
History	Most recently before committee at the meeting held on 8/01/19 when the Council repeated the former objections
Decision	Not ye decided
History	<u>17/01498/F</u> - Proposed new detached 5 bedroom house.
Decision	Refused
HTC Comments	The Town Council OBJECTS on the following grounds: i) Inappropriate development in a conservation area ii) Creating access to proposed dwelling would reduce parking capacity for neighbouring property.
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26. RBBC Letter Dated: 29/01/19		Application No: <u>19/00096/HHOLD</u>
LOCATION:		21 Haroldslea Close Horley Surrey RH6 9DZ
DESCRIPTION:		Conversion of garage into 2 habitable rooms with en-suites.
<i>Cons Expiry Date : 19/02/19; Determination Deadline: 13/03/19; pdf: 8</i>		
History	18/01870/CLP - The existing building is currently a garage/storage area (see report). The proposal aims to convert the garage to have bathrooms and potential bedrooms to add additional accomodation space to the main house. The construction works for the project consist of the roof being replaced and new openings made for the garden facing elevation to allow for new windows and one new access (see report for layout). Insulation will be added and the floor slab levelled with a new finish on-top.	
Decision	Refused	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		
27. RBBC Letter Dated: 29/01/19		Application No: <u>19/00064/F</u>
LOCATION:		17 Church Road Horley Surrey RH6 7EY
DESCRIPTION:		Two storey rear and side extension
<i>Cons Expiry Date : 19/02/19; Determination Deadline: 21/03/19; pdf: 3</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		
28. RBBC Letter Dated: 29/01/19		Application No: <u>18/02636/HHOLD</u>
LOCATION:		49 Brookfield Drive Horley Surrey RH6 9HN
DESCRIPTION:		Erect a new porch with a new disabled toilet.
<i>Cons Expiry Date : 19/02/19; Determination Deadline: 25/03/19; pdf: 10</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19		

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29. RBBC Letter Dated: 30/01/19	Application No: <u>19/00166/HHOLD</u>
LOCATION:	1 Powell Close Horley Surrey RH6 8SF
DESCRIPTION:	Demolition of existing garage & erection of two storey side extension.
<i>Cons Expiry Date : 20/02/19; Determination Deadline: 22/03/19; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/02/19	
30. RBBC Letter Dated: 31/01/19	Application No: <u>19/00152/ADV</u>
LOCATION:	63 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	LED lit internally illuminated aluminium box sign & change of awning cover to existing blind.
<i>Cons Expiry Date : 21/02/19; Determination Deadline: 19/03/19; pdf: 4</i>	
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Tree Works (Non-Felling)

A. RBBC Letter Dated: 15/01/19	Application No: <u>19/00056/TPO</u>
LOCATION:	Wentworth Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	T1 Lime near to garages - Reduction by 4-5 metres to reduce overhang into 18 Wolverton Gardens Horley and cut back away from buildings
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 23/01/19	Application No: <u>19/00121/TPO</u>
LOCATION:	Cooper Lodge 61 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	T1 Oak Remove large lowest limb over car park spaces and access road.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 29/01/19	Application No: <u>19/00160/TPO</u>
LOCATION:	35 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	T1 Oak tree in rear garden of property to be crown reduced by 1.5m all round (sides and height) and would also benefit from a 10 % thin. Tree measures 17m across the crown span and 19m in height so will be 14m across and 17.5m in height once the works are completed. As can be seen in the attached pics the tree is spanning the rear garden and also over hanging the neighbouring gardens and would benefit from the pruning work to healthy pruning points to keep the tree in a healthy state and manageable size for its surroundings. Also, can be seen in pics the tree has to lost its top in the past resulting in a weak point so tree would also benefit to having some of the weight taken out of the crown with the reduction and thinning works.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: /19	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.