

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 25 June 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 28 May 2019.
5. **Planning Updates**
Planning & Development Committee held on 28 May 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 23 May – 20 June 2019.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 23 May – 20 June 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)**
 - i) To receive an update on any other matters.
12. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any other matters.
13. **Railway Matters**
 - i) **Passenger Benefit Fund** – to receive an update
 - ii) To receive an update on any matters.

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14. **Highways Matters**
 - i) **SCC Consultation - Rethinking Transport - Business, Community, Voluntary Sector & Local Council Questionnaire (closing date 29 June 2019)** – to consider this Council's response.
 - ii) To receive an update on any other matters.

15. **Airport Matters**
 - i) **ICCAN Corporate Strategy Consultation (Closing Date 16 June 2019)** -
To ratify this Council's response.
 - ii) **Aviation 2050 – The Future of UK Aviation Consultation (Closing 20 June 2019)** – To ratify this Council's response.
 - iii) **Gatwick Route 4 Airspace Change – Design Principle Feedback Request – (Closing 28 June 19)** – To consider this Council's response.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.

16. **Accessibility of Horley Town Centre for Mobility users** – to receive an update.

17. **Junction at Cross Oak Lane / Orchard Drive** – to receive an update.

18. **Letters Received.**

19. **Diary Dates.**

20. **Items for Future Consideration.**

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

Date of next meeting: 23 July 2019



Signed: Town Clerk

Dated: 20 June 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 23 May – 20 June 2019

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

1.. SCC Letter Dated: 14/05/19 SCC Ref 2019/0060	Application No: RE19/00895
LOCATION:	Hookwood Waste Management Centre, 24-26 Reigate Road, Horley, Surrey RH6 0HJ
DESCRIPTION:	Erection and use of a HGV maintenance building (retrospective)
Cons Expiry Date : 12/06/19; Determination Deadline: /19; pdf: 3	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/06/19)	No objections
2. RBBC Letter Dated: 23/05/19	Application No: 19/00930/F
LOCATION:	17 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Single storey extension and conversion of double garage to two bedroom dwelling.
Cons Expiry Date : 14/06/19; Determination Deadline: 17/07/19; pdf:5	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/06/19)	The Town Council OBJECTS on the grounds of a cramped site & overdevelopment. Whilst the back garden is divided from the existing property there is no such division to the front of the property; is it the intention to have a shared driveway? The Town Council is concerned about the rights of access to the proposed property for future occupants.
3. RBBC Letter Dated: 29/05/19	Application No: 19/01020/HHOLD
LOCATION:	8 Briars Wood Langshott Horley Surrey RH6 9UE
DESCRIPTION:	Demolition of an existing extension and replacement with an increased size extension to the rear of the property to create an open plan living, kitchen and dining room. Extension also to the side of the property to create a new entrance and utility room. Internal alterations to the ground floor bathroom and a new window looking onto Briars Wood for a new office space.
Cons Expiry Date : 19/06/19; Determination Deadline: 19/07/19; pdf:6	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/06/19)	No objections

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4. RBBC Letter Dated: 30/05/19	Application No: 19/00961/HHOLD
LOCATION:	Clavadel 151 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Demolition of existing single storey garage. Erection of new 2 storey side extension.
<i>Cons Expiry Date : 20/06/19; Determination Deadline: 23/07/19; pdf:6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/06/19)	No objections

5. RBBC Letter Dated: 28/05/19	Application No: 19/00986/F
LOCATION:	Land At The Croft Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of 14 dwellings with improved site access, private amenity space, garaging, parking and potential for pedestrian access to neighbouring development.
<i>Cons Expiry Date : 18/06/19;(extended deadline) Determination Deadline: 23/08/19; pdf:9</i>	
History	17/01385/F - Amended proposal: Full detailed planning application: erection of 13 no. dwellings, vehicular and pedestrian access, secure cycle storage and car parking, landscaping and servicing. As amended on 22/08/2017 and 13/10/2017.
Decision	Refused
HTC Comments	The Town Council OBJECTS on the following grounds: i. Potential flood risk (especially in conjunction with development of the NW Sector) ii. Proposed road access onto a sharp corner is unsuitable iii. Traffic generation on Meath Green Lane Comment: Access should be through the new development of the NW Sector and the spirit of undertakings concerning traffic flow (ie except for buses no access onto Meath Green Lane) made during the development of the NW Sector should also apply to this development.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 25/06/19	

6. RBBC Letter Dated: 6/06/19	Application No: 19/01023/HHOLD
LOCATION:	3 Westcott Keep Horley Surrey RH6 9US
DESCRIPTION:	1st floor extension to box bedroom, above existing entrance and ground floor cloakroom.
<i>Cons Expiry Date : 27/06/19; Determination Deadline: 30/07/19; pdf:6</i>	
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7. RBBC Letter Dated: 17/06/19	Application No: 19/01100/CU
LOCATION:	71 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Change of use from A1/A2 to A1/A2/A3/B1/D1 use (flexible consent).
<i>Cons Expiry Date : 8/07/19 Determination Deadline: 8/08/19; pdf:4</i>	
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8. RBBC Letter Dated: 20/06/19	Application No: 19/01209/S73
LOCATION:	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Demolition of the existing conservatory, proposed rear extension, part single storey/part two storey side extension and proposed infill to the southwest corner of the existing dwelling. Variation of condition 1 of permission 18/01662/HHOLD.
<i>Cons Expiry Date : 11/07/19 Determination Deadline: 12/08/19; pdf: 2</i>	
History	18/01662/HHOLD - Demolition of the existing conservatory, proposed rear extension, part single storey/part two storey side extension and proposed infill to the southwest corner of the existing dwelling. As amended on 18/10/2018.
Decision	Approved with Conditions
HTC Comments	No objections
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9. RBBC Letter Dated: 20/06/19	Application No: 19/01221/F
LOCATION:	Yattendon House Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Proposed side extension, associated roof works.
<i>Cons Expiry Date : 11/07/19 Determination Deadline: 14/08/19; pdf:3</i>	
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Tree Works (Non-Felling)

A. RBBC Letter Dated: 6/06/19	Application No: <u>19/01109/TPO</u>
LOCATION:	1 Landen Park Horley Surrey RH6 8DZ
DESCRIPTION:	Corsican Pine T1 - Reduce the length of the lowest branch on west side to shorten by 3.5m. Reduce the length of the 2nd branch on west side to shorten by 3m. Reduce the length of the 3rd and 4th branches on west side to shorten by 2m. Sots Pine T2 - Reduce the length of the lowest branch that is above the lawn to shorten by 3.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 12/06/19	Application No: <u>19/01143/TPO</u>
LOCATION:	8 Little Meadow Horley Surrey RH6 9FL
DESCRIPTION:	G2 - To reduce all trees overhanging the right hand rear boundary line, back by 2.0m (or back to boundary line). The homeowner has reported problems with pests entering the property via the over hanging trees.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 20/06/19	Application No: <u>19/01211/TPO</u>
LOCATION:	Eversley 12 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	Prunus - on land formerly adjacent to the building of 10 Limes Avenue Horley. Crown lift over road to a height of 4 meters to allow for easier access. Tree falls under TPO RE570.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.