

**HORLEY TOWN COUNCIL**  
**Planning and Development Committee**  
Tuesday, 17 August 2021 at 7.30 pm

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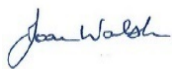
**Following Government guidelines, public meetings of Horley Town Council have returned to in person meetings at the Edmonds Hall, 92 Albert Road, Horley RH6 7HZ.**

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**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**  
*Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a member of the public submits a question or comment in writing which shall be answered in due course.*
4. **Approval of Minutes**  
Planning & Development Committee held on 20 July 2021.
5. **Planning Updates**  
Planning & Development Committee held on 20 July 2021.
6. **Planning Applications**
  - i) To consider the list of applications determined for the period 16 July - 12 August 2021.
  - ii) To consider the list of applications registered for the period 16 July - 12 August 2021.
7. **Planning Appeals**
  - i) To consider any Planning Appeals received.
  - ii) To consider any Planning Appeals determined.
8. **DfT Consultation: Night Flights (Stage 2) - Extended Closing Date: 3 September 2021**  
To approve this Council's response.
9. **RBBC Consultation on Meath Green Conservation Area - Closing Date: 19 August 2021**  
To consider this Council's response.
10. **Letters Received.**
11. **Diary Dates.**
12. **Press Release** - To agree items for inclusion.

*Date of next meeting: 21 September 2021*



Signed: Town Clerk

Dated: 12 August 2021

## During the period July 16 – August 12 2021

### List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<b><u>21/00976/HHOLD</u></b>	5 Smithbarn Close Langshott Horley Surrey RH6 9LF   Single storey rear extension	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>20/00414/F</u></b>	14-16 Massetts Road Horley   Remodel and extend first floor, new second floor extension and associated external works providing eight self-contained residential units. As amended on 19/10/2020 and on 10/06/2021.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/00020/CU</u></b>	Vonwolf Kennels Peeks Brook Lane Horley   Change of use of dog kennel (Sui Generis) to a flexible use as E (a) retail, E (c) E(c)(i) financial services; E(c) (ii) professional services; and, E(c)(iii) other appropriate services. E (g) Uses which can be carried out in a residential area without detriment to its amenity (E(g)(i) offices to carry out any operational or administrative functions; (E(g)(ii) research and development of products or processes; and, E(g)(iii) industrial processes) and B8 storage or distribution with associated improvement to the existing building. As amended on 19/04/2021.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/00700/HHOLD</u></b>	94 Cheyne Walk Horley   Continue existing fence to boundary line of property. As amended on 28/05/2021.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01147/HHOLD</u></b>	Eastdean 43 Limes Avenue Horley   Proposed double storey side/rear extensions & single storey side/rear extensions. As amended on 22/06/2021.	<b>No objections</b>	<b>Approved with Conditions</b>

## During the period July 16 – August 12 2021

<b><u>21/01361/S73</u></b>	15 Church Road Horley   Conversion of existing building into 7 no C3 residential dwellings. Variation of Condition 3 of permission 19/02121/F. The land along the Church Road site frontage referred to is owned by the Highways Authority. It follows that the Highways Authority, and not the Applicant, is responsible for the land and accordingly the Applicant requests this condition is removed.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01554/HHOLD</u></b>	14 Kings Road Horley   Two-storey side extension and rear single-storey extensions, demolition of existing outbuildings, internal reconfiguration works and loft conversion with rooflights.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01519/HHOLD</u></b>	33 Darenth Way Horley   Single storey rear extension. Infill to existing covered porch and change to pitched roof over garage to front elevation.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01386/ADV</u></b>	Tesco Express 73 - 77 Brighton Road Horley   Proposal to install 5 x fascia signs, 2 x projecting sign, 3 x graphic.	<b>No objections in principle however when taking into consideration application 21/01385 this could be an excessive amount of signage to the front of the building</b>	<b>Approved with Conditions</b>
<b><u>21/01585/HHOLD</u></b>	Frogfield 25 Massetts Road Horley   Proposed garage conversion, single storey side extension and internal alterations.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01359/HHOLD</u></b>	28 Furze Close Horley   Install two air conditioning units inside the loft rooms as well as one condenser unit on the outside of the building which will be located at the back of the house. There will be black trunking to cover the cables and pipes which will run from the inside units to the condenser unit.	<b>No objections</b>	<b>Approved with Conditions</b>
<b><u>21/01646/TPO</u></b>	22A Pine Gardens Horley   SEE CONDITION 2 AND INFORMATIVE 2 FOR APPROVED WORKS AND GENERAL GUIDANCE .Oak (T1) - reduce lateral branches in front of 20a by approximately 2 - 2.5m to reshape the crown and reduce encroachment onto the house. Clear epicormic growth from the main stem up to the crown break (approximately 3m).	<b>No objections, subject to no adverse comments from the Tree Officer.</b>	<b>Approved with Conditions</b>

**During the period July 16 – August 12 2021**

<b><u>21/01395/HHOLD</u></b>	Ferndown 64 Oakwood Road Horley   To remove existing wooden fence bordering Oakwood Road (south-west boundary). Build a brick wall on the boundary with piers up to a maximum of 1.3 meters.	<b>No objections</b>	<b>Approved with Conditions</b>
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**During the period July 16 – August 12 2021**

**Applications Refused and Withdrawn**

**By Reigate & Banstead Borough Council**

<b>Applications Refused</b>			
<b>Application No:</b>	<b>Details</b>	<b>HTC Comments</b>	<b>Status</b>
<b><u>18/00657/F</u></b>	17 Vicarage Lane Horley   Proposed construction of 2no. detached four bedroom, two storey houses, following the demolition of a detached three bedroom two storey house, garage and stores.	<b>No objections</b>	<b>Refused</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 16 July 2021 – 12 August 2021**

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

<b>01. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/01760/F</a></b>
LOCATION:	77-81 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Conversion of first floor and addition of second storey to building to provide six flats and retention of ground floor retail.
<i>Cons Expiry Date: 09/08/21; Determination Deadline: 07/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)	No objections though we would question the 5 off road parking spaces available being allocated for the residents of the flats. This assumes no parking for occupants of the ground floor retail unit?

<b>02. RBBC Letter Dated: 19.07.21</b>	<b>Application No: <a href="#">21/01784/CU</a></b>
LOCATION:	The Stapley Building 24B High Street Horley RH6 7BB
DESCRIPTION:	Change of use from use Class A1 to Sui Generis (hot-food takeaway) and installation of extractor flue pipe.
<i>Cons Expiry Date: 09/08/21; Determination Deadline: 08/09/21;</i>	
<b>History</b>	<a href="#">04/02424/CU</a> – Change of use from class A1 (retail) to class A3. <a href="#">07/01253/F</a> – New shop front, ventilation extract system & external compressors. Building to be used for A5 hot food takeaway and home delivery
<b>Status</b>	<a href="#">04/02424/CU</a> – Refused <a href="#">07/01253/F</a> – Approved with Conditions
<b>Comments</b>	<a href="#">04/02424/CU</a> – No Objections <a href="#">07/01253/F</a> – No Objections
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)	No objections though we regret the loss of another retail [non food] unit.

<b>03. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/01857/HHOLD</a></b>
LOCATION:	12 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Proposed double storey side/rear extension & part single storey side/rear extension.
<i>Cons Expiry Date: 09/08/21; Determination Deadline: 02/09/21;</i>	
<b>History</b>	<a href="#">16/01904/HHOLD</a> – Conversion of garage to habitable room. Garage door changed to a window for the room and necessary insulation and sound proof as part of the conversion
<b>Status</b>	<a href="#">16/01904/HHOLD</a> – Approved with Conditions
<b>Comments</b>	<a href="#">16/01904/HHOLD</a> – No Objections
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)	No objections

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<b>04. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01879/HHOLD</a></u></b>
LOCATION:	64 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Replacement single storey 'wrap around' extension
<i>Cons Expiry Date: 09/08/21; Determination Deadline: 06/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)</b>	<b>No objections</b>

<b>05. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01712/HHOLD</a></u></b>
LOCATION:	9 The Coronet Horley Surrey RH6 9EX
DESCRIPTION:	Proposed single storey rear extension with adjacent covered area and a proposed detached garden 'Granny Annexe' offering accommodation ancillary to the main dwelling.
<i>Cons Expiry Date: 10/08/21; Determination Deadline: 07/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)</b>	<b>No objections</b>

<b>06. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/00858/F</a></u></b>
LOCATION:	59 Sangers Drive Horley Surrey RH6 8AN
DESCRIPTION:	To put a cats protection pen in the garden.
<i>Cons Expiry Date: 12/08/21; Determination Deadline: 13/09/21;</i>	
<b>History</b>	<b><u><a href="#">19/02158/F</a></u> – A small cattery consisting of 6 pens.</b>
<b>Status</b>	<b><u><a href="#">19/02158/F</a></u> – Approved with Conditions</b>
<b>Comments</b>	<b><u><a href="#">19/02158/F</a></u> – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)</b>	<b>No objections</b>

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<b>07. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/01871/CU</a></b>
LOCATION:	Villa Verde 34 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Conversion of existing hotel (C2) to 1no. apartment (C3) and 3no. houses in multiple occupation (C4), and associated works, landscaping changes, and associated works including roof extensions, and alterations, porch addition and fenestration changes.
<b>Cons Expiry Date: 16/08/21; Determination Deadline: 20/09/21;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)</b>	<b>We have no objections to the change of use from a guest house to residential however we note the comments of the Conservation Officer.</b>

<b>08. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/01670/HHOLD</a></b>
LOCATION:	18 Upfield Close Horley Surrey RH6 7LG
DESCRIPTION:	Installation of a 2m fence facing the highway
<b>Cons Expiry Date: 17/08/21; Determination Deadline: 21/09/21;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 17/08/21)</b>	<b>No objections</b>



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<b>09. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01967/CU</a></u></b>
LOCATION:	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Change of use of the property property from Guest House back to its original use as a Residential dwelling to be used by a single person or family (Use Class C3a)
<i>Cons Expiry Date: 19/08/21; Determination Deadline: 14/09/21;</i>	
<b>History</b>	<b><u>20/01704/OUT</u> – Demolition of existing dwelling formally operated as a Guest House and the construction of bespoke apartment building containing 8 dwelling flats with associated access and supporting works.</b>
<b>Status</b>	<b><u>20/01704/OUT</u> – Pending Consideration (Determination Deadline 05.10.2020)</b>
<b>Comments</b>	<b><u>20/01704/OUT</u> – The Town Council objects on the following grounds:-  i. Inappropriate development which would be out of character with the Conservaton Area  ii. Out of scale with neighbouring properties  iii. Massing  iv. Loss of visual amenity</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>10. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01791/F</a></u></b>
LOCATION:	137-139 Albert Road Horley Surrey RH6 7HS
DESCRIPTION:	Proposed single storey to 139 Albert Road and first floor extensions to 137 and 139.
<i>Cons Expiry Date: 19/08/21; Determination Deadline: 21/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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<b>11. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01943/F</a></u></b>
LOCATION:	2 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	New pair of three-bedroom, five person semi-detached dwellings on land to northwest of 2 Chequers Drive
<i>Cons Expiry Date: 19/08/21; Determination Deadline: 13/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>12. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01887/HHOLD</a></u></b>
LOCATION:	Annexe At 15 Church Road Horley Surrey
DESCRIPTION:	External alterations including modifications to roof and extensions to north and west faces.
<i>Cons Expiry Date: 19/08/21; Determination Deadline: 17/09/21;</i>	
<b>History</b>	<b><u><a href="#">21/00949/HHOLD</a></u> – External alterations including raising the roof, addition of a dormer within the proposed pitched roof, and extension to west face</b>
<b>Status</b>	<b><u><a href="#">21/00949/HHOLD</a></u> – Refused</b>
<b>Comments</b>	<b><u><a href="#">21/00949/HHOLD</a></u> – No Objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>13. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01978/HHOLD</a></u></b>
LOCATION:	47 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Single story side extension and new pitched roof to existing porch
<i>Cons Expiry Date: 20/08/21; Determination Deadline: 14/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>14. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01998/HHOLD</a></u></b>
LOCATION:	13 Chestnut Road Horley Surrey RH6 8PF
DESCRIPTION:	Ground floor rear extension with internal layout alterations
<i>Cons Expiry Date: 23/08/21; Determination Deadline: 23/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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<b>15. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02044/HHOLD</a></u></b>
LOCATION:	102 Balcombe Road Horley Surrey RH6 9BP
DESCRIPTION:	Proposed ground floor rear extension, garage conversion, facade alterations, floor plan redesign and all associated works at 102 Balcombe Road
<b>Cons Expiry Date: 23/08/21; Determination Deadline: 21/09/21;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>16. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02039/HHOLD</a></u></b>
LOCATION:	12 Todds Close Horley Surrey RH6 8LB
DESCRIPTION:	Retrospective application for the demolition of existing conservatory and erection of replacement single storey extension
<b>Cons Expiry Date: 23/08/21; Determination Deadline: 23/09/21;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>17. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/01920/F</a></u></b>
LOCATION:	17 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	Currently no.17 and no.17a (currently under construction) have a shared driveway. This application seeks to provide both no.17 and no.17a with their own exclusive shingle driveway. This will involve a new dropped kerb for both new driveways to connect to Vicarage Lane.
<b>Cons Expiry Date: 24/08/21; Determination Deadline: 23/09/21;</b>	
<b>History</b>	<b>18/00657/F – Proposed construction of 2no. detached four bedroom, two storey houses, following the demolition of a detached three bedroom two storey house, garage and stores.</b>
<b>Status</b>	<b>18/00657/F – Appeal Allowed</b>
<b>Comments</b>	<b>18/00657/F – No Objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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<b>18. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02099/HHOLD</a></u></b>
LOCATION:	102 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Proposed single storey rear extension and front porch
<i>Cons Expiry Date: 24 /08/21; Determination Deadline: 23/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>19. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02069/HHOLD</a></u></b>
LOCATION:	15 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Single storey front / side / rear wrap around extension
<i>Cons Expiry Date: 26/08/21; Determination Deadline: 27/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>20. RBBC Letter Dated: 09/08/21</b>	<b>Application No: <u><a href="#">21/01933/F</a></u></b>
LOCATION:	Grove House 1C Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Proposed detached dwelling (amendments to approved planning permission ref: 18/01825/F) to include 3m deep single storey side extension. Enlarged porch with feature brick piers. Change roof tiles from Wealden handmade sand faced plain clay tiles to Redland Rosemary Classic tiles and change the vertical hung
<i>Cons Expiry Date: 31/08/21; Determination Deadline: 30/09/21;</i>	
<b>History</b>	<b><u><a href="#">18/01825/F</a></u> – New 3-bed house <u><a href="#">18/02036/F</a></u> – Loft conversion with side extensions to existing hipped roof and full width rear dormer. As amended on 07/02/2019.</b>
<b>Status</b>	<b>Approved with Conditions Approved with Conditions</b>
<b>Comments</b>	<b>No objections No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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<b>21. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/00838/F</a></b>
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of three detached two storey dwellings and provisions of new access with car parking for 7 cars with the retention of existing dwelling. As amended on 06/08/2021.
<i>Cons Expiry Date: 31/08/21; Determination Deadline: 30/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>22. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/01254/F</a></b>
LOCATION:	Parking Spaces Rear Of 1 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	Erect joined garages on two private parking spaces belonging to number 1 Smithbarn Close and 12 Smithbarn Close, in the parking area to the rear of number 1 Smithbarn Close.
<i>Cons Expiry Date: 02/09/21; Determination Deadline: 30/09/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

<b>23. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/02133/HHOLD</a></b>
LOCATION:	30 Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Single storey rear extension with half forming conservatory.
<i>Cons Expiry Date: 02/09/21; Determination Deadline: 29/09/21;</i>	
<b>History</b>	<b><a href="#">21/01242/CLP</a> – Single storey rear extension with half forming conservatory</b>
<b>Status</b>	<b><a href="#">21/01242/CLP</a> – Refused</b>
<b>Comments</b>	<b><a href="#">21/01242/CLP</a> – No Comments</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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<b>24. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/02042/F</a></b>
LOCATION:	Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Combined development 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 2No. flats and associated landscaping.
<i>Cons Expiry Date: 02/09/21; Determination Deadline: 04/10/21;</i>	
<b>History</b>	<b><a href="#">20/01199/S73</a> – Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added. Variation of Condition 1 of permission 17/02910/S73. Changes to internal floor layout of Plot 2, including conversion of garage to additional habitable accommodation. Minor consequential elevation changes.</b>
<b>Status</b>	<b>20/01199/S73 – Approved with Conditions</b>
<b>Comments</b>	<b>20/01199/S73 – No Objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (17/08/21)</b>	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 19.07.21</b>	<b>Application No: <u><a href="#">21/01733/TPO</a></u></b>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Rear Garden T1 - Oak Crown lift to Crown break by removal of 5x low limbs (logs left on site). Crown lift to a finishing height of 5m above fence line It's the cause of unreasonable shade to the rear elevation of the property and garden The specified works will enhance the overall aesthetics of the tree. The subject tree is interfering with the reasonable enjoyment of a large portion of the rear garden T2 – Oak Cut back to boundary. Cut back to boundary fence line It's the cause of unreasonable shade to the rear elevation of the property and garden. The specified works will enhance the overall aesthetics of the tree. The subject tree is interfering with the reasonable enjoyment of a large portion of the rear garden
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02045/TPO</a></u></b>
LOCATION:	18 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	Norwegian Maple (T1) - Removal of lateral branches due to excessive shading and encroaching on property and garage.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated:</b>	<b>Application No: <u><a href="#">21/02074/TPO</a></u></b>
LOCATION:	18 Wysemead Langshott Horley Surrey RH6 9XX
DESCRIPTION:	T1 Oak Reduce lateral branches by 2 metres in length on south side. Prevent damage caused to 18 Wysemead
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 16 July 2021 – 12 August 2021**  
**To see plans please CTRL+click on the application number to follow the link**

<b>The following applications are for information only</b>
<b>12/07/21</b>
<p>19/01665/DET05 – Former Office Block Lee Street Horley Surrey   Submission of construction transport management plan details pursuant to condition 5 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.</p> <p>21/01975/PAP30 – Scotia Gas Networks St Lawrence House Station Approach Horley Surrey RH6 9HJ   Notification of prior approval for change of use from Class B1(a) (offices) to Class C3 (dwellinghouses) to create 36 units (22 x 1 bed, 13 x 2 bed &amp; 1 x 3 bed units) at St Lawrence House, Station Approach, Horley, RH6 9HJ</p> <p>21/01736/HHOLD – 9 Woodman Way Horley Surrey RH6 9RL   Loft conversion</p> <p>21/01738/CU – Bath And Bedtime 30 Station Road Horley Surrey RH6 9HL   Change of use from class E to mix use E / Sue Generis, restaurant / take-away &amp; installing extractor ventilation system</p> <p>21/01426/HHOLD – 26 Benhams Drive Horley Surrey RH6 8QR   Proposed single storey rear extension with modifications to existing attached garage</p>
<b>19/07/21</b>
<p>21/02013/PDE – 26 Castle Drive Horley Surrey RH6 9DB   Proposed single-storey rear extension. Maximum height 3.00m, height at eaves 3.00m and extending 6.00m beyond the rear wall.</p>
<b>26/07/21</b>
<p>21/02101/CON – The Oakwood School Balcombe Road Horley Surrey RH6 9AE   Two-storey extension to school to provide additional classrooms and reorganisation of existing hard standing areas to provide parking and play space, including two additional parking spaces.</p> <p>21/01791/F – 137-139 Albert Road Horley Surrey RH6 7HS   Proposed single storey to 139 Albert Road and first floor extensions to 137 and 139.</p>
<b>02/08/21</b>
<p>04/02120/DET16S – Horley North West Development Meath Green Lane Horley Surrey   Submission of arboricultural protection supervision details pursuant to Condition 16 of 04/02120/OUT - Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217 - in relation the proposed northern and southern allotment sites</p> <p>04/02120/DET17S – Horley North West Development Meath Green Lane Horley Surrey   Submission of TPP, AIA and AMS details pursuant to Condition 17 of 04/02120/OUT. Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217.</p> <p>18/01411/NMAMD1 – Aintree House 54 Bonehurst Road Horley Surrey RH6 8QG   Non-Material Amendment to 18/01411/F : Amendments to windows and doors and layouts internally.</p> <p>21/02069/HHOLD – 15 Palmer Close Horley Surrey RH6 8LG   15 Palmer Close Horley Surrey RH6 8LG</p>



**List of Planning Applications**  
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21/01933/F – Grove House 1C Grove Road Horley Surrey RH6 8EL | Proposed detached dwelling (amendments to approved planning permission ref: 18/01825/F) to include 3m deep single storey side extension. Enlarged porch with feature brick piers. Change roof tiles from Wealden handmade sand faced plain clay tiles to Redland Rosemary Classic tiles and change the vertical hung.

19/01665/DET04 – Former Office Block Lee Street Horley Surrey | Submission of landscaping details pursuant to condition 4 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

19/01665/DET07 – Former Office Block Lee Street Horley Surrey | Submission of environmental desktop study details pursuant to condition 7 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

19/01665/DET08 – Former Office Block Lee Street Horley Surrey | Submission of contaminated land site investigation proposal details pursuant to condition 8 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

19/01665/DET12 – Former Office Block Lee Street Horley Surrey | Submission of boundary treatment details pursuant to condition 12 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping

**09/08/21**

19/01665/DET03 – Former Office Block Lee Street Horley Surrey | Submission of materials details pursuant to Condition 3 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

19/01665/DET09 – Former Office Block Lee Street Horley Surrey | Submission of contaminated land site investigation and risk assessment details pursuant to Condition 9 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

19/01665/DET10 – Former Office Block Lee Street Horley Surrey | Submission of remediation method statement details pursuant to Condition 10 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.

**During the period July 16 – August 12 2021**  
**Appeals Lodged – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Application Date</b>
	Nothing relevant to Horley		

**Appeals In Progress (Awaiting Decision) – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Hearing Date</b>
<b><u>20/01131/OUT/AP   APP/L3625/W/20/3265412</u></b>	171-175 Smallfield Road Horley Surrey RH6 9LR   Outline planning application for the erection of 11no. dwellings with associated access. Alterations to No.175 Smallfield Road to facilitate access. All other matters to be reserved.	Appeal against Refusal of DC Application	15 September 2021
<b><u>20/02750/HHOLD/AP   APP/L3625/D/21/3272213</u></b>	21 Heritage Lawn Langshott Horley Surrey RH6 9XH   Proposed two storey side extension incorporating addition over existing single storey garage. As amended on 04/01/2021	Householder (HAS) Appeal	Date arranged

**Appeals Decided – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Decision</b>
<b><u>19/01417/OUT/AP   APP/L3625/W/20/3262007</u></b>	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY   Demolition of existing buildings and erection of one four storey block containing 12 1-bed apartments. As amended on 28/11/2019 and on 06/02/2020.	Appeal against Refusal of DC Application	Dismissed 22 July 2021

# HORLEY TOWN COUNCIL

**Joan Walsh**  
**Town Clerk**  
**Council Offices, 92 Albert Road**  
**Horley, Surrey RH6 7HZ**  
Tel: 01293 784765  
info@horleysurrey-tc.gov.uk  
www.horleysurrey-tc.gov.uk



Night Flights Consultation  
Great Minster House  
33 Horseferry Road  
London SW1P 4DR

By email: [night.flights@dft.gov.uk](mailto:night.flights@dft.gov.uk)

19 May 2021

Dear Sir/Madam

## **Night flights restrictions at Heathrow, Gatwick and Stansted airports beyond 2024, plus national night flight policy Consultation**

Horley is located on the north side of Gatwick Airport with a shared boundary in places so can be indirectly and directly affected by aircraft noise. It is somewhat protected by a regulation in the AIP that aircraft departing from Gatwick must not overfly the town. Our southern neighbourhoods are likely to be the most affected by arrivals on westerly operations and departures on easterly operations but neither fly directly overhead. A major new residential development in Horley has been built under one of the NPR's and is not protected by the current AIP regulations.

The Summer 2019 N60 contour stretches from the town's boundary with Gatwick to the town centre. The part of the contour nearest the airport shows up to 50 events per night over 60dB reducing to 10 events per night over 60dB towards the town centre. The number of residents within the N60 contour is estimated to be just under 5,900 based upon 2.5 persons per dwelling.

Horley's local economy has suffered from the impacts on the aviation industry from COVID-19 in respect of job losses both direct and indirectly. Therefore, we are supportive of the airport re-building its business, but doing so in a way that has the least possible environmental impact on our residents. There is an expectation that every new night flight regime produces improvements from the previous one through new technology, in the form of quieter aircraft, but also from better operational practices.

The Council's Planning and Development Committee at its meetings held on **20<sup>th</sup> April and 18<sup>th</sup> May** thoroughly considered our response to phase 2 of the Night Flights Consultation which is set out below. We request that the following comments be taken into consideration when drafting the next regime effective from October 2024.

Winter Period: Historically, Gatwick has never used its quota of ATM's or QC so we would recommend that the current ATM cap be reduced by 25%-30%

Summer Period: The current caps, particularly for ATM's, are grossly misleading as the actual numbers are inflated from roll overs from the winter period and dispensations. For that reason, the ability to rollover unused ATMs from the winter period should be stopped.



Whilst we understand the logic behind granting dispensations the majority every year appear to be for weather or ATC so are these unpredictable reasons? We would propose that these are very predictable reasons in that they occur every summer in one form or another and an allowance for these should be built into the summer caps. We would also object to any increase in ATM's over and above the current cap.

Quota Counts: We have no views on maintaining or re-calibrating the QC figures allocated to any aircraft type however we would not agree to any aircraft assigned a zero QC. All aircraft can be a noise source and therefore a potential annoyance and cause sleep disturbance.

Following the ban on QC4 rated aircraft in the Night Quota Period we would support a ban on QC2 rated aircraft being scheduled in the Night Quota Period.

Length of night regime: Whilst some parties are suggesting that future regimes should be for a period of ten years, we are satisfied with the current length of five years.

~~We mentioned in our response to phase one of the night flights consultation and would wish to emphasise the importance we attach to the following. The economic benefits/disbenefits of night flights. Whilst a large quantity of air freight/mail is flown overnight to support international trade does the same apply to passenger flights particularly to/from domestic and European airports? There is a growing amount of evidence from several sources, including the WHO, which indicates there are health impacts on residents subject to sleep disturbance from night flights. It is important that the UK Government publishes its own policy to assist in formulating future night flight regimes.~~

The updated Survey of Noise Attitudes 2014: Aircraft Noise and Sleep Disturbance [CAP2161] would indicate that a reasonably large percentage of those surveyed reported that they were not disturbed at all or very little however this does not detract from other people who are disturbed by night flights.

From this report we would urge the government to publish a policy that would assist in providing guidance on all future discussions around nights and aircraft noise in general.

With regards to the York Report it makes a case for the economic benefits in both trade and employment from night flights.

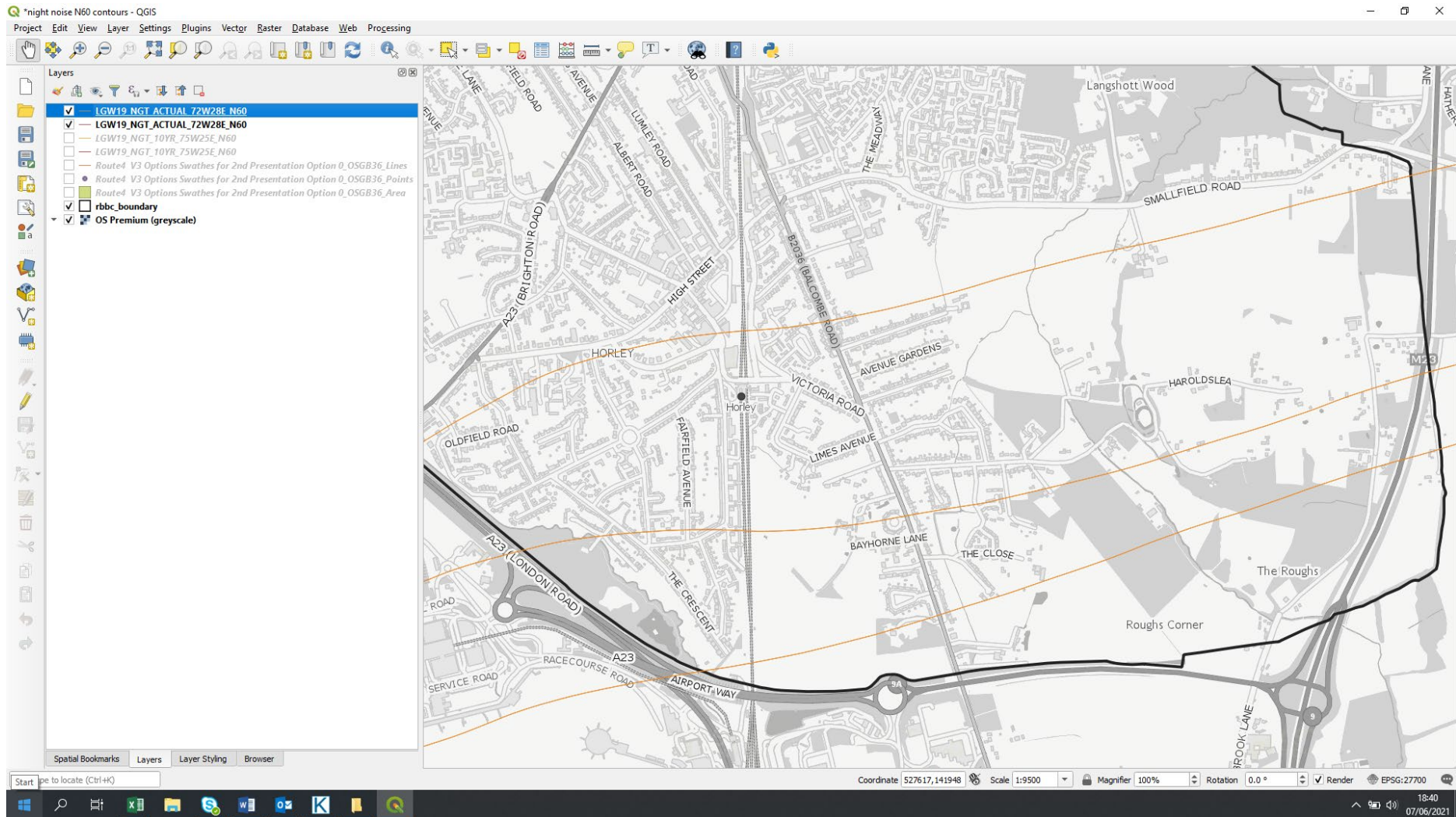
In the end the final decision on night flights will be between the noise and health impacts versus the economic/employment benefits.

We trust our comments will be taken into account.

Yours faithfully



Joan Walsh  
Town Clerk  
Horley Town Council



The contour line for more than 10 events over  $60\text{dB}_{\text{LMAX}}$  per night in the summer is the line just above Avenue Gardens. So everything south of this is disturbed on average 10 times a night.

The line just above Bayhorne Lane is 20 events per night over  $60\text{dB}_{\text{LMAX}}$ .

And the line just south of the The Close is the 50 events per night over  $60\text{dB}_{\text{LMAX}}$ .

# Development Management

Dominic Morgan, Administrative Officer  
Horley Town Council,  
Council Offices,  
92 Albert Road,  
Horley,  
Surrey RH6 7HZ

Our ref: BDS/L2/10  
Your ref:  
Date: 22/07/2021

Dear Sir

## Re: Consultation on Meath Green Conservation Area

The Borough of Reigate and Banstead contains a number of areas which have a special architectural or historic character that should be preserved or enhanced. There were 23 such Conservation Areas in the Borough but the Council has a duty to review and consider the need for further designations. On the 17<sup>th</sup> February 2021 the Planning Committee designated Meath Green a Conservation Area.

We are now formally consulting on the designation of the Meath Green Conservation Area and will report back to the Planning Committee to consider the confirmation of the designation based on the outcome of the consultation. The original committee report can be seen at the following link. Further information is overleaf ;

<https://reigate-banstead.moderngov.co.uk/documents/b5489/Addendum%20-%20Meath%20Green%20Conservation%20Area%2017th-Feb-2021%2019.30%20Planning%20Committee.pdf?T=9>

Alternatively this can found by searching for the Planning Committee papers for the 17th February 2021 on the Council website [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk) under the sections ; Home > Your Council > Councillors and committees > Agendas and minutes of council meetings . A paper copy of the report is available on request.

I attach a plan of the designated Conservation Area.

- [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk) • Follow the council on twitter.com/reigatebanstead •

Manager: Andrew Benson, Places & Planning  
Town Hall, Castlefield Road, Reigate, Surrey RH2 0SH



I would be please to obtain your comments by email or in writing (John.McInally@reigate-banstead.gov.uk or to John McInally, Conservation Officer, Development Management, Town Hall, Castlefield Road, Reigate Surrey RH2 0SH ) on this designation within the next 28 days.

Yours faithfully

*J.McInally*

**John McInally**

Conservation Officer

Direct dial: 01737 276204

Email: john.mcinally@reigate-banstead.gov.uk

What is a Conservation Area?

A Conservation Area is defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The first Conservation Areas were designated in the late 1960s and there are now over 8,000 in the country.

Why are Conservation Areas Designated?

Designation as a Conservation Area gives statutory recognition and protection to such areas. Their designation places a duty on the Council to ensure that any proposals preserve or enhance the special character of the area. Matters that would otherwise not require the Council's permission, including demolition and tree works, are subject to planning control (see below).

Why is the Area of Interest ?

Meath Green Conservation Area consists of a settlement dating from the medieval period which grew up around the former Meath Green and along Meath Green Lane. The hedge lined Meath Green Lane with its collections of farmhouses and cottages in local vernacular materials such as tile hanging and burnt header bricks is an important characteristic of the area. There are a number of statutory and locally listed buildings within the area.

What is the Effect of Designation?

The principal differences from the normal form of planning control include:

(a) Control over demolition. Conservation Area Consent is required for demolition.

(b) Greater control over works which would require planning permission. On properties which are not dwellinghouses and therefore do not have permitted development rights, external alterations such as changing windows or roofing materials would be controlled. 'Permitted development' rights for extensions to dwellinghouses are also more controlled.

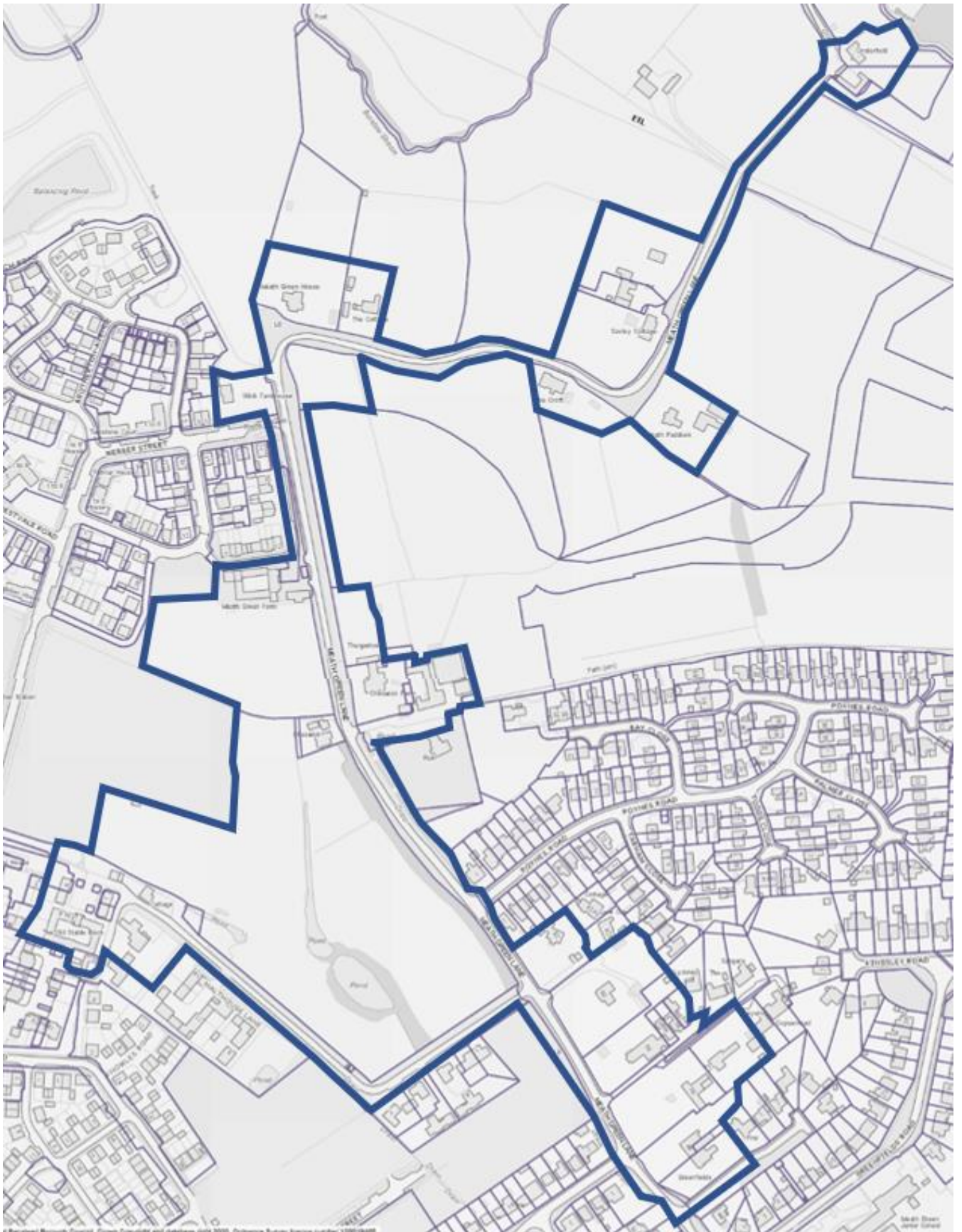
(c) Wider protection of trees. Six weeks notification to the Council will be necessary before the intended lopping, uprooting or felling of trees. (Trees less than 7.5 centimetres in diameter, at a height of 1.5 metres above the ground are exempt). (Works to trees the subject of a Tree Preservation Order will continue to need formal consent.)

When considering proposals requiring permission, regard will be had to whether they 'preserve' or 'enhance' the special character of the area.


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**Manager: Andrew Benson, Places & Planning**  
**Town Hall, Castlefield Road, Reigate, Surrey RH2 0SH**

**MEATH GREEN CONSERVATION AREA designated 17 February 2021**





 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	17 February 2021
	<b>REPORT OF:</b>	HEAD OF PLACES AND PLANNING
	<b>AUTHOR:</b>	John McNally
	<b>TELEPHONE :</b>	01737 276204
	<b>EMAIL:</b>	john.mcinally@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	NUMBER	<b>WARD:</b> Horley West and Sidlow

<b>SUBJECT:</b>	<b>To consider designation of the Meath Green Conservation Area, Horley followed by consultation on the designation</b>
<b>PURPOSE OF THE REPORT:</b>	For the Planning Committee to consider designation of the Meath Green Conservation Area followed by consultation on the designation.
<b>RECOMMENDATION:</b>	
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	
<b>Planning Committee has authority to determine the recommendations.</b>	

## 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

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 17<sup>th</sup> century or earlier, historically centred on the green where the pond still exists, which in the 19<sup>th</sup> century and early 20<sup>th</sup> 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. 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 19<sup>th</sup> 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 17<sup>th</sup> century a listed farmhouse and 19<sup>th</sup> century model farm, cottage and granary, with blue header bricks. Cheswick Cottage is a 19<sup>th</sup> century cottage and Cheswick Farmhouse is 16<sup>th</sup> 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 19<sup>th</sup> century blue header brick farmyard in need of repair. On the bend are a collection of 19<sup>th</sup> century and early 20<sup>th</sup> 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 16<sup>th</sup> 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.

#### **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

