



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, 15 March 2022 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 or on the website**

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.

Please Note: Members of the public may be present (subject to social distancing rules being followed to a maximum number capacity) or join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) no later than one hour before the start of the meeting.

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 08 February 2022.

5. Planning Updates

Planning & Development Committee held on 08 February 2022.

6. Outside Bodies and Sub-Committees

- i) Horley Town Management Group** - To receive an update on the meeting held on 08 March 2022.
- ii) SCC Horley Regeneration Projects** – To receive an update on the recent community/stakeholder engagement and focus group sessions, facilitated by 'thinkingplace' consultancy.
- iii) RBBC 'Delivering Change' Programme** – updates on the four key projects and town park.
- iv)** To receive reports of attendance at any other recent meetings.

7. Planning Applications

- i)** To consider the list of applications determined for the period 04 February to 10 March 2022.
- ii)** To consider the list of applications registered for the period 04 February to 10 March 2022.

8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive an update on any matters.
10. **Highways Matters**
 - i) **Horley Pavement Audit Committee (HPAC)**
To receive an update from the HPAC Chair.
 - ii) **Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott -**
To receive any updates.
 - iii) **A23 Turning Count Survey Results** – To receive any updates
 - iv) To receive an update on any other matters.
11. **Airport Matters**
 - i) **GATCOM: Newsletters & Updates** - To note information received.
 - ii) To receive an update on any other matters.
12. **Reigate and Banstead Borough Council High Street Public Realm Improvement and Subway Consultation** – to ratify this Council's response to the consultation
13. **Letters Received.**
15. **Diary Dates.**
16. **Items for Future Consideration.**
17. **Press Release** - To agree items for inclusion.

Date of next meeting: 19 April 2022



Signed: Town Clerk

Dated: 10 March 2022

During the period February 04 – March 10 2022

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>21/03232/HHOLD</u>	26 The Meadway Langshott Horley Surrey RH6 9AW Rear and side wrap around, single story extension. As amended on 01/02/2022.	No Objections	Approved with Conditions
<u>21/03106/HHOLD</u>	70 Sarel Way Horley Surrey RH6 8EW Proposed two-storey side extension to create granny-annexe. As amended on 02/02/2022.	No Objections	Approved with Conditions
<u>21/03089/F</u>	55 Hyperion Walk Horley Surrey RH6 7DA Proposed residential two storey side extension, single storey rear extension, erection of new fence, and change of use of land to the side of the dwelling to be incorporated within the garden.	No objection to the side & rear extensions however HTC query the re-location of the garden fence which appears to enclose an area of open/communal public land. Any construction work should not affect the nearby cherry tree.	Approved with Conditions
<u>21/02787/HHOLD</u>	131 Balcombe Road Horley Surrey RH6 9BX Replace existing wooden fence with a brick and metal railings to enhance view and add driveway gates for security. As amended on 19/01/2022	No Objections	Approved with Conditions
<u>21/03298/HHOLD</u>	8 Denoras Close Horley Surrey RH6 8QA Erection of a two storey side extension including a garage with a home office in the roof, external alterations, an extended driveway and associated landscaping.	No Objections	Approved with Conditions
<u>21/02427/DET05</u>	Second Floor Victoria House Consort Way Horley Surrey RH6 7AF Submission of bicycle storage details pursuant to Condition 5 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.	No Objections	Approved

During the period February 04 – March 10 2022

<u>22/00044/TPO</u>	Buckland 1 The Avenue Horley Surrey RH6 7EU T1-T3 3 x sycamores to carry out a lateral reduction over 11 astor gardens by 2.5 meters and crown lift to 5 meters. These trees are causing excessive shading whilst in full leaf. T4-T5 2 x elm trees to cut back from building to give 2 meters clearance. These trees are touching the building	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions
<u>22/00022/HHOLD</u>	16 Woodman Way Horley Surrey RH6 9ZE Proposed two storey rear extension and addition of Juliet balcony.	No Objection	Approved with Conditions
<u>22/00002/HHOLD</u>	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS Erection of an external outbuilding attached to the existing garage.	No Objection	Approved with Conditions
<u>21/01664/F</u>	2 Honeysuckle Cottages Wheelwright Court Horley Row Horley Surrey RH6 8DH To remove roof from back single storey and build up from back wall and re-roof to provide two new bedrooms and bathroom (creation of first floor extension). Removal of two breeze block walls to form new kitchen. New parking space. As amended on 09/02/2022 and on 21/02/2022.	No objections subject to no adverse comments from the Conservation Officer	Approved with Conditions
<u>21/01660/LBC</u>	2 Honeysuckle Cottages Wheelwright Court Horley Row Horley Surrey RH6 8DH To remove roof from back single storey and build up from back wall and re-roof to provide two new bedrooms and bathroom (creation of first floor extension. Removal of two breeze block walls to form new kitchen. New parking space. As amended on 09/02/2022 and on 21/02/2022.	No objections subject to no adverse comments from the Conservation Officer	Approved with Conditions
<u>21/02427/DET04</u>	Second Floor Victoria House Consort Way Horley Surrey RH6 7AF Submission of waste storage and collection details pursuant to Condition 4 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments. As amended on 02/03/2022.	No Objections	Approved

During the period February 04 – March 10 2022

<p><u>22/00042/TPO</u></p>	<p>Oakmead 40 Haroldslea Drive Horley Surrey RH6 9DU T1 Oak- Reduce height and lateral spread by 1.5m and crown lift by removal of secondary branches to 5m. Tree is mature in age and size is causing excessive shading to front of property. Reduction will help reduce light issues and will give some amount of clearance from property.</p>	<p>No objections, subject to no adverse comments from the Tree Officer.</p>	<p>Approved with Conditions</p>
<p><u>21/03292/HHOLD</u></p>	<p>19 Chequers Drive Horley Surrey RH6 8DR The addition of 200mm external wall insulation to the external envelope of the property, existing windows and doors to be replaced, chimney stack removal, provision of solar panels on the roof of the property, built-out porch to fully enclose porch and air source heat pump external condenser.' As amended on 16/02/2022</p>	<p>No Objections</p>	<p>Approved with Conditions</p>

During the period February 04 – March 10 2022

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>21/02346/F</u>	Land R/O 43-49 High Street Horley Surrey RH6 7BN Residential development of 3 no. 3 bedroom 6 person houses on land to the rear of 43-49 High Street, Horley. As amended on 13/10/2021 and 06/01/2022.	<p>Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i. Over development of the site ii. Out of character with surrounding properties iii. Adverse impact on Neighbour Amenities iv. Inappropriate mass and height of development. <p>-----</p> <p>We note the reduction in height, however, Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i. Over development of the site ii. Out of character with surrounding properties iii. Adverse impact on Neighbour Amenities 	Refused
<u>20/01704/OUT</u>	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ 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.	<p>The Town Council objects on the following grounds:-</p> <ul style="list-style-type: none"> 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 	Withdrawn
<u>21/03264/HHOLD</u>	6 Meath Green Farm Close Horley Surrey RH6 8NB Construction of infill to existing single storey car port to include new external window. Installation of double doors to rear to provide storage access. Internal modifications to allow access to new bedroom through main property. As amended on 02/02/2022 and on 09/02/2022.	<p>Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i) Loss of off-street parking in an area with little on-street parking 	Refused

During the period February 04 – March 10 2022

<u>21/03133/RET</u>	Horley Town Football Club The New Defence Anderson Way Horley Surrey RH6 8SP Change of use of land from groundsman compound to builders storage compound.	No objections. HTC feel it should be granted for the good of the club and the local community.	Refused
<u>22/00021/TPO</u>	1 Wickham Close Horley Surrey RH6 8AZ Oak (T1) - reduce overall size because of excessive height and width for the garden and Neighbour's gardens. Height by 7 meters (30.5%) and width by 5 meters (33%). TPO number RE1167. Previous planning ref: 16/01457/TPO in 2016 but we are not sure the work was done.	No objections, subject to no adverse comments from the Tree Officer.	Refused

During the period February 04 – March 10 2022
Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
21/02258/HHOLD APP/L3625/D/22/3292285	2 Grendon Close Horley Surrey RH6 8JW Annexe to main house	Appeal against Refusal of HHOLD Application	17.02.22
21/01836/TED APP/L3625/W/21/3284516	Land Parcel Adjacent To 32 Russells Crescent Horley Surrey Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Appeal against Refusal of DC Application	02.03.22

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/00882/TED APP/L3625/W/21/3276913	Amenity Space Chequers Drive Horley Surrey Details of the type of apparatus to be installed and other relevant and pertinent information, such as the site location, elevations etc, cabinet sizes, have been supplied with the planning drawings.	Appeal against Refusal of Prior Approval	No date yet arranged
21/00067/E_EN APP/L3625/C/21/3282754	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged

During the period February 04 – March 10 2022

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
20/02581/F <u>APP/L3625/W/21/3277182</u>	QVS 94 Brighton Road Horley Surrey RH6 7JQ Extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road to provide 6 self contained flats.	Dismissed	21.02.22

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 04 February 2022 – 10 March 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 04.02.22	Application No: <u>22/00184/HHOLD</u>
LOCATION:	117 Albert Road Horley Surrey RH6 7HS
DESCRIPTION:	Single storey side extension
<i>Cons Expiry Date: 25/02/22; Determination Deadline: 01/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections
02. RBBC Letter Dated: 07.02.22	Application No: <u>21/02925/HHOLD</u>
LOCATION:	6 Baden Drive Horley Surrey RH6 8SD
DESCRIPTION:	First floor side extension
<i>Cons Expiry Date: 28/02/22; Determination Deadline: 01/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections
03. RBBC Letter Dated: 07.02.22	Application No: <u>22/00101/HHOLD</u>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolition of existing detached garage and construction of new double garage with store above. As amended on 03/02/2022.
<i>Cons Expiry Date: 21/02/22; Determination Deadline: 21/03/22;</i>	
Previous Comments made on 31.01.22	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

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04. RBBC Letter Dated: 10.02.22	Application No: 22/00170/F
LOCATION:	23 The Close Horley Surrey RH6 9EB
DESCRIPTION:	Erection of a dwelling and associated development
<i>Cons Expiry Date: 03/03/22; Determination Deadline: 04/04/22;</i>	
History	05/00146/F – Detached 4 bed chalet bungalow. 05/01212/F – Erection of three bed detached dwelling
Status	05/00146/F – Refused 05/01212/F – Refused & Appeal Dismissed
Comments	05/00146/F – No Comments made by HTC 05/01212/F – No Comments made by HTC
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

05. RBBC Letter Dated: 10.02.22	Application No: 22/00218/HHOLD
LOCATION:	10 Briars Wood Langshott Horley Surrey RH6 9UE
DESCRIPTION:	Demolition of existing conservatory and garage and erection of a single storey rear/side extension.
<i>Cons Expiry Date: 03/03/22; Determination Deadline: 05/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

06. RBBC Letter Dated: 10.02.22	Application No: 22/00263/HHOLD
LOCATION:	24 Benhams Drive Horley Surrey RH6 8QR
DESCRIPTION:	First floor side extension over garage & infill rear extension.
<i>Cons Expiry Date: 03/03/22; Determination Deadline: 05/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

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During the period 04 February 2022 – 10 March 2022

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07. RBBC Letter Dated: 10.02.22	Application No: 22/00245/HHOLD
LOCATION:	7 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Proposed conversion of existing garage, internal alterations and changes to the front elevation fenestration and materials.
<i>Cons Expiry Date: 03/03/22; Determination Deadline: 05/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections
08. RBBC Letter Dated: 11.02.22	Application No: 22/00181/F
LOCATION:	Oakwood Sports Centre Balcombe Road Horley Surrey RH6 9AE
DESCRIPTION:	Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)
<i>Cons Expiry Date: 07/03/22; Determination Deadline: 05/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections however we would wish see rainwater discharging into the school's existing sewer system as a preference than into the drainage ditch that runs around the boundary of the playing field. This would allay residents fears of possible increase in flooding incidents for which this area has a record of events.
09. RBBC Letter Dated: 11.02.22	Application No: 22/00243/HHOLD
LOCATION:	124 The Crescent Horley Surrey RH6 7NX
DESCRIPTION:	Single storey rear extension. Loft conversion along with hip to gable, dormer and rooflights
<i>Cons Expiry Date: 04/03/22; Determination Deadline: 06/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

List of Planning Applications

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10. RBBC Letter Dated: 14.02.22	Application No: 22/00209/HHOLD
LOCATION:	6 Crewdson Road Horley Surrey RH6 9HH
DESCRIPTION:	Two/ single storey side / rear extension and front porch
Cons Expiry Date: 07/03/22; Determination Deadline: 08/04/22;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

11. RBBC Letter Dated: 14.02.22	Application No: 21/03108/HHOLD
LOCATION:	2 Winfield 57D Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey rear extension. As amended on 14/02/2022
Cons Expiry Date: 28/02/22; Determination Deadline: 07/02/22;	
Previous comments made on 20.12.21	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

12. RBBC Letter Dated: 15.02.22	Application No: 22/00288/F
LOCATION:	2 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	New three-bed detached dwelling on land to northwest of 2 Chequers Drive
Cons Expiry Date: 08/03/22; Determination Deadline: 07/04/22;	
History	21/01943/F – New pair of three-bedroom, five person semi-detached dwellings on land to northwest of 2 Chequers Drive
Status	21/01943/F – Refused
Comments	21/01943/F – No objections but we have concerns regarding future car parking ownership rights
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	This application for 1 new dwelling whereas previous application was for 2. Note that the new dwelling will share the existing vehicle access with 2 Chequers Drive. No objections

List of Planning Applications
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During the period 04 February 2022 – 10 March 2022
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13. RBBC Letter Dated: 17.02.22	Application No: 22/00325/HHOLD
LOCATION:	3 Windmill Close Horley Surrey RH6 9AG
DESCRIPTION:	Proposed single storey rear extension to replace conservatory.
<i>Cons Expiry Date: 10/03/22; Determination Deadline: 13/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

14. RBBC Letter Dated: 17.02.22	Application No: 22/00285/HHOLD
LOCATION:	2B Bolters Road Horley Surrey RH6 8QS
DESCRIPTION:	Single storey side extension to existing dwelling with resited off street parking and dropped kerb.
<i>Cons Expiry Date: 10/03/22; Determination Deadline: 13/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

15. RBBC Letter Dated: 17.02.22	Application No: 22/00302/HHOLD
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 11/03/22; Determination Deadline: 14/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

16. RBBC Letter Dated: 22.02.22	Application No: 22/00390/HHOLD
LOCATION:	49 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Demolition of existing consrvatory and replacement with single storey side extension.
<i>Cons Expiry Date: 15/03/22; Determination Deadline: 18/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/03/22)	No objections

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17. RBBC Letter Dated: 24.02.22	Application No: 22/00336/F
LOCATION:	73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accomodation to provide total 3 x 2bed flats and 2 x 1bed flats, (a net increase of two flats).
Cons Expiry Date: 17/03/22; Determination Deadline: 20/04/22;	
History	16/03006/F – Construction of ground floor extension to existing retail unit, and first floor extension to provide 2x 1 bedroom flats bed at first floor level.
Status	16/03006/F – Approved with Conditions
Comments	16/03006/F – No objections
HORLEY TOWN COUNCIL COMMENTS	

18. RBBC Letter Dated: 24.02.22	Application No: 22/00419/HHOLD
LOCATION:	35 Blundell Avenue Horley Surrey RH6 8AY
DESCRIPTION:	Rear and side single storey extensions and loft extension.
Cons Expiry Date: 17/03/22; Determination Deadline: 19/04/22;	
HORLEY TOWN COUNCIL COMMENTS	

19. RBBC Letter Dated: 24.02.22	Application No: 21/02917/F
LOCATION:	Lomond Equestrian Centre Horse Hill Horley Surrey RH6 0HN
DESCRIPTION:	Engineering works to improve land drainage at Lomond Equestrian. As amended on 22/12/2021
Cons Expiry Date: 17/03/22; Determination Deadline: 13/01/22;	
HORLEY TOWN COUNCIL COMMENTS	

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20. RBBC Letter Dated: 25.02.22	Application No: 22/00363/S73
LOCATION:	Rear Of 17-23 Church Road Horley Surrey RH6 7HQ
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 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. "Variation of Conditions 1 and 4 of Permission 21/00639/S73 Change to design of car port for plots 6 and 7 (house numbers 9 and 11 Astor Gardens) (Condition 1) and Corresponding change to hard and soft landscaping (Condition 4)."
Cons Expiry Date: 18/03/22; Determination Deadline: 21/04/22;	
History	21/00639/S73 – 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 Massetts 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. Variation of condition 1 of permission 19/00018/S73. Amendment to approved plans. Variation of conditions 1 and 4 of permission 19/01931/S73. Amendment to location and design of car port. and landscaping. As amended on 24/05/2021 and 18/01/2022.
Status	21/00639/S73 – Approved with conditions
Comments	21/00639/S73 – No objections
HORLEY TOWN COUNCIL COMMENTS	

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21. RBBC Letter Dated: 02.03.22	Application No: 22/00466/HHOLD
LOCATION:	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Proposed part single storey/part double storey rear extension, double storey side extensions (East West side) front porch.
Cons Expiry Date: 23/03/22; Determination Deadline: 26/04/22;	
History	21/00325/HHOLD – Proposed part single storey/part double storey rear extension, double storey side extensions (east and west side), roof extension to incorporate habitable space with 2no. feature glazed dormers and front porch. As amended on 24/03/2021.
Status	21/00325/HHOLD – Refused Appeal Dismissed
Comments	21/00325/HHOLD – The Town Council OBJECTS on the following grounds: i. The proposed development is out of character with surrounding properties ii. Massing and the overdevelopment of the footprint is out of keeping iii. Negative impact on neighbouring amenities
HORLEY TOWN COUNCIL COMMENTS	

22. RBBC Letter Dated: 03.03.22	Application No: 22/00089/OUT
LOCATION:	34 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	The demolition of the existing garage and erection of a single detached 4 bedroom 2 storey house. As amended on 03/03/2022
Cons Expiry Date: 18/03/22; Determination Deadline: 23/03/22;	
Previous comments issued on 10.02.22	Horley Town Council OBJECTS on the following grounds: i) Overdevelopment of the site; ii) Concern regarding highway access, in particular poor sightlines; iii) Out of keeping with the local area; iv) Concern about potential massing in relation to neighbouring properties. Should this application be granted, Horley Town Council wish to be consulted on any Reserved Matters applications.
HORLEY TOWN COUNCIL COMMENTS	

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23. RBBC Letter Dated: 04.03.22	Application No: <u>22/00429/HHOLD</u>
LOCATION:	27 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Rear and side ground floor extension with internal re-modelling.
<i>Cons Expiry Date: 25/03/22; Determination Deadline: 28/04/22;</i>	
History	<u>21/02717/HHOLD</u> – Rear and side ground floor extension with internal re-modeling. As amended on 07/01/2022
Status	21/02717/HHOLD – Approved with Conditions
Comments	21/02717/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS	

24. RBBC Letter Dated: 04.03.22	Application No: <u>22/00487/HHOLD</u>
LOCATION:	31 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	Single storey flat roof rear extension.
<i>Cons Expiry Date: 23/03/22; Determination Deadline: 26/04/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

25. RBBC Letter Dated: 07.03.22	Application No: <u>22/00472/HHOLD</u>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Proposed detached garage with office/study over
<i>Cons Expiry Date: 28/03/22; Determination Deadline: 02/05/22;</i>	
History	<u>22/00302/HHOLD</u> – Single storey rear extension
Status	22/00302/HHOLD – Pending Decision
Comments	22/00302/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 04 February 2022 – 10 March 2022
To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 07.01.22	Application No: <u>22/00250/TPO</u>
LOCATION:	Marlow 5 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	Ash - remove. The tree is afflicted with Ash Die Back disease
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 22.02.22	Application No: <u>22/00370/TPO</u>
LOCATION:	24 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	T1,T2 Birch- Reduce crown by 1.5 m back to suitable growth points and crown lift to 3m. Trees have become rather large for size of garden and are causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01.03.22	Application No: <u>22/00452/TPO</u>
LOCATION:	7 Burton Close Horley Surrey RH6 7DD
DESCRIPTION:	Fell 1 no. purple plum with basal decay
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only
07.02.22
N/A
14.02.22
<p>21/02427/DET06 – Second Floor Victoria House Consort Way Horley Surrey RH6 7AF Submission of travel statement details pursuant to Condition 6 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.</p> <p>22/00317/TPO – 7 Willow Brean Horley Surrey RH6 8EA T1,2 and 3 Sycamores- Remove epicormic growth. Removal will tidy crown and increase light spill into garden.</p> <p>22/00351/CLP – Tarida 50A Meath Green Lane Horley Surrey RH6 8HY Erection of an outbuilding under Class E of the General Permitted Development Order (GDPO).</p>
21.02.22
<p>19/01665/DET03A – Horley Sewage Works Lee Street Horley Surrey RH6 8HE Submission of material details pursuant to condition 3 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.</p> <p>19/00062/DET26 – Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA Submission of boundary treatment details pursuant to condition 26 of permission 19/00062/F. 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.</p> <p>18/00058/NMAMD2 – Southdown House 138 Victoria Road Horley Surrey RH6 7BF Non-Material Amendment to 18/00058/F : Alteration to second corner beyond entrance on northern edge (angled wall to suit boundary line). Window widths reduced to rear elevation of Flats 2 and 5 (2 windows) to move away from boundary line.</p>
28.02.22
<p>22/00481/CLP – 20 Hutchins Way Horley Surrey RH6 8JN Construction of proposed garden building.</p> <p>04/02120/DET08A – n Horley North West Development Meath Green Lane Horley Surrey Submission of lighting information pursuant to condition 8 of permission 04/02120/RM5B. Reserved matters application for phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p> <p>20/02770/DET03 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ Submission of materials information pursuant to condition 3 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.</p> <p>20/02770/DET04 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ Submission of landscaping information pursuant to condition 4 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.</p>

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20/02770/DET05 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ | Submission of CTMP plan pursuant to condition 5 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.

20/02770/DET06 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ | Submission of access information pursuant to condition 6 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.

20/02770/DET07 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ | Submission of parking and turning information pursuant to condition 7 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.

20/02770/DET08 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ | Submission of boundary treatment information pursuant to condition 8 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.

20/02770/DET09 – Rear Of 74 To 82 Brighton Road Horley Surrey RH6 7JQ | Submission of waste storage information pursuant to condition 9 of permission 20/02770/F. Erection of two detached 2 bedroom chalet bungalows and associated landscaped parking area with arched features over the existing vehicle and pedestrian access entrances.

07.03.22

22/00558/CLP – 96 Balcombe Road Horley Surrey RH6 9BP | Hip to gable roof adaptation with rear box dormer and front roof lights.

04/02120/RM2D/DET03C – Horley North West Development Phase Two Meath Green Lane Horley Surrey | Submission of building materials information pursuant to condition 3 of permission 04/02120/RM2D. Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage.

Horley High Street and subway

Understanding the current High Street

Introduction - a quality High Street for everyone

Reigate & Banstead Borough Council would like to hear from you, to get your ideas on how we can improve Horley High Street and subway.

We know the High Street is an important active and social destination for many people who live locally, as well as for people who live in other areas and use it. We want to make improvements so that the High Street is a more enjoyable, comfortable and attractive destination.

We have been thinking about how we can achieve that and what you might like to see. We have developed some initial ideas (or principles) that we would like your feedback on.

This engagement follows the recent conversations with local stakeholders to build a community-led vision for Horley carried out by "thinkingplace" on behalf of the local authorities in the area - December 2021 to February 2022.

Local heritage

Horley High Street was one of the first streets in Horley. It was formerly known as Station Road due to its close proximity to the town's train station which was a key catalyst for growth. The train station originally opened in 1841 with carriage sheds and repair workshops.

The historical images show quality elements like street trees, shop awnings, signage and paving mosaics that we can still see in front of the Stapley building. These will influence the look and feel of the options coming forward.

Access and movement

Walking

The High Street is a main pedestrian route across Horley town centre. The subway and bridge provide vital access for pedestrians to the local centre. Along with Victoria Road, the High Street is historically a local shopping destination used by nearby residents.

Cycling

National cycle route 21 runs along the High Street, entering via the subway, from the direction of Station Road, and connecting with Victoria Road before travelling south in the direction of Horley train station. The cycle route is signposted but is not demarcated by a cycle lane.

Planting

There is a notable absence of planting along the High Street, Consort Way East and nearby car parks. Neighbouring streets, such as Victoria Road, Station Road, Albert Road, Lumley Road and Yattendon Road, also offer very limited planting.

Planting can make town centres far more attractive and enjoyable places to visit. There is a notable lack of this in Horley town centre, presenting a big opportunity for:

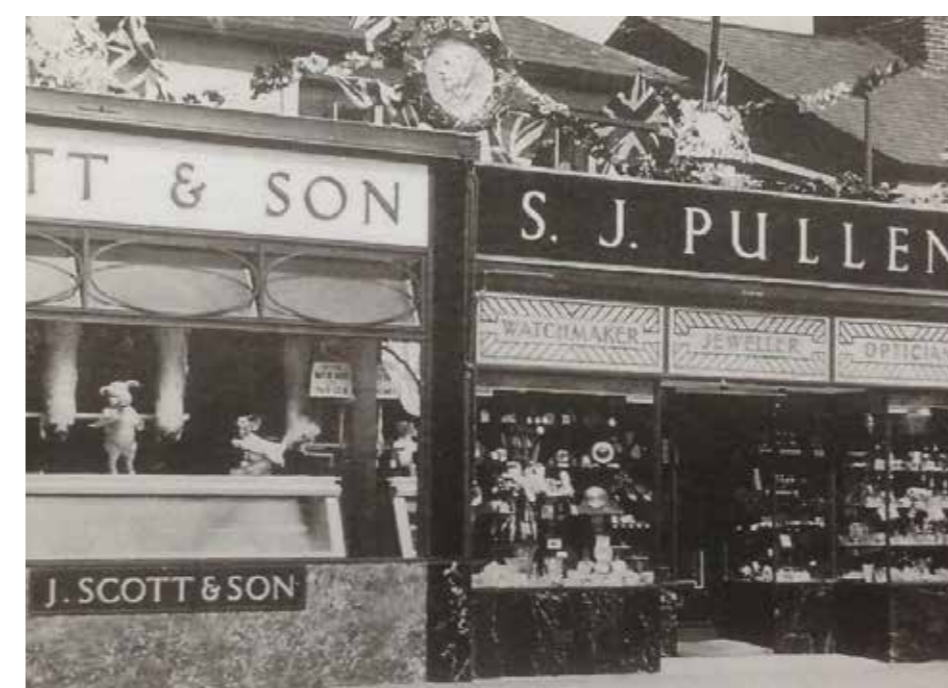
- Trees
- Planting areas
- Seating areas with planting.



Street trees used to line the high street in the late 19th / early 20th century.



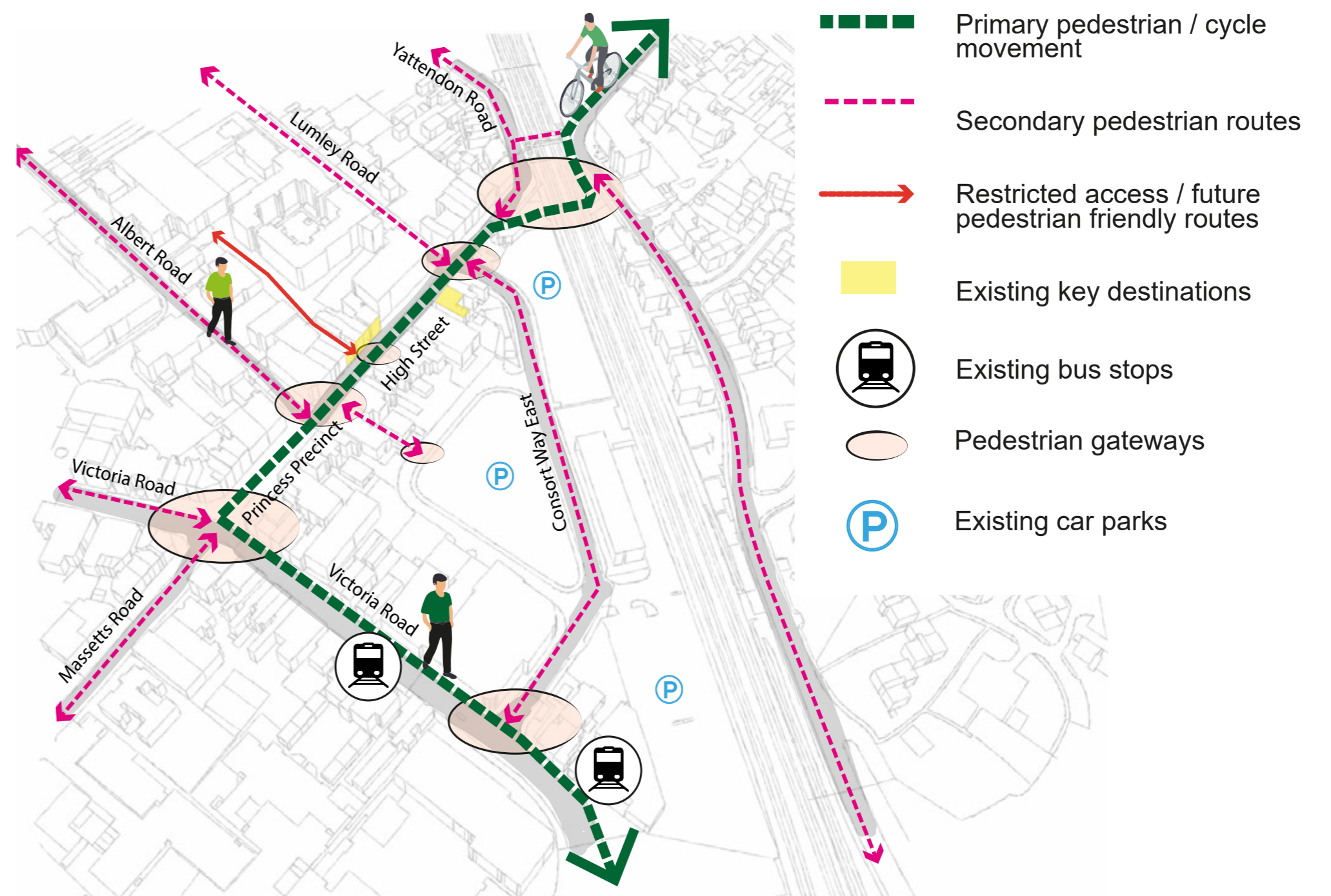
Station Road (High Street) with shop awnings in the early 20th century.



Shop frontages and signage on Horley High Street in the mid 20th century.



Mosaic paving tiles to the Stapley building entrance on the High Street (present day).



Improving your High Street



Planting areas.



Street trees and rain gardens.



Seating areas with planting.



Seating areas with planting.

What are the ideas?

The project seeks to celebrate what is unique about Horley, its High Street and wider locality. We aim to maximise the benefits that Horley town centre offers to the communities it serves.

How do you want your new High Street to be?



3. Safe

Create an attractive pedestrian and cycle-friendly environment that feels safe.



4. Historical

Reconnect Horley with its historical origins and local interests.



5. Green

Add planting and reduce the impact of climate change.



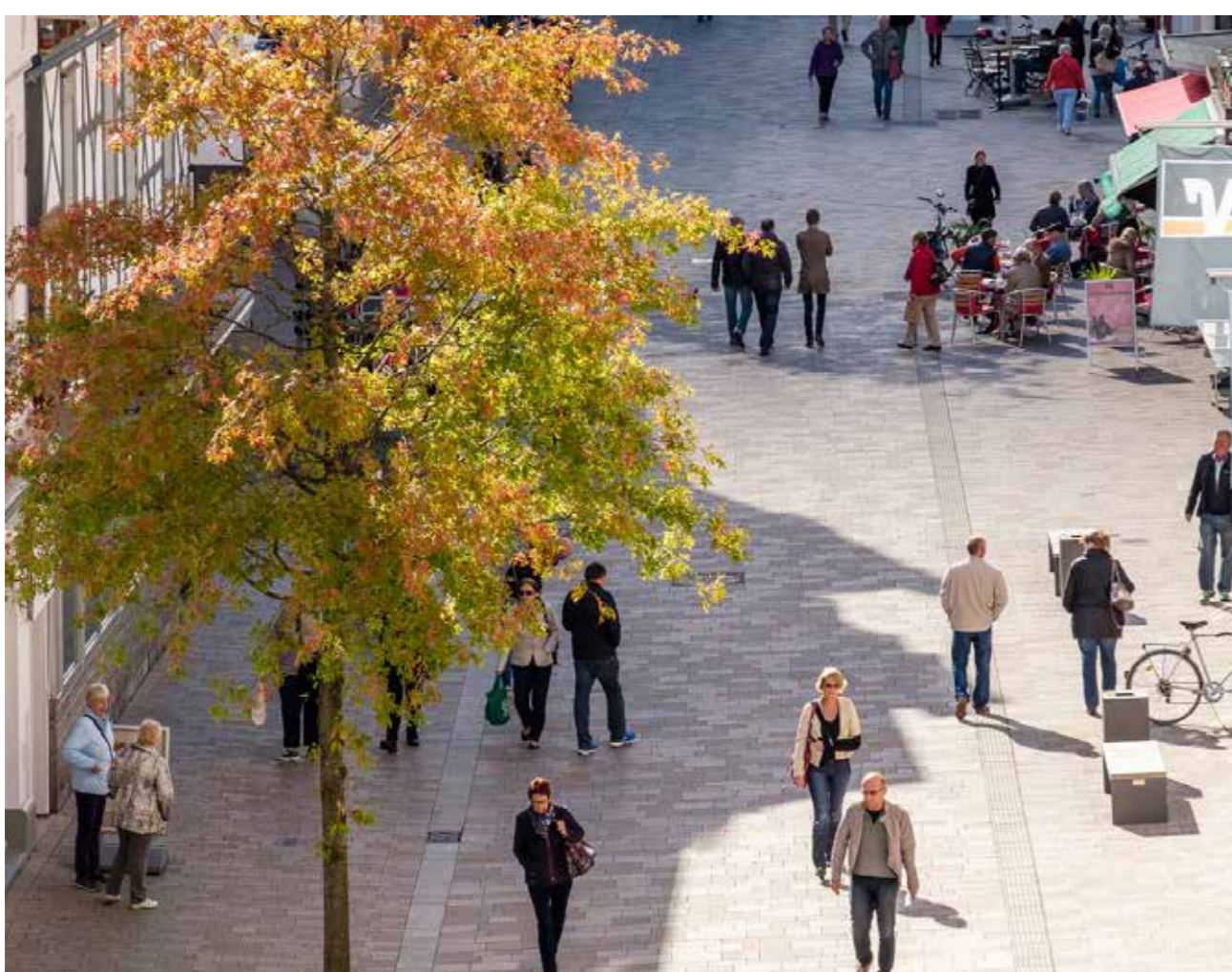
1. Attractive

Improve the appearance of the high street areas to create a place where people will want to live, work, visit and shop.



2. Active

Increase the amount of flexible space that can be used for different activities, such as seating, markets and pop-up stalls.



Example of a high quality high street setting where pedestrians have priority over vehicles.



Example of street planting as part of a wide pavement and narrow carriageway improving the pedestrian experience.



Example of planting boosting urban biodiversity and improving climate resilience.



Example of a pedestrian friendly environment with street tree planting and comfortable seating.



Example of mature street tree planting bringing significant visual, social and ecological benefits to the street.



Example of attractive, green, active frontages creating comfortable environments for pedestrians and improving contact with nature.

High Street improvements

Current issues of the High Street:

- Tarmac dominates the street. The majority of the High Street is dedicated for cars.
- Lack of comfortable pedestrian areas and crossing points which feels unsafe for pedestrians and cyclists.
- Lack of planting, making the street feel very sterile with no opportunity to see seasonal changes in plants and trees.
- Businesses have to work hard to animate the street.
- Seating is limited, uncomfortable and too far apart to allow respite for people who need to stop and rest.



Parked cars dominate the High Street.



Seating and planting are sparse along the High Street.

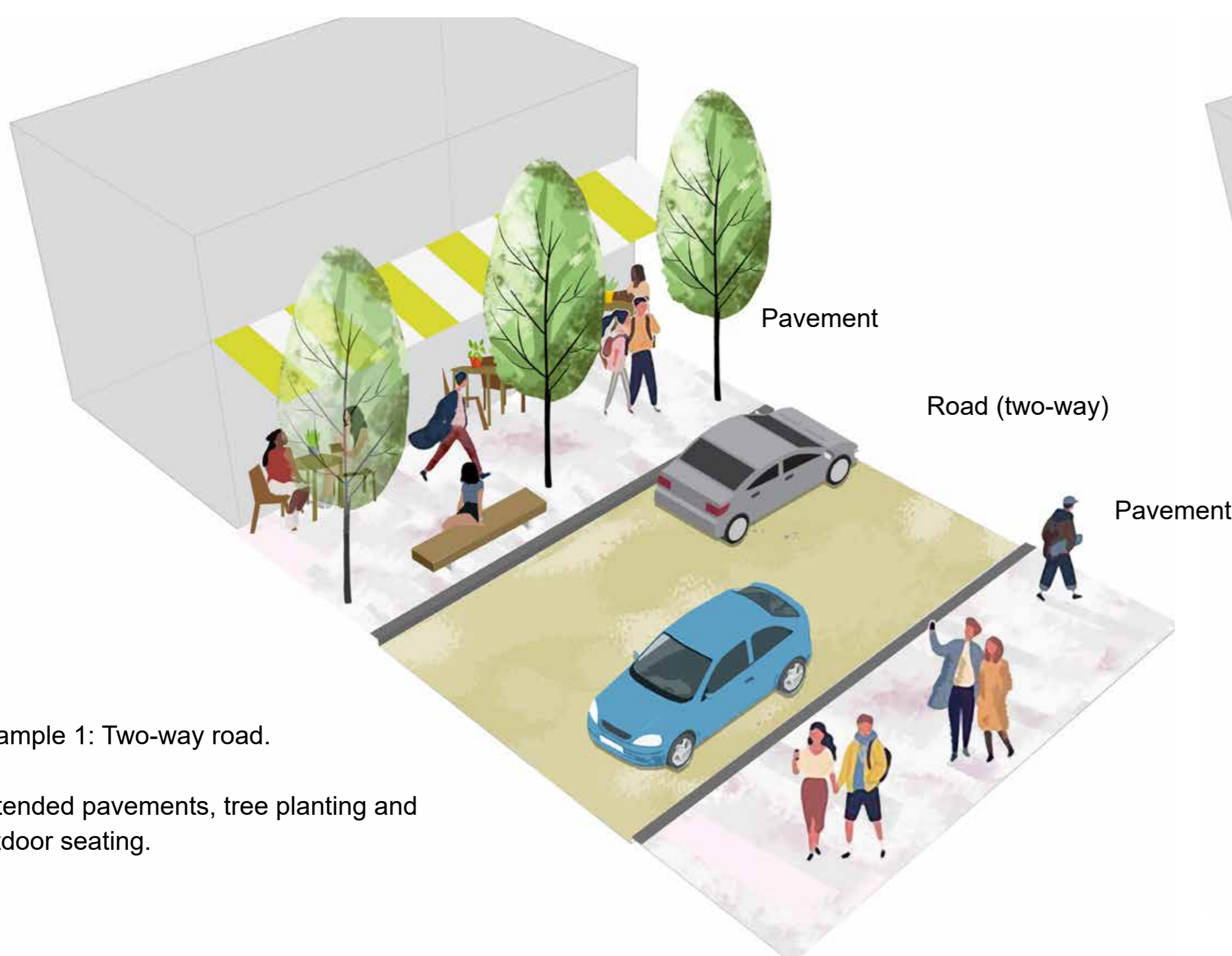


Existing High Street: Two-way road.

Narrow pavements, no tree planting and no outdoor seating.

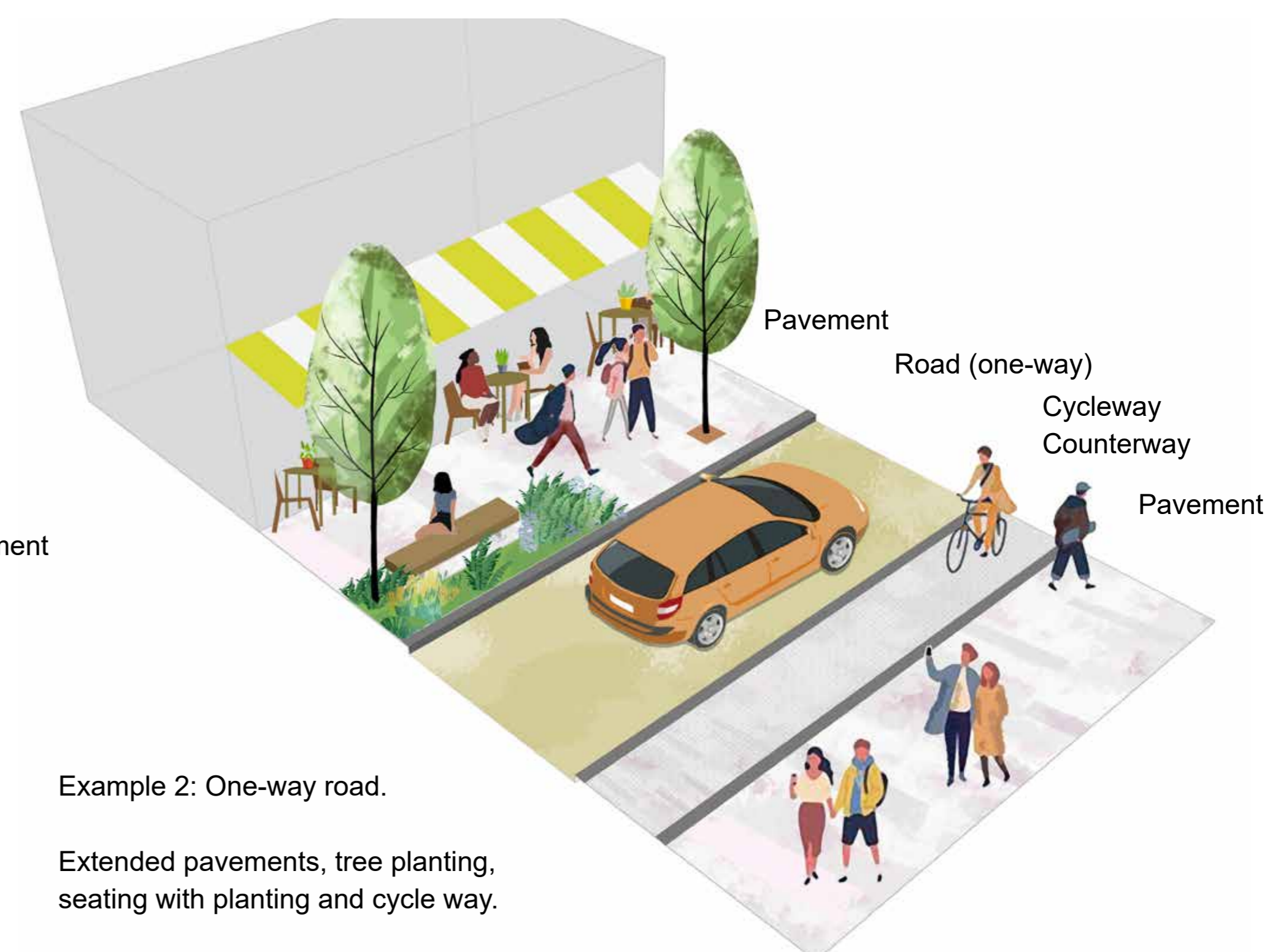
How are we proposing to address the issues:

1. Create an environment that is safer for pedestrians and easier to use - providing wider pavements on both sides of the High Street by removing street parking.
2. Provide opportunities for further seating to rest and meet others.
3. Reduce the level of traffic and reduce speed (20mph speed limit).
4. Provide safer cycle routes - promoting cycling with cycle parking facilities in appropriate locations.
5. Provide street planting and trees - planting provides shade and shelter, to encourage biodiversity and mitigate the effects of climate change. It also offers an opportunity to improve mental health and well-being, to reduce vehicle speeds and to revitalise the street scene with colour and foliage.
6. Signage to help people find their way around Horley town centre and opportunities for public art to create a more pleasant environment in the High Street, subway and surrounding areas.



Example 1: Two-way road.

Extended pavements, tree planting and outdoor seating.



Example 2: One-way road.

Extended pavements, tree planting, seating with planting and cycle way.

Or
Example 3: Full pedestrianisation

Full pedestrianisation of the high street was also considered, but this option is significantly constrained by the reduced space in the surrounding streets for turning circles. The High Street is also required to maintain access for Emergency and Servicing vehicles to the local businesses and residences.

Subway improvements

Current issues with the subway:

- Flooding - the subway floods regularly blocking pedestrians and cyclists from moving from one side of the town to the other without a substantial detour.
- Damp environment - it feels dark, damp and uncomfortable.
- Poor visibility and low lighting makes the subway feel unsafe in the dark. This route is used as one of the main walking routes to the local high school.
- Steep gradient - access is not comfortable for people with mobility difficulties and does not offer opportunities to rest.
- Anti-social behaviour with regular painting of walls / graffiti.



Existing fence panels are unattractive and unwelcoming.



The subway is gloomy with poor visibility and low lighting levels.

Design opportunities



Creative use of lighting and imagery linking back to nature.



Colourful, attractive mosaic.



Creative use of lighting as an interactive tool.



Use of vibrant colours to lift the wall and floorscape.

How we are proposing to address the issues:

1. New drainage and water pumping system to prevent the subway flooding in the future.
2. Make the subway a safer and more enjoyable environment. This can be achieved by use of mirrors, lighting, murals, mosaic, art.
3. Improve access with new grab rails and improve the surface with a non slip texture.
4. Open out the entrances to the subway to make it more attractive, easy to navigate and feel safer.

Have your say

Take part in our consultation:

- Complete our survey online at:
www.smartsurvey.co.uk/s/horleyhighstreet/
- If you prefer a paper copy, you can find copies at Horley Library.
- If you need any help completing the survey, or wish to have a survey posted to your home **call 01737 276719**
- You can also email any additional comments or suggestions to:
regeneration@reigate-banstead.gov.uk

What's next?

The results of this survey will inform the next design stages. The Council will be working with the design team to develop the proposals during 2022 and we will aim to consult again with more developed proposals in the Summer 2022.

For more information on Horley Regeneration, please visit:

www.reigate-banstead.gov.uk/deliveringchange

