

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 26 March 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 5 March 2019.
5. **Planning Updates**
Planning & Development Committee held on 5 March 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. **Deferred Planning Applications**
To consider any planning applications deferred from previous meetings.
8. **Determined Planning Applications**
To consider the list of applications determined for the period 1 – 21 March 2019.
9. **Registered Planning Applications**
To consider the list of applications registered for the period 1 - 21 March 2019.
10. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
11. **Ongoing Planning Matters**
To receive an update on any matters.
12. **North East Sector (The Acres) / North West Sector (Westvale Park)**
 - i) To receive an update on any other matters.
13. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any other matters.

Continued .../...

14. **Railway Matters**
To receive an update on any matters.
15. **Highways Matters**
 - i) **SCC changes to weekday Concessionary Bus Travel** - To receive an update.
 - ii) To receive an update on any other matters.
16. **Airport Matters**
 - i) **GAL: Views Sought - "An Introduction to Design Principle Development / Airspace Modernisation" (Closing Date: 5 April 2019)** - To note information received.
 - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iii) To receive an update on any other matters.
17. **RBBC Consultation: Proposed Main Modifications to Reigate & Banstead Submission Development Management Plan (Closing date 18 April 2019)** - To consider this Council's response.
18. **Future Education Provision in Horley – Westvale Park, 2 Form entry phased opening** – to receive an update.
19. **Letters Received.**
20. **Diary Dates.**
21. **Items for Future Consideration.**
22. **Press Release.**
To agree items for inclusion.

Date of next meeting: 23 April 2019



Signed: Town Clerk

Dated: 21 March 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

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

1. RBBC Letter Dated: 1/03/19		Application No: 19/00062/F
LOCATION:		Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:		Redevelopment of the site to incorporate the erection of a part two and part three storey office building together with associated car parking and cycle parking spaces, hard and soft landscaping and other ancillary works.
<i>Cons Expiry Date : 26/03/19; Determination Deadline: 29/05/19; pdf: 11</i>		
History	18/01839/DED - Dismantling of the existing gasholder and ancillary buildings	
Decision	Decided - No objection	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		
2. RBBC Letter Dated: 4/03/19		Application No: 19/00407/HHOLD
LOCATION:		155 Balcombe Road Horley Surrey RH6 9DR
DESCRIPTION:		Single storey rear extension
<i>Cons Expiry Date : 25/03/19; Determination Deadline: 26/04/19; pdf: 4</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 26/03/19)		No objections
3. RBBC Letter Dated: 5/03/19		Application No: 18/02159/F
LOCATION:		Land Parcel At 527442 143303 Gower Road Horley Surrey
DESCRIPTION:		Erection of 2 semi-detached houses. As amended on 27/02/2019.
<i>Cons Expiry Date : 26/03/19; Determination Deadline: 24/04/19; pdf: 5</i>		
History	Amended Plans. Last before the committee on 5/02/19 when HTC commented - 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.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 26/03/19)		No objections but note comments from neighbours re ownership of existing parking bay & the impact to parking capacity for the proposed dwellings.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

4. RBBC Letter Dated: 5/03/19		Application No: <u>19/00422/RET</u>
LOCATION:		Coppingham Cottage 261 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:		Siting and use of one wooden cabin for use by the Childcare and Learning Group Nursery
<i>Cons Expiry Date : 26/03/19; Determination Deadline: 26/04/19; pdf: 3</i>		
History	16/02067/F - Application for temporary planning permission for the use and siting of one wooden cabin for use by the Childcare and Learning Group Nursery.	
Decision	Approved with Conditions	
HTC Comments	No objections, subject to numbers not to exceed 30 in capacity.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 26/03/19)		No objections
5. RBBC Letter Dated: 8/03/19		Application No: <u>19/00414/HHOLD</u>
LOCATION:		19 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:		Loft conversion to domestic dwelling house with hip to gable and rear facing dormer window.
<i>Cons Expiry Date : 29/03/19; Determination Deadline: 2/05/19; pdf: 3</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		
6. RBBC Letter Dated: 11/03/19		Application No: <u>19/00462/HHOLD</u>
LOCATION:		Blandford 16 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:		Proposed extension to existing outhouse and conversion to annex accommodation.
<i>Cons Expiry Date : 1/04/19; Determination Deadline: 30/04/19; pdf: 1</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

7. RBBC Letter Dated: 12/03/19		Application No: <u>19/00500/HHOLD</u>
LOCATION:		6 Kingsley Close Horley Surrey RH6 8HU
DESCRIPTION:		Proposed single storey rear extension, proposed garden annexe, proposed front porch roof extension, cladding to front elevation and sides of front dormer and replacement of roof tiles with grey roof tiles.
<i>Cons Expiry Date : 2/04/19; Determination Deadline: 29/04/19; pdf: 4</i>		
History	Currently under consideration - <u>19/00449/CLP</u> - Proposed rear dormer and garage conversion to habitable space. HTC not consulted.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

8. RBBC Letter Dated: 13/03/19		Application No: <u>19/00507/TPO</u>
LOCATION:		20C Pine Gardens Horley Surrey RH6 7RH
DESCRIPTION:		Fell one sycamore to ground level. Damage to bark on north and west sides exposing large surface area wound. Replacement tree planting with Acer campstre 'streetwise
<i>Cons Expiry Date : 3/04/19; Determination Deadline: 6/05/19; pdf: 1</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

9. RBBC Letter Dated: 14/03/19		Application No: <u>19/00506/S73</u>
LOCATION:		Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:		Combined Development (CD) of 50 Massetts Road to include the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2 flats & associated landscaping. Variation of condition 1 of permission 18/00038/F.
<i>Cons Expiry Date : 4/04/19; Determination Deadline: 8/05/19; pdf: 3</i>		
History	<u>18/00038/F</u> - Combined Development (CD) of 50 Massetts Road to include the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2 flats & associated landscaping. As amended on 30/04/2018. As amended on 29/05/2018.	
Decision	Approved with conditions	
HTC Comments	The Town Council OBJECTS to the redevelopment of the coach house on the grounds of overdevelopment in a conservation area. However the Council has no objection to the conversion to flats in the main building, subject to the Conservation officer's conditions.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

10. RBBC Letter Dated: 15/03/19		Application No: <u>19/00515/DED</u>
LOCATION:		Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:		Demolition of gas holder site.
<i>Cons Expiry Date : 29/03/19; Determination Deadline: 11/04/19; pdf: 2</i>		
History	<u>18/01839/DED</u> - Dismantling of the existing gasholder and ancillary buildings	
Decision	Decided – No objection	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

11. RBBC Letter Dated: 15/03/19		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 conditions 1 and 4 of permission 17/00131/F. As amended on 08/03/2019.
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 13/02/19; pdf: 3</i>		
History	17/00131/F - Extension and alteration to Building 1 to provide a veterinary surgery at ground floor and 2 flats on the first floor and external alterations to Building 2 to provide 3 flats and 2 outbuildings and Termination Cabinet. As amended on 10/11/2017 and on 16/10/2017. As amended on 27/12/2017. As amended on 9/01/2018	
Decision	Approved with conditions	
HTC Comments	The Town Council OBJECTS on the following grounds: i) Increased traffic flow; and ii) Danger to road users based on the proposed conversion of existing building to provide veterinary surgery and 5 flats. No objections. However, we continue to have concerns re access from Horley Row which is off a busy road and may be subject to frequent queuing and near to a busy junction with the A23.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

12. RBBC Letter Dated: 15/03/19		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. As amended on 31/01/2019 & 13/03/2019.
<i>Cons Expiry Date : 29/03/19; Determination Deadline: 11/03/19; pdf: 3</i>		
History	Amended plans – last before the Council at the meeting held on 5 February when HTC commented: - The Town Council objects on the following grounds:- i. Overdevelopment in a conservation area ii. Parking provision at the rear of the site having a negative impact on the amenity of neighbouring properties.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

13. RBBC Letter Dated: 15/03/19		Application No: <u>19/00490/HHOLD</u>
LOCATION:		10 Upfield Close Horley Surrey RH6 7LG
DESCRIPTION:		Proposed single storey rear extension.
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 7/5/19; pdf: 6</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

14. RBBC Letter Dated: 15/03/19		Application No: <u>19/00513/HHOLD</u>
LOCATION:		71 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:		Demolition of existing garage and car port and erection of single storey side/rear extension.
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 7/5/19; pdf: 4</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

15. RBBC Letter Dated: 15/03/19	Application No: <u>19/00514/HHOLD</u>
LOCATION:	35 Oakwood Road Horley Surrey RH6 7BZ
DESCRIPTION:	Loft conversion including alterations to the roof and new roof lights.
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 7/5/19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

16. RBBC Letter Dated: 15/03/19	Application No: <u>19/00499/HHOLD</u>
LOCATION:	39 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Proposed rear two storey extension
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 7/5/19; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

17. RBBC Letter Dated: 15/03/19	Application No: <u>19/00512/F</u>
LOCATION:	40A Brighton Road Horley Surrey RH6 7HD
DESCRIPTION:	Erection of PVCu conservatory to rear of property
<i>Cons Expiry Date : 5/04/19; Determination Deadline: 6/5/19; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

18. RBBC Letter Dated: 18/03/19	Application No: <u>19/00445/HHOLD</u>
LOCATION:	15 Wysemead Langshott Horley Surrey RH6 9XX
DESCRIPTION:	First floor extension to existing double garage attached to a detached house.
<i>Cons Expiry Date : 8/04/19; Determination Deadline: 9/5/19; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

19. RBBC Letter Dated: 20/03/19	Application No: <u>19/00541/CU</u>
LOCATION:	Vulcan Lodge 27 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Change of Use from a Guest House [Class C1] to a residential property [Class C3(a)].
<i>Cons Expiry Date : 10/04/19; Determination Deadline: 10/05/19; pdf:11</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

20. RBBC Letter Dated: 20/03/19	Application No: <u>18/01733/HHOLD</u>
LOCATION:	Shaldon 191 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Two storey rear extension. As amended on 23/11/2018 and so on 19/03/2019.
<i>Cons Expiry Date : 3/04/19; Determination Deadline: 12/10/18; pdf:</i>	
History	Amended plans; application before Council in September and December when HTC had no comments
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

21. RBBC Letter Dated: 21/03/19	Application No: <u>19/00559/OUT</u>
LOCATION:	Land Rear Of 57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Demolition of existing detached garage and erection of 2 no. semidetached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access.
<i>Cons Expiry Date : 11/04/19; Determination Deadline: 15/05/18; pdf: 9</i>	
History	<u>18/01895/F</u> - Extend the existing building by forming a further storey at first floor level over the existing ground floor. As amended on 12/12/2018.
Decision	Approved with conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

22. RBBC Letter Dated: 21/03/19	Application No: <u>19/00518/HHOLD</u>
LOCATION:	58 Tanyard Way Langshott Horley Surrey RH6 9PG
DESCRIPTION:	Construction of a single storey front porch side extension.
<i>Cons Expiry Date : 11/04/19; Determination Deadline: 14/05/18; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

23. RBBC Letter Dated: 21/03/19	Application No: <u>19/00496/HHOLD</u>
LOCATION:	44 Gower Road Horley Surrey RH6 8SH
DESCRIPTION:	To replace the hedge at end of the garden with a 1.8 metre concrete post and timber fence. A new hedge of Leylandii trees will be substantiated within the fence.
<i>Cons Expiry Date : 11/04/19; Determination Deadline: 15/05/18; pdf: 8</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 26/03/19	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 to 21 March 2019

Tree Works (Non-Felling)

A. RBBC Letter Dated: 19/03/19	Application No: <u>19/00553/TPO</u>
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Oak T1 - Reduce the height by 3m and the adjacent lateral branches by 1m to reduce the wind stress. The tree is declining in vigour and there are safety concerns. Oak T2 - Reduce the height of the stem that is on the North side of the tree by 2m and reduce the length of the lateral branches that are above the garden by 0.9m to allow more light through.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 19/03/19	Application No: <u>19/00556/TPO</u>
LOCATION:	Yattendon School Oakwood Road Horley Surrey RH6 7BZ
DESCRIPTION:	Five Oak trees - Crown lift by 3m with the removal or shortening of secondary drooping branches. Thin the crown below 12m by the removal of all epicormic, crossing and rubbing branches.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.